



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

City of Santee

REGULAR MEETING AGENDA

Santee City Council

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

MEETING INFORMATION

Wednesday, October 23, 2024

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

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

LIVE PUBLIC COMMENT

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

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



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

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

LEGISLATIVE INVOCATION: Calvary Chapel of Santee – Gary Lawton

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the August 14, August 28, and September 11, 2024, Regular Meetings. (City Clerk – Jeffries)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$86,820.31 for September 2024 Legal Services. (Finance – Jennings)**
- (5) **Second Reading and Adoption of an Ordinance Amending Santee Municipal Code Title 1 “General Provisions” to Address Regulation of Unpermitted Privately Sponsored Community Events. (City Clerk – Jeffries)**
- (6) **Adoption of a Resolution Approving an Amended Salary Schedule to Reflect the Addition of a Limited Term, Limited Benefited Project Manager and Authorizing the Appropriation of \$52,420.00 to the Fiscal Year 2024-25 Adopted Fire Operating Budget. (Fire/Human Resources – Matsushita/Freeman)**
- (7) **Adoption of a Resolution Authorizing the Appropriation and Expenditure of Paramedic Equipment Funds for the Purchase of One (1) Atlas ALS Pediatric Simulation Manikin From iSimulate USA. (Fire – Matsushita)**
- (8) **Adoption of a Resolution Accepting the Town Center Community Park – Artificial Turf Replacement (CIP 2024-43) Project as Complete. (Community Services – Chavez)**



- (9) **Adoption of a Resolution Accepting the Award of Regional Early Action Program Housing Acceleration Program Cycle 2 (HAP 2.0) Grant Funds from the San Diego Association of Governments (SANDAG) and Authorizing the City Manager to Execute a Grant Agreement. (Planning and Building – Sawa)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

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

NEW BUSINESS:

- (10) **City Council Workshop to Review and Discuss the City of Santee Development Impact Fee Nexus Study and Proposed Development Impact Fees. (Finance – Jennings)**

Recommendation:

Conduct a workshop to review and discuss the Comprehensive Development Impact Fee Nexus Study and the proposed development impact fees and conduct a Public Hearing on November 13, 2024, to consider public testimony and adopt the Development Impact Fee Nexus Study and the proposed development impact fees.

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:

- (11) **Conference with Legal Counsel—Existing Litigation**
(Gov. Code section 54956.9(d)(1))
Name of Case: Preserve Wild Santee v. City of Santee, SDSC Case No. 37-2022-00041478-CU-MC-CTL

ADJOURNMENT:





BOARDS, COMMISSIONS & COMMITTEES
OCTOBER & NOVEMBER MEETINGS

Oct	03	Council Meeting		Council Chamber
Oct	09	Council Meeting		Council Chamber
Oct	14	Community Oriented Policing Committee		Council Chamber
Oct	23	Council Meeting		Council Chamber
Nov	07	SPARC		Council Chamber
Nov	11	Community Oriented Policing Committee	CANCELLED	Council Chamber
Nov	13	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 October 23, 2024

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

DIRECTOR/DEPARTMENT James Jeffries, 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 October 23, 2024

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE AUGUST 14, AUGUST 28, AND SEPTEMBER 11, 2024, REGULAR MEETINGS.

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- August 14, 2024
- August 28, 2024
- September 11, 2024



DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
August 14, 2024**

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

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

Officers present: City Manager Marlene Best and City Attorney Shawn Hagerty

INVOCATION was given by Pastor James Huenink, First Lutheran Church of El Cajon

PLEDGE OF ALLEGIANCE was led by Michael Coyne, Principal Planner

PROCLAMATION: Certificates of Recognition for the Santee Youth Business Fair and Award to the Santee Youth Entrepreneur of the Year

Mayor Minto, Vice Mayor Trotter and Terri Bozhor from Momentum Tutoring presented Certificates of Recognition to the Santee youth business fair participants.

CONSENT CALENDAR:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the July 10, 2024, Regular Meeting. (City Clerk)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$107,826.55 for June 2024 Legal Services. (Finance – Jennings)**
- (5) **Authorize the Declaration of Vehicle No. 167, a 2014 Ford F150, as Surplus Property to be Disposed of at a Public Auction. (Fire – Matsushita)**
- (6) **Rejection of Claim Against the City by Philip Londo and Acceptance of Claim Against the City by Darrel Timan. (Human Resources – Freeman)**
- (7) **Adoption of a Resolution Authorizing the Purchase of a First-In Alerting Smart Station System for a Temporary Fire Station at the City of Santee**

Operations Facility, per Sourcewell Contract No. 042021-WNT. (Fire – Matsushita) (Reso 093-2024)

- (8) Adoption of a Resolution Amending Legislative Policy Memorandum 2023-01 for the Display of City Banners at Specified Locations within the City of Santee. (City Manager – Best) (Reso 094-2024)
- (9) Adoption of a Resolution Approving the Second Amendment to the Contract with Countywide Mechanical Systems, Inc. for Plumbing Repairs and Maintenance Services at City Hall. (Community Services – Chavez) (Reso 095-2024)
- (10) Adoption of a Resolution Accepting the Citywide Crack Sealing Program 2024 (CIP 2024-03) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 096-2024)

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

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Gary Blume, Total Altruism Project, spoke about his foundation the Total Altruism Project and its impacts on parks in the City of San Diego.
- (B) Brenda Hammond discussed her participation in local meetings and spoke about the importance of listening to citizens and business concerns.
- (C) Kathleen Lippitt discussed her findings on the financial, health, and legal impacts of Proposition 64.

PUBLIC HEARING:

- (11) Public Hearing for a Tentative Parcel Map (TPM-2024-0002) to Divide a 4.79-Acre Residential Parcel into Two Separate Parcels, Located at 9953 Buena Vista Avenue in the High Density Residential (R-22) Zone (APN 384-162-04-00) and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15315 (Applicant: New West Investment). (Planning and Building – Sawa) (Reso 097-2024)

The Public Hearing was opened at 6:59 p.m. Rachael Lindebrekke, Associate Planner, provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKERS:

- LaVonne Simonides
- Lia Marino
- Jon Cloud, Consultant for Marino Family

ACTION: Councilmember Hall moved approval of staff recommendation.

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

The Public Hearing was closed at 7:10 p.m.

CONTINUED BUSINESS:

- (12) **Update on Sportsplex USA Recent Construction of Mini Soccer Arena and Approval of Seventh Amendment. (Community Services – Chavez)**

Nicolas Chavez, Community Services Director provided a PowerPoint presentation and responded to Council questions with the assistance of Steve Miller, Principal Civil Engineer and Shawn Hagerty, City Attorney.

ACTION: Councilmember McNelis moved approval of staff recommendation Option 2.

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

NEW BUSINESS:

- (13) **Acceptance and Appropriation of FEMA Hazard Mitigation Grant Program Funds for Hazardous Fuels Reduction and Defensible Space Throughout Designated Areas of the San Diego River Corridor, Phase One of a Two Phased Project. (Fire – Matsushita) (Reso 098-2024)**

Justin Matsushita, Fire Chief provided a PowerPoint presentation and responded to Council questions.

ACTION: Mayor Minto moved approval of staff recommendation.

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

- (14) **Resolution Authorizing the Expenditure of San Diego Regional Fire Foundation (SDRFF) Grant Funds in Accordance with All Program**

Requirements and the Purchase of One New HME Type 3 – Model 34 Wildland Brush Engine from HME, Inc. Per Sourcewell Contract No. 113021-HME with Select Add-Ons per Competitive Bids. (Fire – Matsushita) (Reso 099-2024)

Justin Matsushita, Fire Chief provided a PowerPoint presentation and responded to Council questions.

ACTION: Councilmember McNelis moved approval of staff recommendation.

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

(15) Selection of Voting Representative and Alternates for League of California Cities Annual Conference. (City Clerk)

Mayor Minto provided information on the item and recommended to appoint Mayor Minto as the voting representative and Councilmembers Hall and Koval as the alternates.

ACTION: Vice Mayor Trotter moved approval of Mayor Minto's recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) John Hossick, Santee Mobilehome Owners Action Committee, thanked the Council and the community for the support and assistance with the Buddy's Backpacks Program.

CITY COUNCIL REPORTS:

Councilmember Koval reported on the grand reopening of the Santee UPS store; she also spoke about 2024 Summer Olympics in which Santana alumni, Alex Bowen, is on the men's USA Water Polo team that won the bronze medal.

Mayor Minto reported plans to attend the League of California Cities conference; he also stated the Governor's office came and spoke about funding that would be available to the City for homelessness and other projects.

Vice Mayor Trotter asked questions about the upcoming Town Center Community Park East closure. Marlene Best, City Manager; Nicolas Chavez, Community Services Director; and Aldo Hernandez, Sheriff Captain provided information on the closure.

CITY MANAGER REPORTS:

The City Manager reported that Congressman Issa has a staff member working at City Hall and is available to constituents.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 8:07 p.m. and convened in Closed Session at 8:11p.m.

- (16) **Public Employment**
(Gov. Code section 54957)
Title: City Clerk

- (17) **Public Employee Performance Evaluation**
(Gov. Code section 54957)
Title: City Manager

Council Members reconvened in Open Session at 9:27 p.m. with all members present. Mayor Minto reported for Item 16 and Item 17 that direction was given.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:27 p.m.

Date Approved:

James Jeffries, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
August 28, 2024**

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

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

Officers present: City Manager Marlene Best and City Attorney Shawn Hagerty

INVOCATION was given by Pastor Tedd Brent, Skyline Church Lakeside

PLEDGE OF ALLEGIANCE was led by City Attorney Shawn Hagerty

RECOGNITION: Certificate of Recognition Celebrating Marie Gregory's 27 Years as a Volunteer with Santee Santas Foundation

Mayor Minto presented the certificate of recognition to Marie Gregory.

CONSENT CALENDAR:

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk)
- (2) Approval of Payment of Demands as Presented. (Finance – Jennings)
- (3) Approval of the Expenditure of \$107,595.87 for July 2024 Legal Services. (Finance – Jennings)
- (4) Purchase of One New X Series EKG Monitor/Defibrillator and Related Equipment and Supplies from Zoll Medical Corporation. (Fire – Matsushita)
- (5) Authorization to Award a Contract to On Duty Health, PLLC for FY 2024-25 Firefighter Health and Fitness Assessment Services. (Fire – Matsushita)
- (6) Rejection of Claim Against the City by Leslie Jellison and Acceptance of Claim Against the City by Christine Hamilton

ACTION: Councilmember McNelis moved approval of the Consent Calendar.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

None.

CITY COUNCIL REPORTS:

Mayor Minto announced that it was the anniversary of the 2021 Kabul attack and that the meeting would be adjourned in honor of the fallen Marines from Santee's adopted Marine unit.

CITY MANAGER REPORTS:

The City Manager reminded the community of upcoming City events.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 6:46 p.m. and convened in Closed Session at 6:47 p.m.

- (7) **Public Employment**
(Gov. Code section 54957)
Title: City Clerk

- (8) **Threat to Public Services or Facilities**
(Gov. Code section 54957)
Consultation with City Attorney regarding threat to public services.

Council Members reconvened in Open Session at 9:53 p.m. with all members present. Mayor Minto reported that for Item 7, the Council has decided to elevate James Jeffries to Interim City Clerk and has agreed to offer a position for City Clerk with direction to City Manager and City Attorney to bring back a contract of employment for the City Clerk. For Item 8 direction was given.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:54 p.m. in honor of the fallen Marines from 2021 Kabul attack.

Date Approved:

James Jeffries, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
September 11, 2024**

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

ROLL CALL: Present: Mayor John W. Minto, and Councilmembers Ronn Hall, Laura Koval, and Rob McNelis – 4. Excused: Vice Mayor Dustin Trotter – 1.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty.

INVOCATION was given by Pastor Jerry Phillips – Sunrise Community Church

PLEDGE OF ALLEGIANCE was led by Mayor Minto

PRESENTATION: September 11th Remembrance Ceremony

Mayor Minto introduced Detective Roland Garza, who sang the National Anthem and Battalion Chief Scott Larson, who performed America the Beautiful on the bagpipes; he also gave a brief remembrance speech honoring all those affected by the tragic events of September 11, 2001.

PROCLAMATION: Proclaiming September 2024 as National Preparedness Month

Mayor Minto presented the Proclamation to Battalion Chief Scott Larson, who briefly spoke about the importance of being prepared.

CONSENT CALENDAR:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Adoption of a Resolution Authorizing an Increase to the Maximum Annual Purchase of Offsite Commercial Fleet Fuel Utilizing the WEX Fleet Card Program, per Sourcewell Contract No.080620-WEX. (Fire– Matsushita)
(Reso 100-2024)**
- (4) **Adoption of a Resolution Approving the First Amendment to the Professional Services Agreement with 4Leaf Inc., for Specialized Planning Services and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)
(Reso 101-2024)**

ACTION: Councilmember McNelis moved approval of the Consent Calendar.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Brenda Hammond expressed gratitude towards Santee staff and community for the pleasant stay and warm hospitality she experienced while in the City.

NEW BUSINESS:

- (5) **Resolution Receiving the 2024 City of Santee Development Impact Fee Report and Making Certain Findings Based on that Report Pursuant to the Santee Municipal Code and the California Government Code. (Finance – Jennings) (Reso 102-2024)**

Heather Jennings, Finance Director provided a PowerPoint presentation and responded to Council questions.

ACTION: Councilmember Hall moved approval of staff recommendation.

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

- (6) **Consideration of Urgency Interim Ordinance Establishing a Moratorium Pursuant to Government Code Section 65858 to Prohibit New Car Wash Facilities Until Appropriate Information can be Gathered and Assessed. (City Attorney – Hagerty)**

Shawn Hagerty, City Attorney introduced the item and Tari Williams, Assistant City Attorney provided a PowerPoint presentation and responded to Council questions.

The Council received the report and provided feedback and direction to staff.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Councilmember Hall announced that MTS will start broadcasting their meetings starting on September 12, 2024.

Councilmember Koval stated she attended at Ken Fox's retirement ceremony; she spoke about the House Judiciary Committee Hearing that was held on September 6, 2024; and she also expressed her enthusiasm for the upcoming Brews and Bites event in Santee.

Councilmember McNelis recognized Andy Bautista's 90th birthday celebration.

Mayor Minto spoke about the House Judiciary Committee Hearing held at Santee City Hall on September 6, 2024.

CITY MANAGER REPORTS:

The City Manager reminded the community of upcoming City events.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Councilmembers recessed at 7:36 p.m. and convened in Closed Session at 7:38 p.m.

(7) Conference with Labor Negotiators

(Gov. Code section 54957)

City Designed Representative: Mayor

Unrepresented Employee: Interim City Clerk

(8) Conference with Legal Counsel—Existing Litigation

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

Name of Case: Preserve Wild Santee v. City of Santee, SDSC Case No. 37-2022-00041478-CU-MC-CTL

(9) Public Employee Performance Evaluation

(Gov. Code section 54957)

Title: City Manager

(10) Threat to Public Services or Facilities

(Gov. Code section 54957)

Consultation with: City Attorney regarding threat to public services

Councilmember McNelis recused himself from Closed Session for Item 8 at 8:21 p.m. Councilmembers reconvened in Open Session at 8:36 p.m. with all members present except Vice Mayor Trotter who was absent. Mayor Minto reported for Items 7, 8, 9 and 10 that information was obtained, and no action was taken.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:37 p.m. in memory of the victims of September 11, 2001.

Date Approved:

James Jeffries, City Clerk

MEETING DATE October 23, 2024

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>
10/02/24	Accounts Payable	\$ 144,228.80
10/03/24	Payroll	503,027.07
10/03/24	Accounts Payable	287,855.46
10/04/24	Accounts Payable	49,128.44
10/04/24	Retiree Health	5,203.00
10/07/24	Accounts Payable	219,930.83
10/09/24	Accounts Payable	154,930.32
10/09/24	Accounts Payable	321,840.65
10/09/24	Accounts Payable	279,421.12
10/10/24	Accounts Payable	<u>155,381.55</u>
TOTAL		\$ <u>2,120,947.24</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
10/10/2024 9:40:52AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
21815	10/2/2024	10956 FRANCHISE TAX BOARD	PPE 9/25/24		CA STATE TAX WITHHELD	36,694.96	
					Total :	36,694.96	
21819	10/2/2024	10955 DEPARTMENT OF THE TREASURY	PPE 9/25/24		FED WITHHOLDING & MEDICARE	107,533.84	
					Total :	107,533.84	
2 Vouchers for bank code : ubgen						Bank total :	144,228.80
2 Vouchers in this report						Total vouchers :	144,228.80 ✓

Prepared by: *Jucik*
Date: 10-10-24
Approved by: *E. Bull*
Date: 10-10-24

PyBatch
10/02/2024 9:26:36AM

Payroll Processing Report
CITY OF SANTEE
9/12/2024 to 9/25/2024-1 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					sb-1		88.35						
					sb-3		71.99						
					sffa		3,636.70						
					sffapc		1,035.32						
					st1cs3	91,738.98	2,752.17	-2,752.17					
					st2cs3	15,594.88	467.85	-467.85					
					texlif		249.71						
					vaccpr		574.45						
					vaccpt		204.75						
					vcanpr		318.41						
					vcanpt		90.25						
					vgcipt		88.70						
					vghpr		15.56						
					vision	14,393.79	539.88						
					voladd		17.55						
					voldis		218.13						
					vollad			155.27					
					vollif		155.31						
Grand Totals	16,570.05		776,737.95				273,710.88	322,492.35					

Gross:	776,737.95
Net:	503,027.07

<< No Errors / 13 Warnings >>

Transfer PPE 9/25/24
Pay Date 10/3/24

HA 10/2/24
EB 10/2/24

vchlist
10/03/2024 9:01:18AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137363	10/3/2024	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS AUG 2024		LEGAL SVCS AUG 2024	110,830.88
					Total :	110,830.88
137364	10/3/2024	15033 BLUECROSS OF CA	ACID 3438		REFUND - AMBULANCE BILLING	1,821.06
					Total :	1,821.06
137365	10/3/2024	15009 BLUESHIELD OF CA (CAID HMO)	ACID 1958		REFUND - AMBULANCE BILLING	727.30
					Total :	727.30
137366	10/3/2024	15009 BLUESHIELD OF CA (CARE HMO)	ACID 8814		REFUND - AMBULANCE BILLING	629.95
					Total :	629.95
137367	10/3/2024	15009 BLUESHIELD OF CA PROMISE HEALT	ACID 3307		REFUND - AMBULANCE BILLING	220.80
					Total :	220.80
137368	10/3/2024	10032 CINTAS CORPORATION 694	4204745014	54844	MISC. SHOP RENTALS	72.31
					Total :	72.31
137369	10/3/2024	10333 COX COMMUNICATIONS	063453006; SEP24 094486701; SEP24 112256001; SEP24		9534 VIA ZAPADOR CITY HALL GROUP BILL 9130 CARLTON OAKS DR	97.37 3,487.69 96.47
					Total :	3,681.53
137370	10/3/2024	14557 DENISE ILESCAS	07032024		TUITION REIMURSEMENT	810.00
					Total :	810.00
137371	10/3/2024	14811 DIGITECH COMPUTER LLC	60005994	54998	SLEMSA BILLING CONTRACT SERV	12,553.78
					Total :	12,553.78
137372	10/3/2024	14930 DISABILITY ACCESS	24-223	54318	DISABILITY ACCESS CONSULTANT:	25,207.50
					Total :	25,207.50
137373	10/3/2024	12760 FOCUS PSYCHOLOGICAL	SANTEE2024-8	54919	PSYCHOLOGICAL SERVICES	800.00
					Total :	800.00
137374	10/3/2024	11196 HD SUPPLY FACILITIES	9229622755	54803	STATION SUPPLIES	701.85

vchlist
10/03/2024 9:01:18AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137374	10/3/2024	11196 11196 HD SUPPLY FACILITIES	(Continued)			Total : 701.85
137375	10/3/2024	15013 HEALTH NET OF CA	ACID 10757		REFUND - AMBULANCE BILLING	1,673.00
					Total :	1,673.00
137376	10/3/2024	15015 KAISER SOUTH (CARE HMO)	ACID 10403 ACID 10873 ACID 9868		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	546.85 546.85 687.77
					Total :	1,781.47
137377	10/3/2024	10120 KEARNY PEARSON FORD	1992586	54887	VEHICLE REPAIR PART	385.64
					Total :	385.64
137378	10/3/2024	10204 LIFE ASSIST INC	1508377 1509257	54807 54807	EMS SUPPLIES EMS SUPPLIES	412.78 1,138.03
					Total :	1,550.81
137379	10/3/2024	10174 LN CURTIS AND SONS	INV864177	54701	PPE FOR NEW FIREFIGHTERS	519.79
					Total :	519.79
137380	10/3/2024	13082 MACLEOD WATTS INC	090924Sante	54379	OPEB ACTUARIAL VALUATION SVC	8,300.00
					Total :	8,300.00
137381	10/3/2024	10154 MCDUGAL BOEHMER FOLEY LYON	109987		SLEMSA LEGAL SERVICES AUGUS	600.00
					Total :	600.00
137382	10/3/2024	14867 MODERN DESIGN MEDIA	1958		SLEMSA WEBSITE CONFIGURATIO	75.00
					Total :	75.00
137383	10/3/2024	15159 MODIVCARE	ACID 6921		REFUND - AMBULANCE BILLING	967.45
					Total :	967.45
137384	10/3/2024	10306 MOTOROLA SOLUTIONS INC	8281969607 8281976432	54720 54719	RADIOS APX8000 RADIOS	11,477.22 32,933.94
					Total :	44,411.16
137385	10/3/2024	14928 PAVEMENT REHAB COMPANY	CIP 2024-03 RR		RETENTION RELEASE	6,736.75

vchlist
10/03/2024 9:01:18AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
137385	10/3/2024	14928	14928 PAVEMENT REHAB COMPANY	(Continued)		Total : 6,736.75	
137386	10/3/2024	10241	PETTY CASH - CAROLINE SUCH	080924	PETTY CASH REIMB - PB&E	157.69	
						Total : 157.69	
137387	10/3/2024	10101	PROFESSIONAL MEDICAL SUPPLY		OXYGEN CYLINDER RENTAL	37.20	
					OXYGEN CYLINDER RENTAL	12.40	
					OXYGEN CYLINDER RENTAL	49.60	
					OXYGEN CYLINDER RENTAL	24.80	
					OXYGEN CYLINDER RENTAL	99.20	
					OXYGEN CYLINDER RENTAL	62.00	
						Total : 285.20	
137388	10/3/2024	10407	SAN DIEGO GAS & ELECTRIC		ROW / MEDIANS (GAS)	272.05	
					LMD	1,981.70	
					BALLFIELDS; FACILITIES; PARKS	26,380.44	
					CITY HALL GROUP BILL	16,428.59	
						Total : 45,062.78	
137389	10/3/2024	14797	SEDANO FORD OF LM INC	20496432	54895	VEHICLE REPAIR PART	134.13
						Total : 134.13	
137390	10/3/2024	13206	SHARP BUSINESS SYSTEMS	9004963149	54984	SHARP COPIES APR-JUN OVGS 20.	3,499.70
						Total : 3,499.70	
137391	10/3/2024	15020	SHARP COMMUNITY MEDICAL GRP	ACID 5200		REFUND - AMBULANCE BILLING	656.41
						Total : 656.41	
137392	10/3/2024	15020	SHARP CLAIMS RECOVERY	ACID 3657		REFUND - AMBULANCE BILLING	556.41
				ACID 4961		REFUND - AMBULANCE BILLING	538.99
						Total : 1,095.40	
137393	10/3/2024	15037	SHARP REES-STEALY MEDICAL GROU	ACID 5155		REFUND - AMBULANCE BILLING	699.96
						Total : 699.96	
137394	10/3/2024	14240	SPICER CONSULTING GROUP	1688	54989	SPECIAL TAX CONSULTING SERVIC	7,140.00
						Total : 7,140.00	

vchlist
10/03/2024 9:01:18AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137395	10/3/2024	10027 STATE OF CALIFORNIA	760149		FINGERPRINT COSTS	256.00
Total :						256.00
137396	10/3/2024	14354 TRILOGY MEDWASTE WEST, LLC	1616854 1616855	54913 54913	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	357.62 356.06
Total :						713.68
137397	10/3/2024	12480 UNITED SITE SERVICES	114-13908208 114-13914942 114-13922513 INV-4719900	54960 54960 54960 54960	90 DAY EXTENSION RENTAL SERVI 90 DAY EXTENSION RENTAL SERVI 90 DAY EXTENSION RENTAL SERVI 90 DAY EXTENSION RENTAL SERVI	352.58 175.46 165.46 135.54
Total :						829.04
137398	10/3/2024	10475 VERIZON WIRELESS	9973563235		WIFI SERVICE	1,140.29
Total :						1,140.29
137399	10/3/2024	10475 VERIZON WIRELESS	9973563234		CELL PHONE SERVICE	954.65
Total :						954.65
137400	10/3/2024	12030 WHITE, PAM	09172024PW		EMPLOYEE REIMBURSEMENT	172.50
Total :						172.50
38 Vouchers for bank code : ubgen						Bank total : 287,855.46
38 Vouchers in this report						Total vouchers : 287,855.46

Prepared by: _____

Date: _____

Approved by: _____

Date: _____

Juc M
10.3.24
[Signature]
10/3/24

vchlist
10/10/2024 9:53:23AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6094295	10/4/2024	14704 457 MISSIONSQUARE	PPE 9/25/24		ICMA - 457	44,129.77
					Total :	44,129.77
6521377	10/4/2024	14705 RHS MISSIONSQUARE	PPE 09/25/24		RETIREE HSA	4,998.67
					Total :	4,998.67
2 Vouchers for bank code : ubgen						Bank total : 49,128.44
2 Vouchers in this report						Total vouchers : 49,128.44 ✓

Prepared by: Juan M

Date: 10-10-24

Approved by: E. Bull

Date: 10-10-24

PyBatch
10/03/2024 12:24:30PM

Payroll Processing Report
CITY OF SANTEE
10/1/2024 to 10/31/2024-1 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 >>

Transfer
Refines November 2024

ket 10/31/24
EB 10/3/24
PPE 10/31/24
Paydate 10/4/24

vchlist
10/10/2024 8:31:13AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
18933	10/7/2024	14942 CA DEPT OF HEALTH CARE SERVICE	COLLECTION 4		DHCS SLEMSA	219,930.83
Total :						219,930.83
1 Vouchers for bank code : ubgen						Bank total : 219,930.83
1 Vouchers in this report						Total vouchers : 219,930.83

Prepared by:

Juch

Date:

10.10.24

Approved by:

[Signature]

Date:

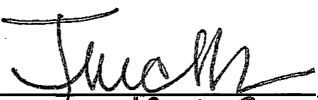
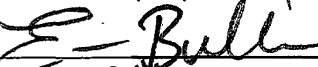
10/10/24

vchlist
10/10/2024 10:18:05AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
8244	10/9/2024	10353 PERS	08 24 4		RETIREMENT PAYMENT	154,930.32
Total :						154,930.32
1 Vouchers for bank code : ubgen						Bank total : 154,930.32
1 Vouchers in this report						Total vouchers : 154,930.32

Prepared by: 
Date: 10.10.24
Approved by: 
Date: 10-10-24

vchlist
10/09/2024 2:27:06PM

Voucher List
CITY OF SANTEE

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>
137401	10/9/2024	14440 AED BRANDS LLC	168856	54986	AED	17,191.36
Total :						17,191.36
137402	10/9/2024	10412 AT&T	301053963; OCT24		MAST PARK	159.79
Total :						159.79
137403	10/9/2024	12951 BERRY, BONNIE	October 1, 2024		RETIREE HEALTH PAYMENTS	91.00
Total :						91.00
137404	10/9/2024	12506 BEST, MARLENE	10042024MB		CONFERENCE PER DIEM	238.00
Total :						238.00
137405	10/9/2024	11402 CARROLL, JUDI	09042024-96		MEADOWBROOK HARDSHIP PROC	135.11
Total :						135.11
137406	10/9/2024	14527 CHAVEZ, NICOLAS	2024CPRS2-Nick		CONFERENCE PER DIEM	61.00
Total :						61.00
137407	10/9/2024	14985 CHRISTINE'S FLORAL DESIGNS	000455		VETERANS MEMORIAL	250.00
Total :						250.00
137408	10/9/2024	10032 CINTAS CORPORATION 694	4205477442	54844	MISC SHOP RENTALS	72.31
Total :						72.31
137409	10/9/2024	11409 CLAYTON, SYLVIA	09042024-340		MEADOWBROOK HARDSHIP PROC	141.39
Total :						141.39
137410	10/9/2024	10268 COOPER, JACKIE	October 1, 2024		RETIREE HEALTH PAYMENT	91.00
Total :						91.00
137411	10/9/2024	10046 D MAX ENGINEERING INC	8684	54849	STORMWATER PROGRAM ASSISTA	12,639.94
Total :						12,639.94
137412	10/9/2024	14926 EAGLES POINT SECURITY INC	22081	54799	SPECIAL EVENT SECURITY	240.00
Total :						240.00
137413	10/9/2024	15373 ECOWATER SO CAL	5334		BUSINESS LICENSE REFUND	41.00

vchlist
10/09/2024 2:27:06PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137413	10/9/2024	15373 15373 ECOWATER SO CAL	(Continued)			Total : 41.00
137414	10/9/2024	14446 ENTERPRISE FM TRUST	282938A-100424		VEHICLE LEASING PROGRAM	11,596.50
						Total : 11,596.50
137415	10/9/2024	10009 FIRE ETC	192837	54800	EQUIPMENT SERVICE	426.00
						Total : 426.00
137416	10/9/2024	15374 FOSTER, DANNY	5341		BUSINESS LICENSE REFUND	41.00
						Total : 41.00
137417	10/9/2024	12876 FUN 4 KIDS ENTERTAINMENT	000393		SPECIAL EVENT ENTERTAINMENT	225.00
						Total : 225.00
137418	10/9/2024	15365 GARZA, KARINA	288385		EMPLOYEE REIMBURSEMENT	67.00
						Total : 67.00
137419	10/9/2024	11875 HALL, RONN	10042024RH		CONFERENCE PER DIEM	238.00
						Total : 238.00
137420	10/9/2024	14459 HMC ARCHITECTS	175974	53747	SANTEE COMMUNITY CENTER CIP	5,769.35
						Total : 5,769.35
137421	10/9/2024	14552 HUNTINGTON PACIFIC CORPORATION	2401		REFUNDABLE DEPOSIT REFUND	4,722.22
						Total : 4,722.22
137422	10/9/2024	11724 ICF JONES & STOKES INC	INV-00000111012	53609	MSCP SUBAREA PLAN	3,480.00
						Total : 3,480.00
137423	10/9/2024	13223 KOVAL, LAURA	10042024LK		CONFERENC PER DIEM	238.00
						Total : 238.00
137424	10/9/2024	10203 LAKESIDE EQUIPMENT SALES &	246688	54806	LIGHTING EQUIPMENT	280.44
						Total : 280.44
137425	10/9/2024	15225 LONG, CHERYL L	October 1, 2024		RETIREE HEALTH PAYMENTS	91.00
						Total : 91.00
137426	10/9/2024	11783 MINTO, JOHN	10042024JM		CONFERENCE PER DIEM	238.00

vchlist
10/09/2024 2:27:06PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137426	10/9/2024	11783 11783 MINTO, JOHN	(Continued)			Total : 238.00
137427	10/9/2024	15341 MIRANDA, OSCAR	24105		REFUNDABLE DEPOSIT REFUND	94.75
						Total : 94.75
137428	10/9/2024	14011 NEWBRE, RICHARD	24157		REFUNDABLE DEPOSIT	1,500.00
						Total : 1,500.00
137429	10/9/2024	13245 NEXTECH SYSTEMS, INC	INV2755		TRAFFIC SAFETY RRFB SYSTEM	12,364.55
						Total : 12,364.55
137430	10/9/2024	12904 PAT DAVIS DESIGN GROUP INC	7952	54893	GRAPHIC DESIGN	7,009.00
						Total : 7,009.00
137431	10/9/2024	11442 PATTERSON, EDWARD	09042024-225		MEADOWBROOK HARDSHIP PROC	130.36
						Total : 130.36
137432	10/9/2024	15371 PLP ENTERPRISES INC	5742		BUSINESS LICENSE REFUND	42.00
						Total : 42.00
137433	10/9/2024	15370 PRATHER CONSTRUCTION	5768		BUSINESS LICENSE REFUND	108.00
						Total : 108.00
137434	10/9/2024	11715 PURPLE TENNIS NATION	7121		INSTRUCTIONAL CLASSES	1,403.50
						Total : 1,403.50
137435	10/9/2024	15191 QUALITY CONSTRUCTION &	CIP2024-01 1P CIP2024-01 1R	54935	CITYWIDE PAVEMENT REPAIR AND RETENTION #1 CIP 2024-01	236,465.00 -11,823.25
						Total : 224,641.75
137436	10/9/2024	10278 RAMSEY, JOAN	October 1, 2024		RETIREE HEALTH PAYMENTS	91.00
						Total : 91.00
137437	10/9/2024	10095 RASA	5825 5827	54976 54976	PROFESSIONAL SERVICES PROFESSIONAL SERVICES	565.00 1,400.00
						Total : 1,965.00
137438	10/9/2024	12237 RAYON, KYLE	October 1, 2024		RETIREE HEALTH PAYMENT	91.00

vchlist
10/09/2024 2:27:06PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137438	10/9/2024	12237 12237 RAYON, KYLE	(Continued)		Total :	91.00
137439	10/9/2024	15314 RSG INC	12280	54868	2025-29 CONSOLIDATED PLAN	9,711.25
					Total :	9,711.25
137440	10/9/2024	13171 SC COMMERCIAL, LLC	2728141-IN	55006	FUEL	202.67
					Total :	202.67
137441	10/9/2024	14797 SEDANO FORD OF LM INC	20496763	54895	VEHICLE REPAIR PARTS	307.28
			20496791	54895	VEHICLE REPAIR PARTS	184.12
			20497146	54895	VEHICLE REPAIR PART	29.96
					Total :	521.36
137442	10/9/2024	13206 SHARP BUSINESS SYSTEMS	9004955570	54984	SHARP COPY COUNTS 2024-08	932.80
			9004998144	54984	SHARP COPIES 2024-08	932.80
					Total :	1,865.60
137443	10/9/2024	11403 ST JOHN, LYNNE	09042024-78		MEADOWBROOK HARDSHIP PROG	135.37
					Total :	135.37
137444	10/9/2024	10217 STAPLES ADVANTAGE	6011772590	54869	FY 24/25 OFFICE SUPPLIES - FINAN	5.16
			6011772591	54869	FY 24/25 OFFICE SUPPLIES - FINAN	180.07
			6012105697	54869	STAPLES CREDIT FOR ITEM RETUF	-21.65
					Total :	163.58
137445	10/9/2024	15372 STILLSON LANDSCAPING	5662		BUSINESS LICENSE REFUND	42.00
					Total :	42.00
137446	10/9/2024	10250 THE EAST COUNTY	00145957		NOTICE OF PUBLIC HEARING	241.50
					Total :	241.50
137447	10/9/2024	10165 TRAD AM ENTERPRISES INC	417		INSTRUCTIONAL CLASSES	630.00
					Total :	630.00
137448	10/9/2024	12930 WILLIAMS, ROCHELLE	October 1, 2024		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
137449	10/9/2024	12641 WITTORFF, VICKY DENISE	October 1, 2024		RETIREE HEALTH PAYMENT	31.00

vchlist
10/09/2024 2:27:06PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137449	10/9/2024	12641 12641 WITTORFF, VICKY DENISE	(Continued)		Total :	31.00
49 Vouchers for bank code : ubgen						Bank total : 321,840.65
49 Vouchers in this report						Total vouchers : 321,840.65

Prepared by:

Juel M
10/9/24

Date:

Approved by:

[Signature]

Date:

— 10/9/24

vchlist
10/09/2024 3:36:34PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137450	10/9/2024	12724 AMERICAN FIDELITY ASSURANCE	D767029		VOLUNTARY LIFE INS-AM FIDELITY	4,262.88
					Total :	4,262.88
137451	10/9/2024	12903 AMERICAN FIDELITY ASSURANCE CO	2353916		FLEXIBLE SPENDING ACCOUNT	3,064.37
					Total :	3,064.37
137452	10/9/2024	10334 CHLIC	3426583		HEALTH INSURANCE	243,070.55
					Total :	243,070.55
137453	10/9/2024	14793 CONTROLLING INS COST IN CA, SCHOOL	2024-10 2024-9		EMPLOYEE ASSISTANCE PROGRAM	414.47
					EMPLOYEE ASSISTANCE PROGRAM	410.65
					Total :	825.12
137454	10/9/2024	12722 FIDELITY SECURITY LIFE	166449815		EYEMED - VOLUNTARY VISION	1,141.92
					Total :	1,141.92
137455	10/9/2024	14458 METROPOLITAN LIFE INSURANCE	82935939		DENTAL INSURANCE	14,497.14
					Total :	14,497.14
137456	10/9/2024	10785 RELIANCE STANDARD LIFE	October 2024		VOLUNTARY LIFE INSURANCE	310.58
					Total :	310.58
137457	10/9/2024	10424 SANTEE FIREFIGHTERS	PPE 09/25/24		DUES/PEC/BENEVOLENT/BC EXP	4,813.91
					Total :	4,813.91
137458	10/9/2024	10776 STATE OF CALIFORNIA	PPE 9/25/24		WITHHOLDING ORDER	449.53
					Total :	449.53
137459	10/9/2024	10776 STATE OF CALIFORNIA	PPE 9/25/24		WITHHOLDING ORDER	260.30
					Total :	260.30
137460	10/9/2024	10001 US BANK	PPE 8/14/24 PPE 8/28/24 PPE 9/25/24		PARS RETIREMENT	2,424.54
					PARS RETIREMENT	2,114.50
					PARS RETIREMENT	1,433.94
					Total :	5,972.98
137461	10/9/2024	14600 WASHINGTON STATE SUPPORT	PPE 9/25/24		WITHHOLDING ORDER	751.84

vchlist
10/09/2024 3:36:34PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
137461	10/9/2024	14600	14600 WASHINGTON STATE SUPPORT		(Continued)	Total : 751.84
12 Vouchers for bank code : ubgen						Bank total : 279,421.12
12 Vouchers in this report						Total vouchers : 279,421.12

Prepared by: Juan M
Date: 10-9-24
Approved by: E. Bull
Date: 10-9-24

vchlist
10/10/2024 9:26:22AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
9243	10/10/2024	10353 PERS	09 24 3		RETIREMENT PAYMENT	155,381.55
Total :						155,381.55
1 Vouchers for bank code : ubgen						Bank total : 155,381.55
1 Vouchers in this report						Total vouchers : 155,381.55 ✓

Prepared by: *Tracy M*
Date: 10-10-24
Approved by: *Bob*
Date: 10-10-24

MEETING DATE October 23, 2024

ITEM TITLE **APPROVAL OF THE EXPENDITURE OF \$86,820.31 FOR SEPTEMBER 2024 LEGAL SERVICES**

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of September 2024 total \$86,820.31 as follows:

1) General Retainer Services	\$ 17,945.85
2) Labor & Employment	10,825.82
3) Litigation & Claims	19,510.69
4) Special Projects - General Fund	35,014.34
5) Special Projects – Other Funds	1,512.01
6) Third-Party Reimbursable Projects	<u>2,011.60</u>
Total	<u>\$ 86,820.31</u>

FINANCIAL STATEMENT

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 891,530.00	
Revised Budget	891,530.00	
Prior Expenditures	(203,850.55)	
Current Request	(83,296.70)	\$ 604,382.75
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 25,000.00	
Revised Budget	25,000.00	
Prior Expenditures	(2,806.20)	
Current Request	(1,512.01)	\$ 20,681.79

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve the expenditure of \$86,820.31 for September 2024 legal services and reimbursable costs.

ATTACHMENTS

1. Legal Services Billing Summary September 2024
2. Legal Services Billing Recap FY 2024-25



**LEGAL SERVICES BILLING SUMMARY
SEPTEMBER 2024**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$ 17,945.85	1008686	
1001.00.1201.51020	17,945.85		
Labor & Employment:			
Labor & Employment	10,825.82	1008687	
1001.00.1201.51020	10,825.82		
Litigation & Claims:			
Litigation & Claims	4,410.00	1008688	
Allan Family Trust Litigation	4,084.65	1008705	
Parcel 4 Litigation	1,663.60	1008694	
Schaeffer Receivership	1,525.20	1008706	
Sky Ranch Potential Homeowner/HOA Litigation	918.30	1008698	
Hope for the Homeless Lakeside Inc.	6,908.94	1008708	
1001.00.1201.51020	19,510.69		
Special Projects (General Fund):			
Community Oriented Policing	5,820.64	1008713	
Annual Municipal Code Update	20,634.60	1008699	
CEQA Special Advice	289.00	1008710	
Water Quality	144.50	1008691	
Housing Element	433.50	1008693	
Advanced Records Center Services for PRA	2,422.30	1008700	
Cannabis	1,069.30	1008702	
General Telecommunications Work	1,098.20	1008703	
Development Impact Fee Study	3,034.50	1008704	
1001.00.1201.51020	35,014.34		
Mobile Home Rent Control Commission	1,280.81	1008690	2901.04.4106.51020
Cuyamaca Street Right-of-Way Acquisition	231.20	1008697	cip71402.30.05
	1,512.01		
Third-Party Reimbursable:			
MSCP Subarea Plan	1,027.20	1008709	spp1704a.10.05
Summit Townhomes	984.40	1008712	tm23003a.10.05
	2,011.60		
Total	\$ 86,820.31		

**LEGAL SERVICES BILLING RECAP
FY 2024-25**

Attachment 2

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo./Yr.</u>	<u>Amount</u>
General Fund:						
General / Retainer	\$ 216,524.00	\$ 216,524.00	\$ 36,054.48	\$ 180,469.52	Sep-24	\$ 17,945.85
Labor & Employment	80,000.00	80,000.00	21,056.90	58,943.10	Sep-24	10,825.82
Litigation & Claims	75,000.00	75,000.00	58,210.31	16,789.69	Sep-24	19,510.69
Special Projects	520,000.00	520,000.00	88,528.86	431,471.14	Sep-24	35,014.34
Total	<u>\$ 891,524.00</u>	<u>\$ 891,524.00</u>	<u>\$ 203,850.55</u>	<u>\$ 687,673.45</u>		<u>\$ 83,296.70</u>
Other City Funds:						
MHFP Commission	\$ 10,000.00	\$ 10,000.00	\$ 1,849.60	\$ 8,150.40	Sep-24	\$ 1,280.81
Capital Projects	5,000.00	5,000.00	956.60	4,043.40	Sep-24	231.20
SLEMSA JPA	10,000.00	10,000.00	-	10,000.00	Sep-24	-
Total	<u>\$ 25,000.00</u>	<u>\$ 25,000.00</u>	<u>\$ 2,806.20</u>	<u>\$ 22,193.80</u>		<u>\$ 1,512.01</u>
Third-Party Reimbursable:						
Total			<u>\$ 11,770.00</u>			<u>\$ 2,011.60</u>

Total Previously Spent to Date FY 2024-25	
General Fund	\$ 203,850.55
Other City Funds	2,806.20
Applicant Deposits or Grants	11,770.00
Total	<u>\$ 218,426.75</u>

Total Proposed for Payment	
General Fund	\$ 83,296.70
Other City Funds	1,512.01
Applicant Deposits or Grants	2,011.60
Total	<u>\$ 86,820.31</u>

MEETING DATE October 23, 2024

ITEM TITLE **SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING SANTEE MUNICIPAL CODE TITLE 1 “GENERAL PROVISIONS” TO ADDRESS REGULATION OF UNPERMITTED PRIVATELY SPONSORED COMMUNITY EVENTS**

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

The Introduction and First Reading of the above-entitled Ordinance was approved at a Regular Council Meeting on Wednesday, October 9, 2024. The Ordinance is now presented for Second Reading by title only, and adoption.

Vote at First Reading: **AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER**
 NOES: NONE
 ABSENT: NONE

ENVIRONMENTAL REVIEW

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.

FINANCIAL STATEMENT *HJ*

The proposed ordinance has no direct financial impact on the City budget, but it could authorize the temporary use or deployment of resources on an event by event basis that could require third-party resources, in which case the expenditures would be budgeted and approved in accordance with the Purchasing Code.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Adopt the Ordinance.

ATTACHMENT

Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE TITLE 1 “GENERAL PROVISIONS” AND FINDING THAT THE ACTIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Santee, California (“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 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, from time to time privately sponsored events are held within the City that attract large crowds and impact the City’s streets, sidewalks or other public infrastructure and create risks to public health, safety, and welfare; and

WHEREAS, when such privately sponsored events occur, traditional remedies available to the City, such as the issuance of a citation for failure to obtain a permit or license or to comply with the Santee Municipal Code (“SMC”), may not be applicable or may be insufficient to address the active risks created by these events in a timely or effective manner; and

WHEREAS, the City has an important and substantial interest in protecting the public and is obligated to address these public health and safety issues to prevent hazards and to preserve the public peace, safety and welfare; and

WHEREAS, the City prefers that all hosts, sponsors and vendors apply for appropriate licenses and permits for all temporary uses and events but recognizes that if they do not the City needs to have options available to address the impacts of these events other than the issuance of an enforcement citation; and

WHEREAS, City Council finds that it is appropriate to authorize the City Manager to promulgate rules and regulations that allow the City to take temporary action necessary to address the circumstances and mitigate the impacts of these events, such as establishing “no parking” or designated parking areas, installing temporary traffic control devices, prohibiting vending or performances, regulating noise and hours of operation, providing additional, temporary trash bins and arranging for collection, supplying portable toilets or sanitary stations, and augmenting code enforcement monitoring; and

WHEREAS, the City Council desires to amend SMC Title 1 “General Provisions” to authorize the City Manager to promulgate and enforce rules and regulations applicable to privately sponsored events that impact City functions so that the City can deploy resources and utilize its authority to protect public health, safety, and welfare before, during, or after such events; and

ORDINANCE NO. _____

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.

Section 1.04.025 is hereby added to Title 1 “General Provisions” of the Santee Municipal Code to read as follows:

1.04.025 – General Authority to Mitigate Impacts of Private Community Events and Protect Public Health, Safety, and Welfare.

The City Manager is authorized to promulgate and enforce rules and regulations applicable to privately sponsored or organized events that are free and open to the public that have not been approved, permitted or licensed by the City in order to protect the health, safety, and welfare of City residents, businesses, and visitors. This authority allows the City Manager to deploy resources and exercise the City’s authority as appropriate to the circumstances. The rules and regulations may include, but are not limited to, regulation of traffic flow on City streets, closure of City streets, temporary parking regulations, prohibitions on vending or performances, special trash disposal requirements or frequencies, regulation of noise or hours of operation, provision or requirements for portable toilets, or other health and safety provisions tailored to address the external impacts of these privately organized community events. Rules and regulations promulgated under this chapter may be enforced independently of or in addition to enforcement of any other provision of the Santee Municipal Code in accordance with SMC 1.08. Enforcement may include, but is not limited, temporary or permanent cessation of the private community special event if there is failure to comply with the promulgated rules and regulations.

Section 1.08.020 Issuance of administrative citations is hereby amended to read as follows:

- A. Generally. An enforcement officer may issue an administrative citation to any person who violates any provision of the municipal code, any condition of approval of a permit or entitlement, any condition or provision of an environmental review, any rule or regulation authorized by this code, including but not limited to any rule or regulation promulgated by the City Manager, or any term or condition of any City agreement. A violation of this code includes, but is not limited to, any failure to comply with a requirement contained in this code and the failure to comply with any condition imposed by

ORDINANCE NO. _____

any entitlement, permit, City agreement, administrative citation or environmental review issued or approved pursuant to this code.

Section 2. 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 3. 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 4. This Ordinance shall become effective thirty (30 days) after its adoption.

Section 5. 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 9th day of October 2024, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 23rd day of October 2024, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE October 23, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING AN AMENDED SALARY SCHEDULE TO REFLECT THE ADDITION OF A LIMITED TERM, LIMITED BENEFITED PROJECT MANAGER AND AUTHORIZING THE APPROPRIATION OF \$52,420.00 TO THE FISCAL YEAR 2024-25 ADOPTED FIRE OPERATING BUDGET

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

SUMMARY

An amended salary schedule is required to implement the following:

This item requests City Council authorization to include the title and salary for a Project Manager; a limited term, limited benefit position, to assist with management obligations associated with the awarded Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) project. If approved by Council, applicable law requires that the position be added to the Salary Schedule.

On August 14, 2024, the City Council adopted Resolution No. 098-2024, which included the acceptance and appropriation of HMGP grant funds into the FY 2024-28 Capital Improvement Program for the San Diego River Fire Hazard Mitigation project. To assist with required grant management activities, City staff developed the position details for a Project Manager. Project Manager responsibilities include: The coordination and implementation of a two phased plan, including development of a comprehensive plan for vegetation and debris removal, community outreach, document preparation, and work schedule. The position will collaborate with multiple departments within the City of Santee (e.g., Fire, Planning, Community Services) as well as local, state, and federal agencies. An open recruitment will be conducted to fill the Project Manager position following approval of this item.

Based on the primary objectives of the position, the unique skill set required, and the level of responsibility expected, the Project Manager salary will align with that of the City of Santee's Senior Civil Engineer. If approved, the new position will have an hourly salary rate between \$56.57 and \$76.92.

The attached proposed Amended Salary Schedule has been updated to reflect the above requested actions.

FINANCIAL STATEMENT

The funding for this position is in the San Diego River Fire Hazard Mitigation Capital Improvement Project, and partially offset through reimbursable Grant Management Costs. The appropriation in the Fire Operating Budget is necessary to pay the employee through the City's



payroll system. All payroll expenses charged against the Fire Operating Budget will be reimbursed from the San Diego River Fire Hazard Mitigation Capital Improvement Project.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Adopt the Resolution approving the amended salary schedule for the Hazard Mitigation Project Manager position effective October 24, 2024, and authorizing the appropriation of \$52,420 to the FY 2024-25 Adopted Fire Operating Budget.

ATTACHMENTS

Resolution
Amended Salary Schedule effective 10/24/24

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING AN AMENDED SALARY SCHEDULE TO REFLECT THE ADDITION OF
A HAZARD MITIGATION PROJECT MANAGER AND AUTHORIZING THE
APPROPRIATION OF \$52,420.00 TO THE FISCAL YEAR 2024-25 ADOPTED FIRE
OPERATING BUDGET**

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

WHEREAS, the City Council desires to amend the Salary Schedule, effective October 24, 2024, to include the addition of a new position –Project Manager - as reflected in the attached proposed amended Salary Schedule (Exhibit "A"); and

WHEREAS, on August 14, 2024, the City Council adopted Resolution No. 098-2024, which included the acceptance and appropriation of HMGP grant funds into the FY 2024-28 Capital Improvement Program for the San Diego River Fire Hazard Mitigation project ; and

WHEREAS, the FY 2024 San Diego River Conservancy Grant, the FEMA Hazardous Mitigation Grant, and the General Fund are all funding sources for the approved San Diego River Fire Hazard Mitigation Capital Improvement Project; and

WHEREAS, the City Council desires to approve the addition of a limited-term position to effectively coordinate and implement the phased plan, under the general direction of the Director of Fire and Life Safety (Fire Chief), and authorizing the appropriation of \$52,420.00 to the FY 2024-25 Fire Operating Budget; and

WHEREAS, The San Diego River Fire Hazard Mitigation Capital Improvement Project will reimburse the Fire Operating Budget for these project management expenses.

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

1. Approves the Salary Schedule as provided in Exhibit "A", effective on October 24, 2024; and
2. Authorizes the appropriation and expenditure of \$52,420.00 to the FY 2024-25 Fire Operating Budget.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of October 2024, by the following roll call vote to wit:

RESOLUTION NO.

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

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

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

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

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

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

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

Range	Classification		A	B	C	D	E
	Fire Division Chief	Hourly		64.19	to	86.65	
		Annual		133,518.49	to	180,225.82	
44	Fire Inspector	Hourly	36.85	38.69	40.63	42.66	44.79
		Annual	76,652.01	80,484.39	84,508.93	88,734.08	93,170.81
	Fire Marshal	Hourly		62.38	to	81.39	
		Annual		129,747.69	to	169,291.29	
	Graduate Intern ^	Hourly		16.00	to	21.32	
	Hazard Mitigation Project Manager	Hourly		56.57	to	76.92	
		Annual		117,660.02	to	159,994.98	
38	Human Resources Technician	Hourly	31.78	33.37	35.03	36.79	38.63
		Annual	66,096.77	69,401.58	72,871.63	76,515.44	80,341.11
38	Human Services and Open Space Coordinator	Hourly	31.78	33.37	35.03	36.79	38.63
		Annual	66,096.77	69,401.58	72,871.63	76,515.44	80,341.11
	IT Systems Technician^	Hourly		27.76	to	33.74	
53	Information Technology Analyst	Hourly	46.02	48.32	50.74	53.28	55.94
		Annual	95,727.61	100,513.95	105,540.17	110,816.92	116,357.97
	Information Technology Manager	Hourly		52.21	to	70.49	
		Annual		108,602.34	to	146,613.31	
53	Information Technology GIS Analyst	Hourly	46.02	48.32	50.74	53.28	55.94
		Annual	95,727.61	100,513.95	105,540.17	110,816.92	116,357.97
	Information Technology/GIS Technician^			30.56	to	37.14	
35	Irrigation Specialist	Hourly	29.51	30.98	32.53	34.16	35.87
		Annual	61,377.31	64,446.12	67,668.48	71,052.23	74,604.72
29	Landscape and Irrigation Maintenance Worker	Hourly	25.44	26.72	28.05	29.46	30.93
		Annual	52,925.24	55,571.58	58,350.22	61,267.98	64,331.15
48	Lead Equipment Mechanic	Hourly	40.68	42.71	44.85	47.09	49.44
		Annual	84,609.42	88,839.88	93,281.57	97,945.82	102,843.24

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

Range	Classification		A	B	C	D	E
29	Maintenance Worker	Hourly	25.44	26.72	28.05	29.46	30.93
		Annual	52,925.24	55,571.58	58,350.22	61,267.98	64,331.15
46	Management Analyst	Hourly	38.72	40.65	42.69	44.82	47.06
		Annual	80,532.54	84,559.17	88,787.15	93,226.35	97,887.80
43	Management Assistant	Hourly	35.95	37.75	39.64	41.62	43.70
		Annual	74,782.35	78,521.34	82,447.50	86,570.02	90,898.13
	Marketing Aide^	Hourly		16.00	to	21.32	
	Marketing Coordinator	Hourly		35.48	to	50.68	
		Annual		73,790.19	to	105,414.57	
	Marketing Manager	Hourly		49.66	to	67.05	
		Annual		103,289.65	to	139,473.69	
28	Marketing Specialist	Hourly	24.82	26.07	27.37	28.74	30.17
		Annual	51,634.45	54,216.39	56,927.13	59,773.39	62,762.22
34	Marketing Specialist II	Hourly	28.79	30.23	31.74	33.33	34.99
		Annual	59,880.25	62,874.40	66,017.86	69,318.81	72,784.61
	Office Assistant ^	Hourly		16.00	to	21.32	
48	Parks & Landscape Supervisor	Hourly	40.68	42.71	44.85	47.09	49.44
		Annual	84,609.42	88,839.88	93,281.57	97,945.82	102,843.24
	Principal Civil Engineer	Hourly		64.53	to	87.40	
		Annual		134,225.91	to	181,799.62	
	Principal Planner	Hourly		51.14	to	69.04	
		Annual		106,370.51	to	143,602.46	
	Principal Traffic Engineer	Hourly		64.53	to	87.40	
		Annual		134,225.91	to	181,799.62	
39	Procurement Specialist	Hourly	32.57	34.20	35.91	37.71	39.59
		Annual	67,749.18	71,136.77	74,693.55	78,428.28	82,349.47

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

Range	Classification		A	B	C	D	E
	Public Services Manager	Hourly		49.66	to	67.05	
		Annual		103,289.65	to	139,473.69	
44	Public Works Supervisor	Hourly	36.85	38.69	40.63	42.66	44.79
		Annual	76,652.01	80,484.39	84,508.93	88,734.08	93,170.81
	Recreation Aide ^	Hourly		16.00	to	18.21	
28	Recreation Coordinator	Hourly	24.82	26.07	27.37	28.74	30.17
		Annual	51,634.45	54,216.39	56,927.13	59,773.39	62,762.22
	Recreation Leader ^	Hourly		16.56	to	19.67	
	Recreation Services Manager	Hourly		49.66	to	67.05	
		Annual		103,289.65	to	139,473.69	
	Recreation Supervisor	Hourly		35.48	to	50.68	
		Annual		73,790.19	to	105,414.58	
23	Secretary	Hourly	21.94	23.04	24.19	25.40	26.67
		Annual	45,636.97	47,918.84	50,314.65	52,830.43	55,472.17
36	Senior Account Clerk	Hourly	30.25	31.76	33.35	35.01	36.76
		Annual	62,911.87	66,057.48	69,360.53	72,828.49	76,470.16
53	Senior Accountant	Hourly	46.02	48.32	50.74	53.28	55.94
		Annual	95,727.61	100,513.95	105,540.17	110,816.92	116,357.97
50	Senior Building Inspector	Hourly	42.74	44.87	47.12	49.47	51.95
		Annual	88,892.57	93,337.46	98,004.57	102,904.47	108,049.94
	Senior Civil Engineer / Senior Traffic Engineer	Hourly		56.57	to	76.92	
		Annual		117,660.02	to	159,994.98	
	Senior Human Resources Analyst	Hourly		46.86	to	63.26	
		Annual		97,471.99	to	131,588.04	
	Senior Management Analyst	Hourly		44.63	to	60.25	
		Annual		92,830.47	to	125,321.93	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE OCTOBER 24, 2024

Range	Classification					
		A	B	C	D	E
	Senior Management Analyst/ Grant Coordinator		46.86	to	63.26	
			97,471.99	to	131,588.04	
	Senior Planner		44.47	to	60.03	
			92,495.42	to	124,871.86	
	Special Events Supervisor		35.48	to	50.68	
			73,790.19	to	105,414.58	
	Storm Water Program Assistant^		28.73	to	34.92	
50	Storm Water Program Coordinator	42.74	44.87	47.12	49.47	51.95
		88,892.57	93,337.46	98,004.57	102,904.47	108,049.94
	Student Intern ^		16.00	to	19.67	
	Technical Professional Expert ^		50.00	to	160.00	
^Part-time, temporary status						

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

<u>Classification</u>		A	B	C	D	E
Fire Captain / PM Base salary	Hourly	39.38	41.35	43.42	45.59	47.87
	Annual	114,681.27	120,416.62	126,437.06	132,758.00	139,396.67
 <i>Educational Incentive</i>						
Fire Captain / PM 31-45 units = 1.5% over base	Hourly	39.97	41.97	44.07	46.27	48.59
	Annual	116,401.24	122,222.88	128,333.74	134,749.57	141,487.66
Fire Captain / PM 46 units and over = 3.0% over base	Hourly	40.56	42.59	44.72	46.96	49.31
	Annual	118,121.58	124,029.12	130,230.40	136,740.39	143,578.26
Fire Captain / PM A.A. Degree = 4.5% over base	Hourly	41.15	43.21	45.37	47.64	50.02
	Annual	119,841.91	125,835.02	132,126.67	138,731.94	145,669.21
Fire Captain / PM Bachelor Degree = 6% over base	Hourly	41.75	43.83	46.02	48.33	50.74
	Annual	121,561.88	127,641.24	134,023.33	140,723.53	147,760.59

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

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

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

<u>Classification</u>		A	B	C	D	E
Fire Engineer/PM Base salary	Hourly	34.21	35.89	37.65	39.57	41.44
	Annual	99,610.40	104,499.11	109,631.28	115,224.21	120,681.64
 <i>Educational Incentive</i>						
Fire Engineer / PM 31-45 units = 1.5% over base	Hourly	34.72	36.42	38.21	40.16	42.06
	Annual	101,104.84	106,066.42	111,275.36	116,952.66	122,491.71
Fire Engineer / PM 46 units and over = 3.0% over base	Hourly	35.23	36.96	38.78	40.76	42.69
	Annual	102,598.90	107,634.15	112,920.17	118,680.65	124,301.87
Fire Engineer / PM A.A. Degree = 4.5% over base	Hourly	35.75	37.50	39.34	41.35	43.31
	Annual	104,092.92	109,201.46	114,564.60	120,409.08	126,112.33
Fire Engineer / PM Bachelor Degree = 6% over base	Hourly	36.26	38.04	39.91	41.94	43.93
	Annual	105,587.35	110,769.18	116,209.03	122,137.52	127,922.47

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

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

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

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

Educational Incentive (after completing 2.5 years of employment)

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

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

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

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

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

MEETING DATE October 23, 2024

ITEM TITLE RESOLUTION AUTHORIZING THE APPROPRIATION AND EXPENDITURE OF PARAMEDIC EQUIPMENT FUNDS FOR THE PURCHASE OF ONE (1) ATLAS ALS PEDIATRIC SIMULATION MANIKIN FROM ISIMULATE USA.

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief



SUMMARY

This item requests appropriation of donated Paramedic Equipment Funds for the purchase of one (1) Atlas ALS Pediatric Simulation Manikin from iSimulate USA. This simulation manikin integrates with an iPad system to create realistic advanced cardiac life support training scenarios for paramedic continuing education. The manikin allows students to practice treatment skills and receive feedback on the quality of chest compressions and ventilation.

Typically, this type of procurement would require at least three (3) competitive bids. However, the Atlas ALS Pediatric Simulation Manikin is patented by iSimulate USA, and is the only device of its kind. Pursuant to Santee Municipal Code Section 3.24.020, the purchasing agent may dispense with the requirements of bidding when the City Council determines that due to special circumstances, it is in the City's best interest to purchase the commodity without compliance with the bidding procedure.

FINANCIAL STATEMENT



This purchase will be funded with monies available in the Paramedic Equipment Fund. This fund consists of money donated by organizations in the community to support the paramedic program. This purchase will require the appropriation of \$6,749.69 from the Paramedic Equipment Fund.

CITY ATTORNEY REVIEW

N/A • Completed

RECOMMENDATION

Authorizing the appropriation of \$6,749.69 from the Paramedic Equipment Fund to purchase one (1) Atlas ALS Simulation Manikin from iSimulate USA.

ATTACHMENT

Staff Report
Resolution

STAFF REPORT
APPROPRIATION OF FUNDS FROM THE PARAMEDIC EQUIPMENT FUND FOR
THE PURCHASE OF AN iSIMULATE ATLAS ALS PEDIATRIC SIMULATION
MAKINIK
October 23, 2024

Background

The Santee Fire Department Paramedic Equipment Fund contains monies that have been donated by community groups to benefit the paramedic service provided by the City of Santee. This item requests the appropriation of \$6,749.69 from this fund to purchase an Atlas ALS Pediatric Simulation Manikin from iSimulate. The manikin utilizes an iPad that mimics the display screen on the cardiac monitor that is used by Santee paramedics in the field. A second iPad acts as the control unit, and allows the trainer to design simulations based on realistic patient scenarios. The manikin provides feedback on chest compressions and ventilation support, which will allow our nurse coordinator and paramedics to monitor the effectiveness of their cardiac arrest resuscitation efforts. This real-time feedback will help our paramedics improve the quality and effectiveness of the care they are providing. The manikin also allows paramedics to practice intravenous line placement, intubation, defibrillation, airway management, and other paramedic skills.

The Atlas ALS Pediatric Simulation Manikin is a proprietary training device available only through iSimulate. This product works in conjunction with the REALiTi iPad system that is also only available through iSimulate. As part of the Santee Lakeside EMS Authority, Lakeside recently purchased the REALiTi iPads and the Atlas Adult Simulation Manikin. Santee will purchase the Atlas Pediatric Simulation Manikin. These purchases will enhance the quality of the continuing education paramedic and emergency medical technician training provided by the SLEMSA Nurse Coordinator and help our personnel train for emergency medical incidents.

Recommendation

Approve the request to appropriate funds from the Paramedic Equipment Fund to purchase one (1) Atlas ALS Pediatric Simulation Manikin from iSimulate. Due to the proprietary nature of this equipment, this request will allow the purchasing agent to dispense with the requirements of bidding to make this purchase.

Financial Impact

The total cost for this purchase is \$6,749.69. The cost projections are provided below:

Quote price for the manikin:	\$6,125.00
Sales Tax:	\$ 474.69
Shipping:	\$ 150.00
Total Cost:	\$6,749.69

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE APPROPRIATION AND EXPENDITURE OF PARAMEDIC EQUIPMENT FUNDS FOR THE PURCHASE OF ONE (1) ATLAS ALS PEDIATRIC SIMULATION MANIKIN FROM ISIMULATE USA

WHEREAS, the Paramedic Equipment Fund consists of money donated by organizations in the community to support the paramedic program; and

WHEREAS, the Atlas ALS Pediatric Simulation Manikin from iSimulate USA is a simulation manikin that integrates with an iPad system to create realistic advanced cardiac life support training scenarios to practice treatment skills and receive feedback on the quality of chest compressions and ventilation; and

WHEREAS, the Atlas ALS Pediatric Simulation Manikin is patented by iSimulate USA and is the only device of its kind, pursuant to Santee Municipal Code Section 3.24.20 the purchasing agent may dispense with the requirements of bidding when the City Council determines that due to special circumstances, it is in the City's best interest to purchase the commodity without compliance with the bidding procedure; and

WHEREAS, this purchase will be fully funded with monies available in the Paramedic Equipment Fund.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, hereby authorizes the appropriation and expenditure of \$6,749.69 from the Paramedic Equipment Fund for the purchase of one (1) Atlas ALS Pediatric Simulation Manikin from iSimulate USA.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of October 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE October 23, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE TOWN CENTER COMMUNITY PARK – ARTIFICIAL TURF REPLACEMENT (CIP 2024-43) PROJECT AS COMPLETE

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services *HH
for NC*

SUMMARY

This item requests that the City Council accept the Town Center Community Park – Artificial Turf Replacement (CIP 2024-43) Project (“Project”) as complete. This project replaced the original synthetic turf fields that were installed in 2010 as part of Phase 2 of the development of Town Center Community Park.

At the March 27, 2024 City Council meeting, the City Council awarded the construction contract for the artificial turf replacement project for a total contract amount of \$976,452.06 to FieldTurf USA, Inc. – A Tarkett Sports Company and authorized the City Manager to approve contract change orders up to \$26,777.66 for possible nailer board replacement.

Initially the Project began Monday, April 22, 2024. It was quickly discovered the ground under the existing liner was too saturated to begin the installation. The project was delayed for approximately four (4) months while the ground was left to dry. When work resumed August 19, 2024, 75% of the total area was good, however it was discovered that a broken water line from nearby natural grass was partially the cause of the continued moisture under the synthetic turf on the southern portion of Field #3.

One amendment to the contract was processed, resulting in a change order in the amount of \$43,129.12 for additional work related to the southern approximate one-third portion of Field #3. The \$26,777.66 originally allocated for the replacement of the nailer board was not needed. As a result, the net increase for the additional work—including the removal of existing base material, flat drain, and liner; scarifying the existing subgrade and allowing it to dry; installing a new liner; and regrading before resuming the installation of artificial turf—was \$16,351.46.

As of October 8, 2024, all items have been completed in accordance with the project plans, specifications and to the satisfaction of the City including any items on the final punch list, and a notice of substantial completion was sent to the contractor.

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 *HJ*

Funding for this project was provided by multiple funding sources appropriated in FY 2023-24 including a Mid-Year transfer from the General Fund, \$620,000; Neighborhood Reinvestment grant funds from San Diego County, \$100,000; user group donations, \$57,000; FY 2023-24 Community Services Department operating budget savings, \$134,380.00; Recreation Revolving Fund operating budget savings, \$3,350.00; and FY 2023-24 Capital Improvement funds, \$88,500.00.

The additional \$16,351.46 net increase needed for the additional work was from savings realized in the Weston Park EV Charging Station CIP Project.



Neighborhood Reinvestment Grant Program	\$100,000.00
User group donations	\$57,000.00
AYSO 341	\$5,000.00
My NFL Youth Flag Football	\$50,000.00
Santee Aviators Youth Lacrosse	\$1,000.00
Santee Ravens	\$1,000.00
Community Services budget savings	\$134,380.00
Recreation Revolving Fund budget savings	\$3,350.00
CIP Mid-Year transfer	\$620,000.00
CIP Sports Field Improvements	\$85,000.00
CIP General Park Improvements	\$3,500.00
CIP Weston Park EV Charge Station savings	<u>\$16,351.46</u>
Total Project Cost	<u>\$1,019,581.46</u>

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Adopt the attached Resolution:

1. Accepting Town Center Community Park – Artificial Turf Replacement (CIP 2024-43) Project as complete; and
2. Authorizing the City Clerk to file a Notice of Completion with the San Diego County Clerk.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE TOWN CENTER COMMUNITY PARK – ARTIFICIAL TURF
REPLACEMENT (CIP 2024-43) PROJECT AS COMPLETE**

WHEREAS, the City Council awarded the construction contract for the Town Center Community Park East – Artificial Turf Replacement (CIP 2024-43) Project (“Project”) to FieldTurf USA, Inc. – A Tarkett Sports Company on March 27, 2024 for \$976,452.06; and

WHEREAS, the City Council also authorized the City Manager to approve change orders up to \$26,777.66 for nailer board replacements, but was later determined to not be needed; and

WHEREAS, the project had a four (4) month delay due to ground saturation between existing subgrade and liner; and

WHEREAS, one change order in the amount totaling \$43,129.12 was approved for additional work related to the southern approximate one-third portion of Field #3 to remove existing base material, flat drain and liner, scarify existing subgrade and let dry, install new liner and regrade after dry; and

WHEREAS, the construction contract was completed for a total contract amount of \$1,019,581.46 on October 8, 2024; and

WHEREAS, FieldTurf USA, Inc., - A Tarkett Sports Company has completed the project in accordance with the contract plans and specifications; and

WHEREAS, the City Council desires to accept the Project as complete.

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

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

SECTION 1: The work for the construction of the Town Center Community Park East – Artificial Turf Replacement (CIP 2024-43) project is accepted as complete on this date.

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

SECTION 3: This Resolution shall take effect immediately upon its passage.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 23rd day of October 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK


MEETING DATE October 23, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE AWARD OF REGIONAL EARLY ACTION PROGRAM HOUSING ACCELERATION PROGRAM CYCLE 2 (HAP 2.0) GRANT FUNDS FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT

DIRECTOR/DEPARTMENT Sandi Sawa, Planning & Building Director 

SUMMARY The Planning & Building Department applied for and was awarded a Regional Early Action Program Housing Acceleration Program Cycle 2 (HAP 2.0) Grant in the amount of \$650,000 from the San Diego Association of Governments (SANDAG). The grant would fund an update to the City of Santee's (City) General Plan Land Use Element (Land Use Element) and the preparation of a corresponding Environmental Impact Report (EIR) as detailed in the grant application (attached). The existing Land Use Element was last updated in 2003 and needs to be updated to reflect the current housing needs of the City. As part of the Land Use Element update and as a main grant objective, an assessment of commercial and underutilized residential sites, primarily along the City's main commercial corridors with access to multimodal transportation, will be completed to identify opportunity sites that may be suitable for mixed-use residential development. The updated Land Use Element would provide the framework for future development and remove any impediments to providing residential development, including mixed-use development. Removing barriers reduces the timing and costs of developing such housing as developers would not have to endeavor on their own to complete site-specific General Plan Amendments and associated environmental assessments. The Land Use Element would also be updated to reflect current conditions and to ensure alignment with more recently updated General Plan elements, such as the Housing and Mobility Elements. The grant term is through March 31, 2026. Staff is currently in the selection process for a qualified firm to assist with the project.

ENVIRONMENTAL REVIEW This item is categorically exempt from CEQA pursuant to section 15061(b)(3) which provides an exemption under the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The action is limited to acceptance of grant funds.

FINANCIAL STATEMENT  The grant will provide \$650,000 in funds to update the Land Use Element and prepare a corresponding EIR. The City will provide \$30,000 in matching funds with in-kind City staff time.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Adopt the Resolution:

1. Accepting the Regional Early Action Program Housing Acceleration Program Cycle 2 (HAP 2.0) Grant Funds from the San Diego Association of Governments; and
2. Authorizing the City Manager to execute documents on behalf of the City, related to the grant.

ATTACHMENT

Resolution
Grant Application

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE AWARD OF REGIONAL EARLY ACTION PROGRAM
HOUSING ACCELERATION PROGRAM GRANT CYCLE 2 (HAP 2.0) FUNDS
FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT**

WHEREAS, the San Diego Association of Governments (SANDAG) has made funding available through its Regional Early Action Program Housing Acceleration Program Cycle 2 (HAP 2.0) Grant Program with the goal of assisting jurisdictions with planning activities that accelerate housing production and facilitate transit-oriented development; and

WHEREAS, in August 2023, the City of Santee applied for a grant in the amount of \$650,000 under the HAP 2.0 Grant Program to assist the City in updating the Land Use Element and in preparing a corresponding Environmental Impact Report (EIR) with the main objectives to align with the more recently updated Housing and Mobility Elements and identify opportunity sites throughout the City that could support mixed-use housing development with multi-modal transportation access; and

WHEREAS, in August 2024 SANDAG awarded the City a HAP 2.0 Grant in the amount of \$650,000 with a matching amount of \$30,000 of in-kind City staff time; and

WHEREAS, this action is categorically exempt from CEQA pursuant to section 15061(b) (3) which provides an exemption under the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The action is limited to acceptance of grant funds; and

WHEREAS, the City of Santee wishes to delegate to the City Manager the authorization to execute a Grant Agreement, associated forms and any amendments thereto; and

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

SECTION 1: Authorize the City Manager to execute the Grant Agreement, associated forms, and any amendments thereto with SANDAG.

SECTION 2: Appropriate grant funds in the amount of \$650,000.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 23rd day of October 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK



I. Required Application Components

To be considered responsive, the following materials must be submitted before the application deadline.

- Completed Planning Project Application
 - Letter(s) from a public agency or community-based organization if a partnership will be used
 - Signed Applicant Statement Form
 - Note: If the application includes a partnership with multiple jurisdictions, each jurisdiction must sign the Applicant Statement Form
 - Equal Employment Opportunity Certificate
 - Public Contract Code Questionnaires and Statements
- A map of the project location (see instructions below)
- Project Scope of Work, Schedule, and Budget (see instructions below)

II. Recommended Application Components

The following materials are not required for an application to be considered responsive but can assist in the project evaluation process and could result in additional points for the applicant.

- If the proposed project is adjacent to another jurisdiction, include documentation showing the project is included in the adopted plans of the adjacent jurisdiction or a letter from the adjacent jurisdiction demonstrating that cooperative efforts are underway.
- GIS shapefile (zipped file) of the project footprint
- A site plan and typical cross-sections depicting project-level detail, if applicable
- Aerial photos and other photographs depicting existing conditions
- Documentation of support for the project from community groups or individuals

III. Project Location Map

- Navigate to the [SANDAG HAP Cycle 2 Interactive Map](#).
- Zoom to the proposed project location and verify that it meets the eligibility requirements outlined in the CFP.
- Use the Draw tool (Figure 1) to map the proposed project area.
- Use the Print tool (Figure 2) to print a PDF copy of your mapped project area.

****REVISED #2****

Figure 1: Draw Tool



Figure 2: Print Tool



IV. Project Scope of Work, Schedule, and Budget

The Scope of Work, Schedule, and Budget template is available in [BidNet](#). The document is not scored; however, if a project is selected to receive funding, the Scope of Work, Schedule, and Budget included in the application will be incorporated into the Grant Agreement. Once the grant agreement is executed, the Grantee will be required to implement the project as it appears in the Scope of Work, Schedule, and Budget. Applicants should follow the directions in the Scope of Work, Schedule, and Budget template. Additional guidance is provided below.

A. Scope of Work and Budget

Applicants should tailor the task description, deliverables, and total project cost columns to fit the project. Table 1 includes sample tasks that could be included in the scope of work.

Table 1: Sample Scope of Work and Budget

Task No.	Task Description	Deliverables	HAP Grant Amount	Matching Funds Amount
Instructions	Enter task descriptions. Limit sub-tasks to major milestones. The following are examples of tasks – applicants should tailor their tasks as necessary.	Enter deliverables associated with each task. The following are examples of deliverables – applicants should tailor their deliverables as necessary.	Enter the cost to complete each task that will be requested for reimbursement.	Enter the amount of matching funds per task from sources other than REAP that will be contributed. Matching funds are not required.
1.	Develop and issue Request for Proposals (RFP)	Draft RFP; final RFP	\$ 10,000	\$ 5,000
2.	Award consultant contract	Consultant contract	\$ 5,000	\$ 0.00
3.	Conduct community outreach	Workshop fliers, agendas, and meeting summaries	\$ 25,000	\$ 0.00
4.	Prepare existing conditions report	Existing conditions report	\$ 12,500	\$ 0.00
5.	Prepare technical studies	Names of technical studies to be provided	\$ 35,000	\$ 0.00
6.	Prepare draft plan and final plan	Draft Plan; final Plan	\$ 150,000	\$ 0.00

****REVISED #2****

B. Schedule

Applicants should ensure that the project schedule meets the December 31, 2025 expenditure deadline. The schedule must be based on months from the Notice to Proceed (NTP). NTPs for HAP Cycle 2 grants are anticipated to be issued in fall 2023. Table 2 shows an example of how to provide the project schedule.

Table 2: Sample Schedule

Task No.	Start Date	Completion Date
Instructions	Enter the start date as the number of months from the NTP. Enter whole numbers.	Enter the end date as the number of months from the NTP. Enter whole numbers.
1.	1 month	3 months
2.	4 months	7 months
3.	8 months	16 months
4.	8 months	12 months
5.	8 months	14 months
6.	14 months	25 months

****REVISED #2****

Grant Application

I. Applicant Information

Applicant Name	City of Santee
Applicant Address	10601 Magnolia Avenue Santee, CA 92071
Contact Name	Michael Coyne
Title	Principal Planner
Phone	619-258-4100 ext. 160
Email	mcoyne@cityofsantee.ca.gov

Does the applicant have an adopted Climate Action Plan (CAP)?

Yes No*

*If No, describe the steps the applicant is taking to develop a CAP and the anticipated timeline for adoption.

--

II. Project Information

Project Title	Land Use Element Update
Project Area Description (Include the transit priority area and/or network and nearby amenities)	Entire jurisdictional limits of the City of Santee. The area includes the Santee Town Center Smart Growth Area (ST-1) in the Smart Growth Concept Map, the El Cajon Mobility Hub, the SR-52 & SR-67 Travel Model Networks (2035 TPPA), and Transit Priority Areas No. 2366, 2367, 2404, 2433, 2448, 2449, 2452, 2492, 2494, 2496, 2501, and 2502. The project area includes a mixture of housing, retail, services, jobs, multimodal corridors, and public transit.
Brief Project Summary	The Land Use Element Update project will include an assessment of existing conditions, land use development patterns, current planning best practices and a comparison with other recently updated elements, including the Housing Element, Circulation Element, Climate Action Plan and Safety/Environmental Justice Element, to ensure consistency across all elements. The updated Land Use Element will identify new mixed-use housing sites along multimodal corridors. New Land Use Element goals, policies and objectives will be identified that further the City's commitment to accelerate housing production and supply, affirmatively further fair housing, and reduce vehicle miles traveled.

****REVISED #2****

Brief Project History (if applicable)	The existing Land Use Element was last updated in 2003 and has a horizon year of 2020. The City has been exploring an update to the Land Use Element for several years now, but due to project costs as a small City with a tight budget has been unable to fund the update. This grant represents an opportunity for the City to be able to fund a much-needed planning document that reflects current planning best practices and aligns with the City's commitment to housing production and multimodal transportation.
---------------------------------------	--

Project Manager

List the day-to-day project manager/person who will manage the project.

Name	Michael Coyne
Title	Principal Planner
Phone	619-258-4100 ext. 160
Email	mcoyne@cityofsanteeca.gov

Additional Contacts for Grant -Related Correspondence

Include the individual (s) who will prepare the quarterly reports, submit invoices, or otherwise be involved in the project.

Role	Prepare Quarterly Reports
Name	Michael Coyne
Title	Principal Planner
Phone	619-258-4100 ext. 160
Email	mcoyne@cityofsanteeca.gov

Role	Submit Invoices
Name	Bill Crane
Title	Senior Management Analyst
Phone	619-258-4100 ext. 221
Email	bcrane@cityofsanteeca.gov

Role	
Name	
Title	
Phone	
Email	

Role	
Name	
Title	
Phone	
Email	

****REVISED #2****

Project Partners

List the name (s) and contact information for any project partners .

Entity Name	
Contact Name	
Title	
Phone	
Email	

Entity Name	
Contact Name	
Title	
Phone	
Email	

Does the applicant intend or have an interest in using the SANDAG Sustainable Communities On -Call?

Yes No

III. Project Eligibility

- The project meets the following REAP 2.0 Program objectives (mark all that apply):
 - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
 - Affirmatively Furthering Fair Housing
 - Reducing Vehicle Miles Traveled
- Describe how the project will make a significant beneficial impact that will lead to substantial changes in land use patterns and travel behaviors. Applicants may consider rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to variables or targets, the proportion of need achieved, and the impact relative to past trends, policies, and practices.

The project will create infill development opportunities particularly for vertical mixed-use development along the City’s multimodal corridors, near public transit., and proximate to existing services and amenities. As a suburban community, there will be a focus on fostering development with micromobility concepts that allows for resident access to proximate services, amenities, and recreational opportunities without the need for a vehicle trip, thus reducing local vehicle trips and vehicle miles traveled. Past trends and policies from the current Land Use Element reflect an outward growth pattern where mixed-use development and the concept of micromobility at the local level are nonexistent. The current baseline is zero (0) existing vertical mixed-use development within the City. The project will result in at least a 100% increase in vertical mixed-use development within the City and a corresponding reduction in vehicle miles traveled for those new housing units within mixed-use developments (percentage reduction to be calculated by VMT analysis as part of project Program EIR).

****REVISED #2****

3. Describe the effort that will be made to reach low-income, disabled, and minority communities within the project area .

The City will have a multilingual webpage on the project and complete direct outreach through mail media to residents within the City's disadvantaged census tracts and affordable housing developments. The City will publicize/post the effort on websites, webpages, newspapers, magazines, restaurants, churches, and community center bulletin boards focused on low-income, disabled, and/or minority communities within the City. The City will engage with leaders of these communities to ensure that the "word is spread" on the effort to ensure as much participation in the project from these communities.

IV. Project Budget

HAP Funding Request

Total HAP Grant Request Amount	\$650,000
--------------------------------	-----------

Matching Funds

List the source(s) and associated dollar amounts of proposed matching funds. Matching funds can consist of in-kind services or cash match from sources other than REAP.

Source of Funding	City General Fund
Amount of Funding	\$30,000

Source of Funding	
Amount of Funding	\$

Source of Funding	
Amount of Funding	\$

Total Matching Funds Provided	\$0
-------------------------------	-----

****REVISED #2****

V. Responses to Evaluation Criteria

1. ACCELERATING INFILL DEVELOPMENT THAT FACILITATES HOUSING SUPPLY, CHOICE, AND AFFORDABILITY

- A. What is a key barrier limiting the production of Infill housing development in the proposed area that will serve low and moderate-income households? How will the proposed planning activity help overcome this barrier and result in elements that improve housing affordability, timing, cost, feasibility, approval, and housing development?

The City's Land Use Element is out of date and doesn't anticipate or allow for mixed-use infill housing development. The planning activity will assess commercial and underutilized residential sites primarily along the City's main commercial corridors for opportunity to redevelop into mixed-use residential developments with a focus on micromobility with proximate resident access to services and amenities and transit-oriented development. The Land Use Element Update would provide the framework for mixed-use residential development that would result in the removal of a zoning barrier to this sort of housing stock improving housing development in general, increasing housing affordability and feasibility and reducing timing and costs as developers would not have to endeavor on their own to complete site-specific General Plan Amendments and associated environmental assessments.

- B. Describe the project's transformative nature and how it advances local transportation and land use goals. The applicant should address how the project supports existing and planned affordable housing developments such as nearby projects, local policies, and ordinances.

The project will result in a Land Use Element that reflects current planning principles and which is consistent and complementary to other recently adopted City plans, including the City's Housing Element, Circulation Element, Climate Action Plan and Safety/Environmental Justice Element. As such, the project will transform the City from a suburban bedroom community to one that supports higher density mixed-use development along the City's main transportation corridors and hubs, taking advantage of the City's transportation network and existing trolley station. The project will support the goals and objectives of the City's Housing Element for creating a varied housing stock with multiple levels of affordability. The project will also help support the implementation of the City's objective design standards and Mixed-use Zone, recently created as part of the adopted Housing Element.

****REVISED #2****

2. REDUCE VEHICLE MILES TRAVELED

A. Proximity to Focus Areas for Housing Development

Note: Use the [SANDAG HAP Cycle 2 Interactive Map](#) to locate your project and determine if any of the below apply. To identify the name of the particular Mobility Hub or TAZ, click on the border of the Mobility Hub or the shaded area of the TAZ to view the details. See Figures 3 and 4 below for examples.

Figure 3: Identify Mobility Hub Name

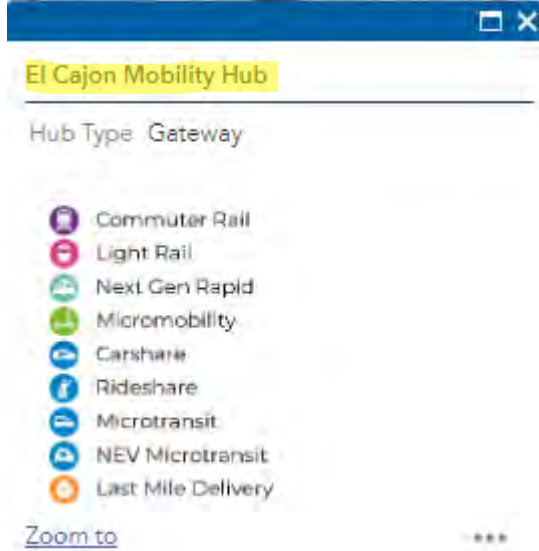
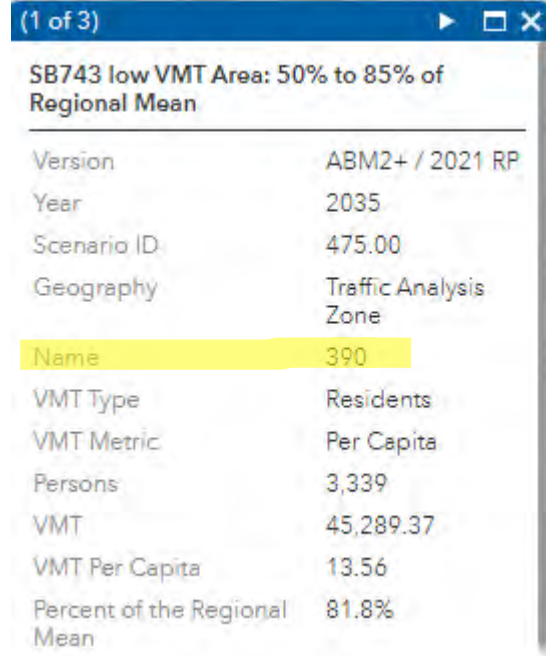


Figure 4: Identify TAZ Name



The project includes or is within (check all that apply):

Mobility Hub

Mobility Hub Name: El Cajon

2035 TPA

Low VMT Area – SB 743

less than 50% of regional mean

TAZ Name: _____

50% - 85% of regional mean

TAZ Name: 2449, 2452

85% - 100% of regional mean

TAZ Name: 2366, 2367, 2404, 2433, 2448, , 2492, 2494, 2496, 2501, 2502.

Low VMT Area - TPPA

****REVISED #2****

B. Furthering Mobility Hub Implementation

1. Describe how the project will implement a land use strategy that facilitates VMT reduction. *Specific examples include: Increasing housing density near transit, adopting transit-oriented development incentive zones for affordable housing, reducing or eliminating parking minimums, or other innovative parking management strategies*

The project will implement a land use strategy that facilitates VMT reduction by supporting mixed-use and transit-oriented development with a focus on micromobility that allows for resident access to proximate services, amenities, and recreational opportunities without the need for a vehicle trip, thus reducing local vehicle trips and vehicle miles traveled.

2. Describe how the project includes zoning for a higher housing density than is currently allowed. Include the current zoning designations in the project area.

The City's commercial zones do not currently allow mixed-use development. The project would allow suitable commercial sites to be redeveloped into mixed-use housing sites, thus allowing higher housing density than is currently allowed. The City currently has three commercial zoning classifications – OP (Office Professional), CN (Neighborhood Commercial) and CG (General Commercial) – which comprise approximately 380 acres. Assuming, that only half of these sites would be suitable for mixed-use development with a medium housing density of 22 dwelling units per acre, this would result in the opportunity for an additional 4,180 housing units throughout the City.

****REVISED #2****

3. Describe how the project increases connectivity between housing, jobs, amenities, and services in relation to public transit. Specifically, include in your answer how the project improves jobs-housing balance and plans for transportation/ mobility improvements to better connect housing to the existing/planned regional transportation network.

The project increases connectivity between housing, jobs, amenities, and services in relation to public transit by supporting mixed-use residential and transit-oriented development along the City's multimodal corridors (namely Mission Gorge Road) and near the City's main transit hub (Trolley Square). Commercially zone properties, where mixed-use would be anticipated, are established along existing public transit and transportation networks and proximate to existing services and amenities, including retail services, jobs, schools, and parks.

4. Describe how the project plans for transportation/ mobility improvements to better connect housing to the existing/planned regional transportation network.

The project will help adjust Land Use Element goals, policies, and objectives to be consistent with the City's recently adopted Mobility Element and Active Transportation Plan and which support implementation of the City's planned multimodal-focused transportation network. The creation of a mixed-use land use designation or overlay, would allow future residential projects to be better connected to this transportation network.

****REVISED #2****

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

- Using the [TCAC/HCD Opportunity Map](#), identify the relevant opportunity category for your project. Mark all that apply:
 - Highest Resource
 - High Resource
 - Moderate Resource
 - Low Resource
 - High Segregation & Poverty
- List the Census Tract(s) that your project is located in. To identify the Census Tract number, click on the shaded area of the map where your project is located to view the details. See Figures 5 and 6 below for an example.

Census Tracts: 06073009504, 06073016901, 06073016612, 06073016609, 06073016608, 06073016610, 06073016607, 06073016615, 06073016614, 06073016613, 06073016606, 06073016701, 06073016202, 06073016616, and 06073016605.

Figure 5: Identify Census Tract Location

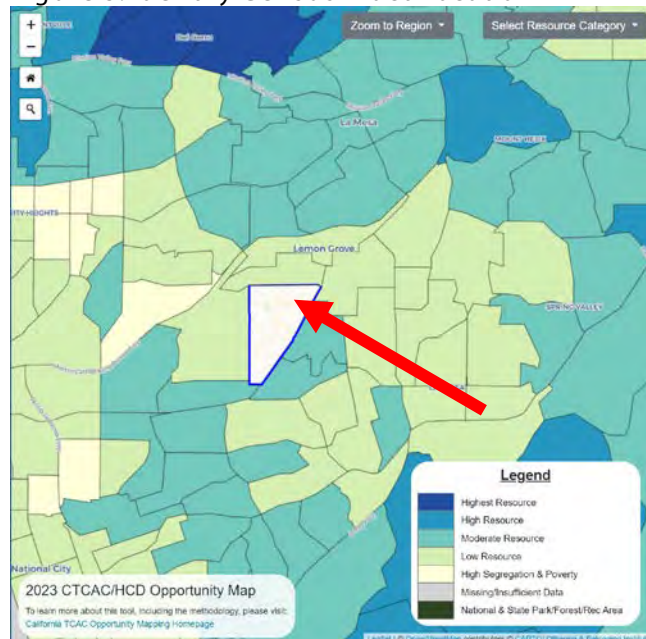


Figure 6: Identify Census Tract Number

Census Tract	06073014200
Opportunity Category	Moderate Resource
County	San Diego
Region	San Diego Region
Economic Score	49
Education Score	26
Environment Score	23

****REVISED #2****

- If the project is located in a "Highest Resource" or "High Resource" Opportunity Category, how will the project open the area to low and moderate-income households and historically underserved communities? *Examples include:*
 - *Enhancing housing mobility strategies that remove barriers to housing, housing supportive infrastructure, and transportation in areas of opportunity*
 - *Encouraging the development of new affordable housing in high resource areas by promoting housing, infrastructure, increased transportation options, and affordability in areas of high opportunity and outside of areas of concentrated poverty.*

The project would encourage the development of new affordable housing in high resource areas by establishing the framework that supports mixed-use housing in these areas.

- If the project is located in a "Moderate Resource," "Low Resource," or "High Segregation & Poverty Area," what community revitalization or other place-based strategies are included in the project to enhance community vitality? *Examples include:*
 - *Improving assets in areas of lower opportunity and concentrated poverty, such as targeting investments in neighborhood revitalization, preserving or rehabilitating existing affordable housing, and improving infrastructure, schools, employment, parks, transportation, and other community amenities.*
 - *Projects could also protect existing residents from displacement and preserve housing choices and affordability in areas of lower - or moderate -opportunity and concentrated poverty.*

By allowing for mixed-use housing development in these areas, the project would result in higher land values in these areas and potential investment and development of a balance of uses (commercial/service with housing) in these underinvested areas. New development would result in improvements to infrastructure within this area and development impact fees collected from new development would be reinvested into this community through investments into improved parks, public facilities, and active transportation infrastructure.

****REVISED #2****

4. COMMUNITY ENGAGEMENT AND OUTREACH

Describe how community-based organizations and residents have been or will be meaningfully involved in the visioning and development of this project. How has community input shaped the vision for the area?

The City of Santee has invested in a communications and marketing division that spearheads community engagement efforts for all departments and which has established a network community groups, members and stakeholders which has been valuable in other planning efforts. Through the City's eventual consultant, in coordination with the City's communications and marketing division, the City will reach out and have meaningful engagement for the project from residents and community members. Through mail and digital media and through outreach events and workshops, the City will ensure that the community is engaged in this effort.

5. PARTNERSHIPS

Will the applicant partner with other local jurisdictions, nonprofits, transit agencies, or community-based organizations? Mark all that apply. **A letter of support from each partner must be submitted with this application that describes how the partnership will enhance the benefits and outcomes of the project.**

- There are local jurisdictions or transit agency partners on the project that the applicant will collaborate with to share information, plan, and adopt policies together.
- The applicant will partner with a community-based organization or nonprofit to ensure the benefits of the proposed activities are realized by a broad population and in an equitable manner.

Include in the space below the name(s) of the partnership members.

****REVISED #2****

6. BOARD POLICY 033

A minimum of 25 percent of the total points in this funding program will be awarded under this Policy based on jurisdictions' adoption of Prohousing policies and demonstrated commitment to advancing housing equity.

A. Prohousing Policies

Jurisdiction currently has HCD Prohousing Designation *(City of Santee City Council has adopted a Prohousing Resolution as is actively working with HCD on obtaining a Prohousing Designation)*

OR

Select all policies currently in place in the following categories:

1. Category 1: Favorable Zoning and Land Use

- Housing element plan for zoned capacity of >150% of RHNA
- Permitting missing middle uses (e.g., duplexes, triplexes, fourplexes, townhomes) in existing low-density single-family zones
- Eliminating minimum parking requirements
- Allowing residential in commercial zones
- Allowing more/larger accessory dwelling units (ADUs) than state law requires
- Density bonus that is >10% more than state requirements
- Established Workforce Housing Opportunity Zone (WHOZ) or housing sustainability district
- Standards to promote more density
- Housing element plan for zoned capacity of >125% of RHNA
- Reduced parking requirements

2. Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval of housing
- Streamlined/program-level California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) for general plans/specific plans etc.
- Permit process that is less than two months
- Elimination of public hearings for projects consistent with zoning/general plan
- One-stop shop permitting processes or single point of contact

****REVISED #2****

- Priority permit processing or reduced plan check times for ADUs/junior ADUs, multifamily, or affordable housing
- Streamlined housing development at the project level
- Permit process that is less than four months
- Three public hearings limit for projects consistent with zoning/general plan
- Eliminated or replaced subjective design standards with objective standards that simplify zoning
- Standard entitlement application
- Publicly posting online status updates on permit approvals

3. Category 3: Reduction of Construction and Development Costs

- Waived development impact fees for housing
- Adopted universal design ordinances
- Preapproved prototype plans for missing middle housing (e.g., duplexes, triplexes, fourplexes, townhomes)
- Measures that reduce costs for transportation-related infrastructure or that encourage active transit or other alternatives to cars
- Reduced development impact fees for housing
- Less restrictive ADU standards than state requirements
- Fee reduction, including deferrals or reduced fees for housing with people with special needs
- Promoting innovative housing types that reduced development costs

4. Category 4: Providing Financial Subsidies

- Local housing trust fund or collaboration on regional fund
- Program to comply with Surplus Lands Act and make publicly owned land available for affordable housing
- Enhanced Infrastructure Financing District (EIFD)
- Prioritization of local general funds for affordable housing
- Grants/low-interest loans for affordable ADUs
- Direct residual redevelopment funds to affordable housing

****REVISED #2****

- Development and regular use of housing subsidy pool, local/regional trust, or similar funding source

Please provide more information on each of the policies selected.

The City's Housing Element Sites Inventory identifies a housing capacity for 2,110 units which exceeds the requirement of 1,219 by more than 150%. The City allows ADUs up to 1,200 square feet, exceeding the state-mandated size allowance. The City has adopted an SB 9 ordinance allowing missing middle housing including up to four units on one lot. The City modified its development standards (height) and urban density limit from 30 dwelling units per acre to 36 dwelling units per acre to allow for denser housing. Within 1 mile of trolley square, the parking requirement was reduced by 10%. The City adopted a By-Right Housing Ordinance that established objective design standards and eliminated public hearings for by-right housing projects. The City keeps an Active Project Map and log with housing development projects statuses kept up to date on a monthly basis. The City's development applications were recently updated to be more standardized and the City has implemented a new online permitting system. The City waived development impact fees for ADUs. The City has a Surplus Lands Act program administered by the Economic Development Manager to ensure that City-owned properties are made available for affordable housing.

B. Housing Equity

The applicant has the following policies or practices that advance housing equity (mark all that apply).

- An adopted inclusionary housing ordinance
- Establishment of rent stabilization
- Establishment of anti-displacement policies in conjunction with transit improvements
- Creation of a strategy or fund to preserve naturally occurring affordable housing
- Creation of tenant protection policies such as access to legal counsel, just cause eviction policy, etc.
- Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from environmentally sensitive or hazardous areas.
- Programs, land use plans, and new policies (other than those indicated in the Prohousing Policy Implementation section above) that are intended to result in increased investment (such as infrastructure, housing, open space, etc.) in lower opportunity areas. Such areas include but are not limited to, Low Resource and High Segregation & Poverty areas designated in the 2021 California Tax Credit Allocation

****REVISED #2****

Committee (TCAC)/HCD Opportunity Map, and disadvantaged communities under California Senate Bill 535 (2012).

- Zone changes or other policies (other than those listed in the Prohousing Policy Implementation section 3 above) that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the 2021CTCAC/HCD Opportunity Maps.
- Displacement risk studies
- Creating a publicly available database of affordable housing properties at risk of losing affordability restrictions through the expiration of rent restrictions or tenant voucher programs
- Proactive monitoring of housing at risk of losing affordability restrictions and proactive enforcement of state-mandated tenant notification provision

Please provide more information on each of the policies selected (or links to documentation)

Through the recently adopted Housing Element, the City recently rezoned properties mainly in the urban core of the City (within the Town Center) away from environmentally sensitive or hazardous (fire-prone) areas. Through its Housing Element Affirmatively Furthering Fair Housing policies, the City has committed to prioritizing Capital Improvement Program projects in the City's disadvantaged communities' areas to ensure investment in such areas, with the City recently allocating funds to improve a park within this area. Through the Housing Element Sites Inventory, most of the rezoned housing sites are in high resource areas of the City. The City actively monitors at-risk housing and keeps an up-to-date database of at-risk housing properties on its Fair Housing webpage (<https://www.cityofsanteeca.gov/government/planning-and-building/fair-housing>).

****REVISED #2****

Applicant Statement Form

Please indicate application completeness by checking the following boxes, then sign and date below. **If the application includes a partnership with multiple jurisdictions, each jurisdiction must sign the Applicant Statement Form.**

As an authorized delegate, I certify that my agency:

- Has read the Grant Agreement Template and accepts and can meet the terms and conditions.
- Understands that SANDAG will not reimburse the applicant for expenses incurred prior to the Notice to Proceed issuance, after the grant term expiration, or after the December 31, 2025, expenditure deadline.

If this application is approved for funding, I certify that my agency:

- Understands the responses in this application will become requirements reflected in the Grant Agreement with SANDAG.
- Agrees to sign and return the Grant Agreement to SANDAG, without exceptions, within 45 days of receipt.
- Will submit progress reports, performance measures, and invoices documenting the use of grant and matching funds to SANDAG no less frequently than quarterly using the method required by SANDAG.
- Will set up a separate project account for quarterly reporting and invoicing.
- Commits to the adoption of the proposed Planning Project by the HAP expenditure deadline (December 31, 2025).

I certify that I agree with the above statements and that the information submitted in this application is complete and accurate.

I have the authorization to submit this Grant Application on behalf of my agency.

Michael Coyne

Principal Planner

Print Name

Title



8/4/2023

Signature

Date

****REVISED #2****

Equal Employment Opportunity Certificate

Certificate of Compliance with Equal Employment Opportunity Requirements

The Equal Employment Opportunity (EEO) provisions of the Agreement SANDAG will award to the applicant requires the applicant to provide equal employment to all people, regardless of race, color, religion, sex, or national origin.

Applicant certifies that it will comply with the provisions of the SANDAG Equal Employment Opportunity Program ([SANDAG Board Policy No. 007](#)) and rules and regulations adopted pursuant thereto, Title VI of the Civil Rights Act of 1964, the California Fair Employment Practices Act, and any other applicable federal and state laws and regulations relating to equal employment opportunity, including laws and regulations hereinafter enacted.

Furthermore, the applicant certifies that it

has has not

been found, adjudicated, or determined to have violated any laws of Executive Orders relating to employment discrimination or affirmative action including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000[e] et seq.); the Equal Pay Act (29 U.S.C. 206[d]); Executive Order (EO) 10925 (Kennedy, 1961), EO 11114 (Kennedy, 1963), or EO 11246 (Johnson, 1965); or the California Fair Employment and Housing Act (Government Code 12460 et seq.); by any federal or California court or agency, including but not limited to the Equal Employment Opportunity Commission, the Office of Federal Contract Compliance Programs, and the California Fair Employment and Housing Commission.

If yes, please explain the circumstance in the space below:

Michele Barcello

Senior Human Resources Analyst

Print Name
(Attached as separate scanned document)

Title
8/4/2023

Signature

Date

****REVISED #2****

Public Contract Code Questionnaires and Statements

Public Contract Code Section 10162 Questionnaire

The applicant shall complete, under penalty of perjury, the following questionnaire:

Has the applicant, any officer of the applicant, or any employee of the applicant who has a proprietary interest in the applicant, ever been disqualified, removed, or otherwise prevented from bidding or proposing on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes* No

*If Yes, explain the circumstances in the space below.

Public Contract Code Section 10232 Statement

In conformance with Public Contract Code Section 10232, the applicant states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the applicant within the immediately preceding two-year period because the applicant failed to comply with an order of a federal court which ordered the applicant to comply with an order of the National Labor Relations Board.

Public Contract Code Section 10285.1 Statement

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the applicant declares under penalty of perjury under the laws of the State of California that the applicant

has has not
(must check one)

been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101,

****REVISED #2****

with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "Applicant" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as well as any subapplicant of the applicant, as referred to in Section 10285.1 (reference to "bidder/proposer"). Applicants are cautioned that false certification may subject the certifier to criminal prosecution.

Michael Coyne

Principal Planner

Print Name

Title

M. Coyne

8/4/2023

Signature

Date

MEETING DATE October 23, 2024

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

DIRECTOR/DEPARTMENT Heather Jennings, Finance 

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 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 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.

Staff has communicated the proposed Development Impact Fee Nexus Study and updated development impact fees to the Building Industry Association (BIA). The information was presented, and a copy of the draft report was provided. The BIA reviewed the draft report and advised staff that they had no comments or questions.

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

There is no fiscal impact associated with the Council workshop to review and discuss the Comprehensive Development Impact Fee Nexus Study. If the updated development impact fees are adopted at the public hearing on November 13, 2024, the fees would 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.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Conduct a workshop to review and discuss the Comprehensive Development Impact Fee Nexus Study and the proposed development impact fees and conduct a public hearing on November 13, 2024, to consider public testimony and adopt the Development Impact Fee Nexus Study and the proposed development impact fees.

ATTACHMENTS

1. Staff Report
2. Comprehensive Development Impact Fee Nexus Study

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.



Comprehensive Development Impact Fee Nexus Study

City of Santee

October 2024

Prepared For:



Prepared By:



101 Progress #250
Irvine, CA 92618
(949) 655-3900

This page intentionally left blank.

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⁾
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.

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	\$	3.67	\$	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:

- 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 (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.

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	\$	1,568.00	\$	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%

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 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 AB 516, posting of information per AB 1483, Nexus Study updates every eight years per AB 602, 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 (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

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 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. 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>	\$ 7,103,713
Total Costs	\$ 340,673,071
Existing Service Population ⁽³⁾	58,086
Total Existing Level of Service per Resident	\$ 5,864.98

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 through 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
Residential			(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** calculates 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
			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>\$ 171,452</i>
Total Existing Costs	\$ 48,585,972
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	\$ 54,519,672
Total Buildout Trip Generation ⁽⁴⁾	310,762
Cost per Trip	\$ 175.44

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. Soft costs are included in the cost for the future facilities.

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⁾	\$	(171,452.00)
Total Traffic Signal Facilities	\$	5,762,248.00
Additional Trip Generation	\$	67,712
Cost per Trip	\$	85.10

Notes:

1 Fund Balance as of 06/30/2023 and reported in the Annual Development Impact Fee Report (2023).

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 (Rounded)	Average Unit Size (SF)	Fee
Residential			(per Unit)		(per SF)
Single Family	\$ 85.10	10.00	\$ 851.00	2,200	\$ 0.39
Multi Family	\$ 85.10	5.64	\$ 479.96	1,600	\$ 0.30
Non-Residential			(per 1,000 SF)		
Commercial ⁽²⁾	\$ 85.10	22.87	\$ 1,946.24		
Office	\$ 85.10	12.62	\$ 1,073.96		
Industrial	\$ 85.10	2.92	\$ 248.49		

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	\$ 0.39	1,444	2,200	\$ 1,238,952
Multi Family	\$ 0.30	4,466	1,600	\$ 2,143,680
Non-Residential	(per 1,000 SF)	(1,000 SF)		
Commercial	\$ 1,946.24	1,020.34		\$ 1,985,827
Office	\$ 1,073.96	83.92		\$ 90,127
Industrial	\$ 248.49	1,266.30		\$ 314,663
Total				\$ 5,773,249

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>	\$ 171,452
Total Costs	\$ 48,585,972
Existing Trip Generation ⁽³⁾	243,050
Cost per Trip	\$ 199.90

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%	\$ 2,643,093
Graves Avenue Street Improvements	Widen Graves Avenue from Pepper Drive to Prospect Avenue	\$ 7,544,000	21.79%	\$ 1,643,817
Magnolia Avenue Widening	Widen the west side of Magnolia Avenue from the San Diego River to Park Avenue	\$ 4,786,000	21.79%	\$ 1,042,856
Median Modification - Mission Gorge Road at Marketplace	Realign center median on Mission Gorge Road at Marketplace and Postoffice to accommodate existing traffic volumes on Mission Gorge Road.	\$ 560,000	21.79%	\$ 122,022
Olive Lane Improvements	Widen Olive Lane from the Forester Creek Bridge to Mission Gorge Road and install street improvements.	\$ 2,850,000	21.79%	\$ 621,007
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%	\$ 4,634,020
Traffic Signal and Communication Upgrades	Upgrade existing Traffic Signal System on Major roadways in include interconnection, upgraded controllers and vehicle detections systems.	\$ 4,083,800	21.79%	\$ 889,849
Subtotal Traffic Mitigation Facilities		\$ 74,006,800		\$ 32,382,664.90
Soft Cost: Construction Contingency (10%)				\$ 3,238,266.49
Soft Cost: Design and Environmental (15%)				\$ 4,857,399.74
Soft Cost: Construction Administration and Inspection (15%)				\$ 4,857,399.74
Total Traffic Mitigation Facilities Costs				\$ 45,335,730.87

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	\$ 45,335,208.42
Less Fund Balance ⁽¹⁾	\$ (3,344,248.00)
<i>Total Mitigation Cost</i>	\$ 41,990,960.42
Trip Generation	\$ 67,712
Cost per Trip	\$ 620.14

Notes:

- 1 Fund Balance as of 06/30/2023 and reported in the Annual Development Impact Fee Report (2023).

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	\$ 620.14	10.00	\$ 6,201.40	2,200	\$ 2.82
Multi Family	\$ 620.14	5.64	\$ 3,497.59	1,600	\$ 2.19
Non-Residential			(per 1,000 SF)		
Commercial ⁽²⁾	\$ 620.14	22.87	\$ 14,182.60		
Office	\$ 620.14	12.62	\$ 7,826.17		
Industrial	\$ 620.14	2.92	\$ 1,810.81		

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	\$ 2.82	1,444	2,200	\$ 8,958,576
Multi Family	\$ 2.19	4,466	1,600	\$ 15,648,864
Non-Residential	(per 1,000 SF)	(1,000 SF)	(1,000 SF)	
Commercial	\$ 14,182.60	1,020.34		\$ 14,471,074
Office	\$ 7,826.17	83.92		\$ 656,772
Industrial	\$ 1,810.81	1,266.30		\$ 2,293,029
Total				\$ 42,028,315

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>\$ 1,147,737</i>
Total Costs	\$ 125,246,852
Existing Impervious Acres ⁽²⁾	6,044
Existing Cost per Impervious Acre	\$ 20,722.51

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 away 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%	\$ 20,722.51	\$ 5,387.85	7.00	\$ 769.69	2,200	\$ 0.35
Multi Family ⁽⁵⁾	73%	\$ 20,722.51	\$ 15,127.43	22.00	\$ 687.61	1,600	\$ 0.43
					(per 1,000 SF)		
Non-Residential							
Commercial	85%	\$ 20,722.51	\$ 17,614.13	0.24		10.45	\$ 1,684.85
Office	90%	\$ 20,722.51	\$ 18,650.26	0.68		29.62	\$ 629.63
Industrial	95%	\$ 20,722.51	\$ 19,686.38	0.35		15.25	\$ 1,291.25

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	\$ 1,684.85	1020.34		\$ 1,719,120
Office	\$ 629.63	83.92		\$ 52,839
Industrial	\$ 1,291.25	1266.30		\$ 1,635,110
Total				\$ 7,591,557

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>	<i>\$ 11,181,084</i>
<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>	<i>\$ 96,900,576</i>
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	\$15,400,000.00
Fire Station 28 Construction	10,000	\$14,000,000.00
Fleet Maintenance Facility	4,141	\$5,797,400.00
<i>Subtotal Fire Stations/Facilities</i>		<i>\$74,397,400.00</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
			(per Unit)		(per SF)
Residential					
Single Family	\$ 59.17	2.93	\$ 173.37	2,200	\$ 0.08
Multi Family	\$ 59.17	2.37	\$ 140.23	1,600	\$ 0.09
			(per 1,000 SF)		
Non-Residential					
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	\$ 0.39	\$ 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.

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 24-25		\$ 12,716	\$ 7,852	\$ 38,625	\$ 9,346	\$ 68,540
FY 25-26		\$ 13,098	\$ 8,088	\$ 39,784	\$ 9,626	\$ 70,596
FY 26-27		\$ 13,491	\$ 8,331	\$ 40,977	\$ 9,915	\$ 72,714
FY 27-28		\$ 13,491	\$ 8,331	\$ 40,977	\$ 9,915	\$ 72,714
FY 28-29		\$ 13,896	\$ 8,581	\$ 42,207	\$ 15,213	\$ 79,895
FY 29-30		\$ 14,312	\$ 8,838	\$ 43,473	\$ 10,669	\$ 77,292
FY 30-31		\$ 14,742	\$ 9,103	\$ 44,777	\$ 10,989	\$ 79,611
FY 31-32		\$ 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 \$ 160,622

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 28-29 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) pursue 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 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

An administrative fee of two (2) percent is included as part of each of the fees 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 updated that must be updated at a minimum every eight (8) years

pursuant to AB602. Please refer to the individual fee calculation tables for a breakdown of the administration fee.

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 & Carlton 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
Traffic Signal and Communication Upgrades	\$ 4,083,800	\$ 3,193,980	\$ 889,820
<i>Subtotal Traffic Mitigation</i>	<i>\$ 74,006,800</i>	<i>\$ 41,624,508</i>	<i>\$ 32,382,292</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		
Fire Facilities⁽²⁾			
Fire Station 4 Rebuild	\$ 25,200,000	\$ -	\$ 114,130,000
Fire Station 5 Replacement	\$ 14,000,000	\$ -	\$ 227,990,000
Fire Station 20 Construction	\$ 21,000,000	\$ -	\$ 455,570,000
Fire Station 28 Construction	\$ 16,000,000	\$ -	\$ 910,620,000
Fleet Maintenance Facility	\$ 5,797,400	\$ -	\$ 1,818,720,000
<i>Subtotal Support Vehicles</i>	\$ 81,997,400	\$ -	\$ 3,527,030,000
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 General Plan</i>	\$ 4,925,000	\$ -	\$ 4,925,000
Total (Rounded)	\$ 267,710,900	\$ 59,214,508	\$ 3,653,528,992

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

2 standard of 5 acres per 1,000 people and growth assumptions in the City.

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