AGENDA

Consolidated Regular Meeting

City Council Chamber - 1243 National City Boulevard, National City, CA

Ron Morrison, Mayor
Marcus Bush, Vice-Mayor – District 4
Luz Molina, Councilmember- District 1
Jose Rodriguez, Councilmember -District 2
Ditas Yamane, Councilmember – District 3

Scott W. Huth, Interim City Manager
Barry J. Schultz, City Attorney
Shelley Chapel, MMC, City Clerk

The City Council also sits as the City of National City Community Development Commission, Housing Authority, Joint Powers Financing Authority, and Successor Agency to the Community Development Commission as the National City Redevelopment Agency

Thank you for participating in local government and the City of National City Council Meetings.

Meetings: Regular City Council Meetings are held on the first and third Tuesday of the month at 6:00 p.m. Special Closed Session Meetings and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular City Council Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: Agendas and Agenda Packet for items listed are available on the City website, and distributed to the City Council no less than 72 hours before the City Council Meeting. Sign up for E-Notifications to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the City Council Meeting in person, watch the City Council Meeting via live web stream, or participate remotely via Zoom. Recording of Meetings are archived and available for viewing on the City's website.

To listen to the live stream in Spanish, you must register for Zoom prior to the meeting for access.

All Zoom registration must be completed **two (2)** hours prior to the City Council Meeting for access.

Public Comment: Persons wishing to address the City Council on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the City Clerk before the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. *(City Council Policy 104)*

All written comment must be submitted no later than **four (4)** hours prior to the start of the meeting to allow time for distribution to the City Council.

EFFECTIVE JANUARY 1, 2023

All Contributions to Candidates and Current Elected Officials are required to self-report a Declaration of Campaign Contribution to a Councilmember of more than $250 within the past year (effective Jan 1, 2023). This report may be included on the Public Comment Speaker Slip to be completed prior to the City Council Meeting.

Spanish Interpretation Services: Spanish Interpretation Services are available; please contact the City Clerk before the start of the meeting for assistance. clerk@nationalcityca.gov

American Disabilities Act Title II: In compliance with the American Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation to participate in a meeting should direct such request to the City Clerk's Office (619) 336-4228 at least 24 hours in advance of the meeting.

AGENDA

Consolidated Regular Meeting

City Council Chamber - 1243 National City Boulevard, National City, CA

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Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Consejo Municipal se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Concejo Municipal se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Concejo Municipal no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Concejo Municipal en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Para escuchar la transmission en Español, registration por Zoom es requerido antes del comienzo de la sesión.

Todo registro para la trasmisión por Zoom debe completarse **dos (2)** horas antes de la Reunión del Concejo Municipal.

Comentario Público: Las personas que deseen dirigirse al Concejo Municipal sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 1 hora antes de la Reunión del Consejo Municipal para dar tiempo a la distribución al Consejo Municipal.

Todos comentarios deben estar sometidos a más tardar **cuatro (4)** horas antes del comienzo de la sesión.

A PARTIR DEL 1 DE ENERO DE 2023

Todas las contribuciones a los candidatos y funcionarios electos actuales deben autoinformar una Declaración de contribución de campaña a un concejal de más de $ 250 en el último año (a partir del 1 de enero de 2023). Este informe puede incluirse en el Recibo del orador de comentarios públicos que se completará antes de la reunión del Concejo Municipal

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.

State of California)
)ss.
County of San Diego)

AFFIDAVIT OF POSTING

I, Shelley Chapel, MMC, City Clerk of the City of National City, hereby declare under penalty of perjury that this notice of a Regular Meeting as called by the City Council of the City of National City was posted and provided on Thursday, October 30, 2025, at 6:00 p.m. Said meeting to be held Tuesday, November 4, 2025, at 6:00 p.m. in the City Hall, City Council Chambers, 1243 National City Blvd., in the City of National City, California. Said notice was posted on the Bulletin Boards in front of City Hall and the Library.

Shelley Chapel

Shelley Chapel, MMC, City Clerk

AGENDA

Consolidated Regular Meeting

Tuesday, November 4, 2025, 6:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Pages

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE TO THE FLAG

4. INVOCATION

5. PUBLIC COMMENT

   In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the City Council will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

6. PROCLAMATIONS AND RECOGNITION

   6.1 Proclamation - Phil Am BID STARBlazers & TOP HATs Day 6

   6.2 Introduction of New City Employees 7

7. PRESENTATION (Limited to Five (5) Minutes each)

   7.1 National City Planning Commission & Housing Advisory Committee Annual Report for 2025. 8

8. REGIONAL BOARDS AND COMMITTEE REPORTS (Limited to Five (5) Minutes each)

   Per Government Code Section 53232.3(d) also known as AB1234:

   Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

9. CONSENT CALENDAR

The Consent Calendar may be enacted in one motion by the City Council with a Roll Call Vote without discussion unless a Councilmember, a member of the Public, or the City Manager requests an item be removed for discussion. Items removed from the Consent Calendar will be considered immediately following the adoption of the Calendar.

9.1 Approval of Reading by Title Only and Waiver of Reading in Full of Ordinance on this Agenda

9.2 First Amendment to the Agreement with 24 Hour Elevator, Inc. for Citywide Elevator Services 14

Recommendation:
Adopt a Resolution Entitled, **"**Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a First Amendment to the Agreement with 24 Hour Elevator, Inc. to Extend the Agreement by One Year to June 30, 2027, and to Increase the Not-to-Exceed Amount by $35,000 for a Total Not-to-Exceed Amount of $85,000."

9.3 First Amendment to the Agreement with The Steinhilber Corporation dba JJJ Enterprises for Citywide Fire and Security Alarm Monitoring Services 19

Recommendation:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a First Amendment to the Agreement with The Steinhilber Corporation dba JJJ Enterprises to Extend the Agreement by One Year to June 30, 2027, and to Increase the Not-to-Exceed Amount by $35,000, for a Total Not-to-Exceed Amount of $85,000."

9.4 Increases to Salaries and Benefits for Executive and Management Groups. 24

Recommendation:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Approving Salary and Benefit Changes for the Executive and Management Employee Groups and Authorizing a Fiscal Year 2025-2026 Budget Appropriation in the Amount of $1,120,441 to Fund the Stated Salary and Benefit Increases."

9.5 Land Use Code Amendment to Restore Omitted Sections 18.10.060 (Rules of Measurement), 18.11.120 (Interim uses), 18.22.020 (Allowed land uses et seq.), 18.30.310 (Tattoo parlors et al), 18.30.340 & 345 (Medical marijuana dispensaries and cultivation). 43

Recommendation:
Initiate the Code Amendment.

9.6 Notice of Decision – Planning Commission Approval of a Conditional Use Permit (CUP) for a Drive-Through Coffee Shop (Dutch Bros Coffee) to be Located at 1838 Sweetwater Road. 51

Recommendation:
Staff Recommends Approval of the Conditional Use Permit (CUP) Request for a Drive-Through Coffee Shop, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2025-16 and a Determination that the Project is Exempt from CEQA. A Drive-Through is a Conditionally-Allowed Use in the Major Mixed-Use District Zone.

9.7 One-year Extension of American Medical Response Contract with the City of National City 171

Recommendation:
Adopt the Resolution Entitled, “Resolution of the City Council of the City of National City, California, Approving and Authorizing the Mayor to Execute the Tenth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc. to Continue to Provide Basic and Advanced Life Support Ambulance Transportation Services Effective from September 1, 2025 through August 31, 2026.”

9.8 Professional Services Agreement with SCI Consulting Group for Ongoing Cannabis Program Support Services — Term Through June 30, 2027; Not-to-Exceed $47,000 Per Fiscal Year. 179

Recommendation:
Adopt the Resolution Entitled, “Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute an Agreement with SCI Consulting Group for Ongoing Cannabis Program Support Services for a Not-To-Exceed Amount of $47,000 Per Fiscal Year.”

9.9 Investment Transactions for the Month Ended July 31, 2025. 208

Recommendation:
Accept and File the Investment Transaction Ledger for the Month Ended July 31, 2025.

9.10 Investment Transactions for the Month Ended August 31, 2025. 220

Recommendation:
Accept and File the Investment Transaction Ledger for the Month Ended August 31, 2025.

9.11 Warrant Register No. 10 for the Period of 8/29/25 through 9/4/25 in the Amount of $5,094,004.91 233

Recommendation:
Ratify Warrants Totaling $5,094,004.91.

243

9.12 Warrant Register No. 11 for the Period of 9/5/25 through 9/11/25 in the Amount of $2,586,414.27

Recommendation:
Ratify Warrants Totaling $2,586,414.27.

9.13 Warrant Register No. 12 for the Period of 9/12/25 through 9/18/25 in the Amount of $3,716,949.26 252

Recommendation:
Ratify Warrants Totaling $3,716,949.26.

10. CONTINUED PUBLIC HEARING

10.1 Continued Public Hearing – Adoption of an Amendment of NCMC 9.38 Establishing a Tobacco Retail License Program 261

Recommendation:
Adopt the Ordinance Entitled, “An Ordinance of the City Council of the City of National City, California, Amending Title 9 of the National City Municipal Code by Amending Chapter 9.38 Pertaining to Tobacco Retailer Licensing and Restricting the Sale, Display and Promotion of Tobacco to Youth.”

10.2 Continued Public Hearing to Consider Certification of a Final EIR to Assess Project Impacts & Appeal of the Planning Commission Denial of a Conditional Use Permit & Coastal Development Permit for a Proposed Fuel Transfer Facility on BNSF Property. 292

Recommendation:
Staff Recommends Approving the Appeal and Adopting Separate Resolutions Entitled:

1. “A Resolution of the City Council of the City of National City, California, Certifying a Final Environmental Impact Report for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive,”

2. “A Resolution of the City Council of the City of National City, California, Approving a Conditional Use Permit and Coastal Development Permit for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive,”

and;

3. “A Resolution of the City Council of the City of National City, California, Denying the Appeal and Affirming the Planning Commission Denial of a Conditional Use Permit and Coastal Development Permit for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) Within BNSF Railroad Right-of-

Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive.

11. PUBLIC HEARING

The following item(s) have been advertised as public hearing(s) as required by law.

11.1 Public Hearing - 2025 Development Impact Fees Schedule 536

Recommendation:
Hold a Public Hearing and Adopt the Resolution Entitled, “Resolution of the City Council of the City of National City, California, Adopting the 2025 Development Impact Fee Schedule.”

11.2 Amendments to the Neighborhood Services and Building Department Fees in the 2025 City of National City Master Fee Schedule 643

Recommendation:
Hold a Public Hearing and Adopt the Resolution Entitled: “Resolution of the City Council of the City of National City, California, Adopting Updated City User Fees for the Neighborhood Services and Building Departments and Updating the Master Fee Schedule.”

11.3 Continued Public Hearing and Introduction of Multiple Ordinances Amending the National City Municipal Code Chapters 15.08, 15.14, 15.20, 15.24, 15.75, 15.78 and 15.79 Related to California Codes for Electrical, Energy, Building, Plumbing, and Mechanical. 783

Recommendation:
Introduce the Ordinances for the 2025 California Building Code; the 2025 California Residential Code; the 2025 California Existing Building Code; the 2025 California Electrical Code and 2023 National Electrical Code; the 2025 California Mechanical Code; the 2025 California Plumbing Code; the 2025 California Energy Code; the 2025 California Green Building Standards Code; and all Appendices Related to These Codes; Receive Public Input; and Schedule for the Meeting of November 18, 2025, for Consideration and Adoption.

12. CITY MANAGER’S REPORT

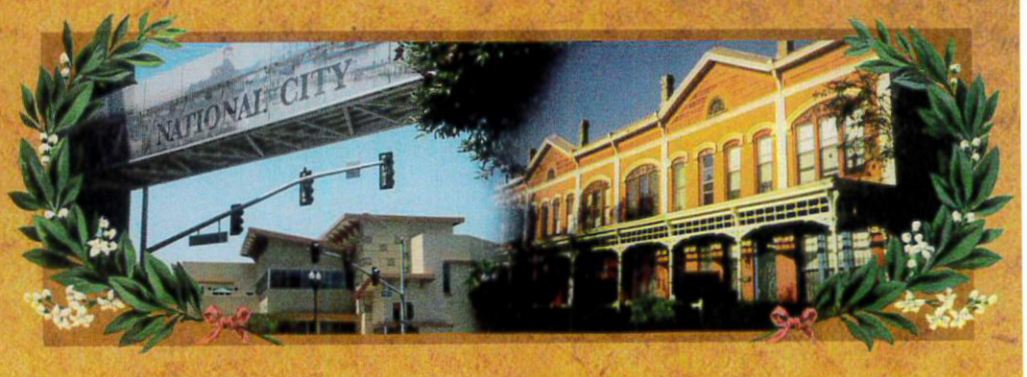
13. ELECTED OFFICIALS REPORT

14. CITY ATTORNEY REPORT

15. ADJOURNMENT

Regular Meeting of the City Council of the City of National City - Tuesday, November 18, 2025 - 6:00 p.m. - Council Chambers - National City, California.

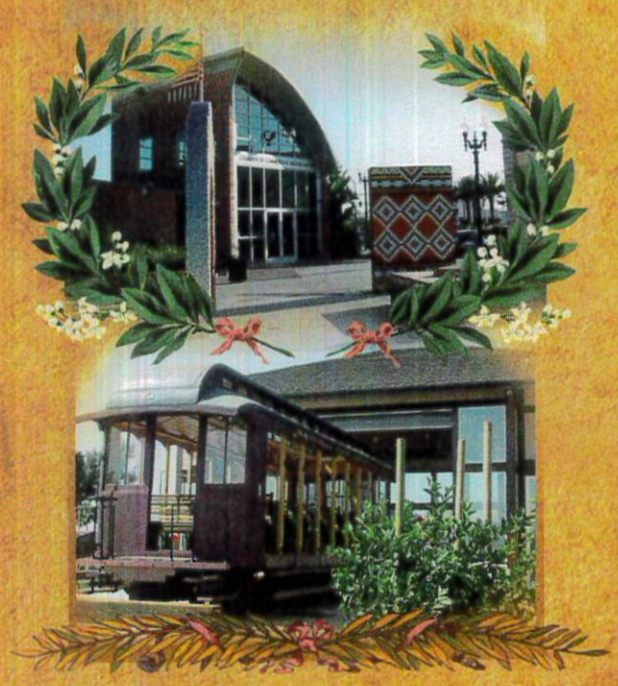


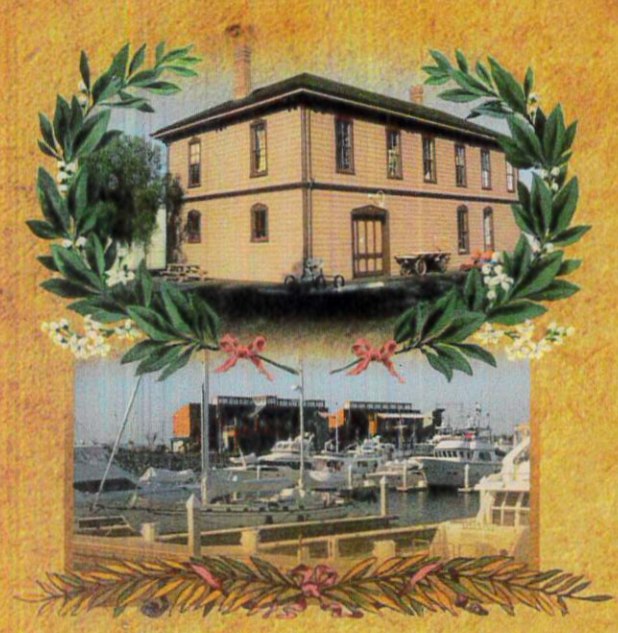


Proclamation

CALIFORNIA
NATIONAL CITY
1887
INCORPORATED







WHEREAS, the Philippine American Business Improvement and Development, better known as Phil Am BID, was founded on October 5, 2005, by founding co-chairs Edna Consing Concepcion and Marilyn Calangi Sullivan; and

WHEREAS, Phil Am BID is a diverse organization comprised of business leaders, entrepreneurs, professionals, community advocates, military officers, and public officials, all united by their good character, integrity, leadership, compassion, and unwavering love for the community; and

WHEREAS, Phil Am BID is dedicated to connecting commerce, culture, and community, with a vision to gift the community with Plaza Pilipinas, a cultural, educational, and commercial complex that honors, celebrates, and promotes Filipino and other cultures as a means of fostering cross-cultural understanding and collaboration; and

WHEREAS, Phil Am BID initiated and annually hosts the highly successful STARBlazers & TOP HATs "Give Back" Awards, which recognize excellence in professions, business, organizations, and academia, coupled with exemplary volunteerism and commitment to service. Award categories include:

STARBlazers; STARBlazers "Lifetime Achievement"

STARBlazer Senator Benigno 'Ninoy' Aquino Yellow Ribbon Award

The Outstanding Professionals and High Achieving Teams (TOP HATs)

Visionary Volunteers; Rising STARs; STAR Scholars

These awards have significantly enhanced community engagement and awareness; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Ron Morrison, Mayor of the City of National City, by virtue of the authority vested in me, do hereby affix the seal and together with the City Council, do hereby proclaim: November 4, 2025 as

Phil Am BID STARBlazers & TOP HATs Day

in the City of National City. As Mayor, I encourage all citizens to recognize and celebrate the many contributions of Phil Am BID in building bridges between commerce, culture, and community, and to honor their exemplary leadership and enduring impact.

Ron Morrison
MAYOR

Marcus Bush
Vice-Mayor

Luz Molina
Councilmember

Jose Rodriguez
Councilmember

Ditas Yamane
Councilmember

New Hires

Sept - Oct 2025



CITY COUNCIL

Kelsey Genesi
Council Representative



CITY MANAGER

Stefanie Tellez
Public Information Officer



FIRE - ADMINISTRATION

Nardyezda Acosta Razo
Alarm Program Coordinator



ENGINEERING/PUBLIC WORKS

Moses Bojorquez
Maintenance Worker

AGENDA REPORT

Department: **Planning**
Prepared by: **Martin Reeder, AICP – Acting Director of Community Development**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
National City Planning Commission & Housing Advisory Committee Annual Report for 2025.

RECOMMENDATION:
Not Applicable

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable

EXPLANATION:
Each Board, Committee, and Commission is required to provide an report on the activities of the respective group to the City Council on an annual basis. The Planning Commission Chair will be providing their annual report for 2025. The last report was in October of 2024.

FINANCIAL STATEMENT:
No financial impact. Report only.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Communication and Outreach

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – PowerPoint Presentation – Annual Report 2025



City of National City

NATIONAL CITY PLANNING COMMISSION &

HOUSING ADVISORY COMMITTEE ANNUAL REPORT (FY 25)

Meeting Statistics (FY 25)

2024

- Planning Commission Meetings
  - 5
- Joint Planning Commission & Housing Advisory Meetings
  - 1

2025

- Planning Commission Meetings
  - 3

Commission Action

- Conditional Use Permit (7)
  - Grocery & Restaurant Alcohol Sales
  - Gas station mixed-use (denial)
- Code Amendment (1)
  - Zoning Map Change
- Coastal Development Permit (1)
  - CUP for alcohol
- Subdivision (2)
  - East 21st Street (2 lots)
  - Van Ness Avenue (2 lots)
- Zone Variance (1)
  - New SFR
- Street Vacation (1)
  - Orange Avenue

Highlights

- Bylaws
  - Review & Update
- Training
  - Process & Procedures (Attorney)
  - Planning Commissioner Academy (3)
- Membership
  - Resignation (1)
  - New appointee – 7 members



Questions?

AGENDA REPORT

Department: **Engineering & Public Works**
Prepared by: **Tirza Gonzales, Operations Manager**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
First Amendment to the Agreement with 24 Hour Elevator, Inc. for Citywide Elevator Services

RECOMMENDATION:
Adopt a Resolution Entitled, **"**Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a First Amendment to the Agreement with 24 Hour Elevator, Inc. to Extend the Agreement by One Year to June 30, 2027, and to Increase the Not-to-Exceed Amount by $35,000 for a Total Not-to-Exceed Amount of $85,000."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
On July 1, 2023, the City of National City entered into an Agreement with 24 Hour Elevator, Inc. to provide citywide elevator services. The original Agreement is for a not-to-exceed amount of $50,000, and for a term of three (3) years, with an option to extend for an additional one (1) year term.

Historically, 24 Hour Elevator, Inc. has provided services to the City in the amount of approximately $20,000 per year. However, this year there were unforeseen elevator issues at the National City Police Department, the Kimball House, and City Hall resulting in the contract amount having been expended sooner than expected.

Based on the performance, quality of work, and need for continuous specialized elevator services provided by this vendor, staff is requesting that City Council approve a First Amendment to the Agreement with 24 Hour Elevator, Inc., exercising the extension provision to extend the term of the Agreement by one year to June 30, 2027 and increasing the not-to-exceed amount of the Agreement by $35,000, for a total not-to-exceed amount of $85,000.

FINANCIAL STATEMENT:
Appropriations for this service are included annually in the Facilities Maintenance & Operations budget.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Amendment
Exhibit B- Resolution

FIRST AMENDMENT TO THE AGREEMENT
BY AND BETWEEN
THE CITY OF NATIONAL CITY
AND
24 HOUR ELEVATOR, INC.

THIS FIRST AMENDMENT TO THE AGREEMENT is entered into this 4th day of November, 2025, by and between the CITY OF NATIONAL CITY, a municipal corporation ("CITY"), and 24 HOUR ELEVATOR, INC., a California corporation (the "CONTRACTOR").

RECITALS

WHEREAS, the CITY and the CONTRACTOR entered into an agreement on July 1, 2023 (the "Agreement") for the term of July 1, 2023 to June 30, 2026, wherein the CONTRACTOR agreed to provide citywide elevator services for a not-to-exceed amount of $50,000, and an initial term of three (3) years, with the option to extend this term for up to three (3) one-year extensions; and

WHEREAS, based on the CONTRACTOR's performance and quality of work, and to ensure continuation of specialized citywide elevator services, the CITY desires to have the CONTRACTOR continue providing elevator services, and the CONTRACTOR is willing to perform such services; and

WHEREAS, the parties desire to amend the Agreement by exercising the extension provision to extend the term of the Agreement to June 30, 2027, and to increase the not-to-exceed amount by $35,000, for a total not-to-exceed amount of $85,000.

AGREEMENT

NOW, THEREFORE, the parties hereto agree that:

1. The July 1, 2023 Agreement, in exercise of the extension provision, is hereby amended to extend the term of the Agreement by one (1) year to June 30, 2027.

2. The July 1, 2023 Agreement is hereby amended to increase the not-to-exceed amount by $35,000, for a total not-to exceed amount of $85,000.

3. The parties further agree that, with the foregoing exceptions, each and every other term and provision of the July 1, 2023 Agreement shall remain in full force and effect

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Agreement on the date and year first above written.

CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

APPROVED AS TO FORM:

By: _____
Barry J. Schultz,
City Attorney

24 HOUR ELEVATOR, INC.
(Corporation – signatures of two corporate officers required)
(Partnership or Sole proprietorship – one signature)

By: _____
(Name)

_____
(Print)

_____
(Title)

By: _____
(Name)

_____
(Print)

_____
(Title)

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT WITH 24 HOUR ELEVATOR, INC. TO EXTEND THE AGREEMENT BY ONE YEAR TO JUNE 30, 2027, AND TO INCREASE THE NOT-TO-EXCEED AMOUNT BY $35,000 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $85,000.

WHEREAS, on July 1, 2023, the City of National City ("City") entered into an agreement (the "Agreement") with 24 Hour Elevator, Inc. to provide citywide elevator services for a not-to-exceed amount of $50,000, with an initial term of three (3) years, with the option to extend for up to three (3) one-year extensions; and

WHEREAS, based on their performance and quality of work, and to ensure the continuation of specialized elevator services, staff recommends approval of a First Amendment to extend the term of the Agreement with 24 Hour Elevator, Inc. by one (1) year to June 30, 2027, and to increase the not-to-exceed amount by $35,000, for a total not-to-exceed amount of $85,000.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby authorizes the Mayor to execute a First Amendment to the agreement with 24 Hour Elevator, Inc. to extend the agreement by one year to June 30, 2027 and to increase the not-to-exceed amount by $35,000, for a total not-to-exceed amount of $85,000.

Section 2: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

AGENDA REPORT

Department: **Engineering and Public Works**
Prepared by: **Tirza Gonzales, Operations Manager**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
First Amendment to the Agreement with The Steinhilber Corporation dba JJJ Enterprises for Citywide Fire and Security Alarm Monitoring Services

RECOMMENDATION:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a First Amendment to the Agreement with The Steinhilber Corporation dba JJJ Enterprises to Extend the Agreement by One Year to June 30, 2027, and to Increase the Not-to-Exceed Amount by $35,000, for a Total Not-to-Exceed Amount of $85,000."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
On July 1, 2023, the City of National City entered into an Agreement with The Steinhilber Corporation DBA JJJ Enterprises (JJJ) to provide citywide fire and security alarm monitoring, service, testing, replacement, and repairs. The original Agreement is for a not-to-exceed amount of $50,000, and for a term of three (3) years, with an option to extend for an additional one (1) year term.

Historically, JJJ has provided services to the City in the amount of approximately $20,000 per year, however this year there were unforeseen security and fire alarm issues citywide, including at the National City Public Library and at the A Reason to Survive (ARTS) Building resulting in the contract amount having been expended sooner than expected.

Based on the performance, quality of work, and need for continuous specialized fire and security alarm services, staff is requesting that City Council approve a First Amendment to the Agreement with JJJ, exercising the extension provision to extend the term of the Agreement by one year to June 30, 2027 and increasing the not-to-exceed amount of the Agreement by $35,000, for a total Agreement not-to-exceed amount of $85,000.

FINANCIAL STATEMENT:
Appropriations for these services are included annually in the Facilities Maintenance & Operations FY26 budget.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Public Safety

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Amendment
Exhibit B – Resolution

FIRST AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF NATIONAL CITY AND THE STEINHILBER CORPORATION DBA JJJ ENTERPRISES

THIS FIRST AMENDMENT TO THE AGREEMENT is entered into this 4th day of November, 2025, by and between the CITY OF NATIONAL CITY, a municipal corporation ("CITY"), and THE STEINHILBER CORPORATION dba JJJ ENTERPRISES, a California corporation (the "CONTRACTOR").

RECITALS

WHEREAS, the CITY and the CONTRACTOR entered into an agreement on July 1, 2023 (the "Agreement") for the term of July 1, 2023 to June 30, 2026, wherein the CONTRACTOR agreed to provide citywide fire and security alarm monitoring, testing, and related services for a not-to-exceed amount of $50,000, and an initial term of three (3) years, with the option to extend this term for up to three (3) one-year extensions; and

WHEREAS, based on the CONTRACTOR's performance and quality of work, and to ensure continuation of specialized citywide security and fire alarm services, the CITY desires to have the CONTRACTOR continue providing elevator services, and the CONTRACTOR is willing to perform such services; and

WHEREAS, the parties desire to amend the Agreement by exercising the extension provision to extend the term of the Agreement to June 30, 2027, and to increase the not-to-exceed amount by $35,000, for a total not-to-exceed amount of $85,000.

AGREEMENT

NOW, THEREFORE, the parties hereto agree that:

1. The July 1, 2023 Agreement, in exercise of the extension provision, is hereby amended to extend the term of the Agreement by one (1) year to June 30, 2027.

2. The July 1, 2023 Agreement is hereby amended to increase the not-to-exceed amount by $35,000, for a total not-to exceed amount of $85,000.

3. The parties further agree that, with the foregoing exceptions, each and every other term and provision of the July 1, 2023 Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Agreement on the date and year first above written.

CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

APPROVED AS TO FORM:

By: _____
Barry J. Schultz,
City Attorney

THE STEINHILBER CORPORATION DBA JJJ ENTERPRISES
(Corporation – signatures of two corporate officers required)
(Partnership or Sole proprietorship – one signature)

By: _____
(Name)

_____
(Print)

_____
(Title)

By: _____
(Name)

_____
(Print)

_____
(Title)

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT WITH THE STEINHILBER CORPORATION DBA JJJ ENTERPRISES TO EXTEND THE AGREEMENT BY ONE YEAR TO JUNE 30, 2027, AND TO INCREASE THE NOT-TO-EXCEED AMOUNT BY $35,000, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $85,000.

WHEREAS, on July 1, 2023, the City of National City ("City") entered into an agreement with The Steinhilber Corporation dba JJJ Enterprises to provide citywide fire and security alarm monitoring, testing, and related services for a not-to-exceed amount of $50,000, with an initial term of three (3) years, with the option to extend for up to three (3) one-year extensions; and

WHEREAS, based on their performance and quality of work, and to ensure the continuation of specialized citywide security and fire alarm services, staff recommends approval of a First Amendment to extend the term of the Agreement with The Steinhilber Corporation dba JJJ Enterprises by one (1) year to June 30, 2027, and to increase the not-to-exceed amount by $35,000, for a total not-to-exceed amount of $85,000.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby authorizes the Mayor to execute a First Amendment to the agreement with The Steinhilber Corporation dba JJJ Enterprises to extend the agreement by one year to June 30, 2027 and to increase the not-to-exceed amount by $35,000, for a total not-to-exceed amount of $85,000.

Section 2: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of Original Resolutions.

PASSED and ADOPTED this 4th day of November 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

AGENDA REPORT

Department: **Human Resources**
Prepared by: **Alicia Hicks, Human Resources Director**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott Huth, Interim City Manager**

SUBJECT:
Increases to Salaries and Benefits for Executive and Management Groups.

RECOMMENDATION:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Approving Salary and Benefit Changes for the Executive and Management Employee Groups and Authorizing a Fiscal Year 2025-2026 Budget Appropriation in the Amount of $1,120,441 to Fund the Stated Salary and Benefit Increases."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
The City of National City has three formal union-represented employee associations, Police Officer's Association (POA), Firefighter's Association (FFA), and Municipal Employees Association (MEA), and three informal employee groups who are not represented or subject to the terms of collective bargaining agreements.

The Executive, Management and Confidential Groups are not represented by a labor association and, consequently, they are not governed by the State of California's rules and procedural guidelines for public employee collective bargaining. Recently, the City ratified agreements with MEA and FFA, finalizing labor negotiations with these two groups with a negotiated approval of a three-year agreement. The City also approved salary and benefit adjustments for the Confidential group.

As part of the term alignment, the City is striving to move towards equity between the employee groups and between the City and neighboring public agencies. To support this goal, the City has agreed to a bring the salaries of the Executive and Management Groups to the median rate in the first year, effective July 1, 2025, followed by a five-percent (5%) salary increase for year two (FY 2026) and five-percent (5%) salary increases for year three (FY 2027) for those employees in the Executive, and Management Groups, effective July 1 of those calendar years (2026-2027). This approach promotes equitable treatment of staff and addresses issues of salary compaction, where the wages of represented employees may equal or exceed the wages of their supervisors.

Additionally, the City has agreed to add an additional floating holiday for all unrepresented groups; provide residential incentive pay for all unrepresented employee groups; and provide POST pay and bilingual pay for Police Captains and Chief.

Furthermore, the City has agreed to provide severance compensation language for Executive leadership:

> In the event the City terminates Executive's employment without cause, Executive shall be entitled to severance compensation, subject to applicable law, in accordance with the following schedule:
>
> 1. Less than Twenty-Four (24) Months of Continuous Service- Executive shall be entitled to three (3) months base salary as severance.
>
> 2. Completion of Twenty-Four (24) Months of Continuous Service- Executive shall be entitled to six (6) months of base salary as severance.
>
> An Executive employee who voluntarily resigns their position with City shall not be entitled to severance compensation.

This item was originally on the City Council's October 7, 2025 agenda and was continued to October 21, 2025, and again continued to November 4, 2025 for the Executive and Management Groups.

FINANCIAL STATEMENT:
The projected Citywide financial impact of the three-year contract with Executive and Management Groups is approximately $2,058,198 million of additional labor costs of which, $1,120,441 will impact the City's current Fiscal Year 2025-2026 Operating and Capital Budget. Staff requests a Citywide increase in appropriations of $1,120,441 for the Fiscal Year 2025-2026 Operating and Capital Budget.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - Resolution
Exhibit B - Management and Executive Salary Tables Eff. July 8, 2025 through FY 2028
Exhibit C - FY 2025-2026 Increase in Budget Appropriations
Exhibit D - Summary of Key Changes for Management and Executive

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING SALARY AND BENEFIT CHANGES FOR THE EXECUTIVE AND MANAGEMENT EMPLOYEE GROUPS AND AUTHORIZING A FISCAL YEAR 2025-2026 BUDGET APPROPRIATION IN THE AMOUNT OF $1,120,441 TO FUND THE STATED SALARY AND BENEFIT INCREASES.

WHEREAS, the Executive and Management employee groups are not represented by a labor association and, consequently, they are not governed by the State of California's rules and procedural guidelines for public employee collective bargaining; and

WHEREAS, over approximately the past year, the City has worked with the three (3) formal union-represented employee groups and has concluded negotiations and reached agreements with two of the three groups, including the Municipal Employees' Association ("MEA"), for new collective bargaining agreements with three-year terms through June 30, 2028; and

WHEREAS, the Executive and Management employees' salary and benefits should be and have been revisited when significant changes are made to the salary and benefits of the formally represented employee groups; and

WHEREAS, commensurate with increases to represented employee groups, including MEA, the City has agreed to increase the base salaries of the classifications covered by the unrepresented Executive and Management employee groups to the median effective July 1, 2025, followed by five percent (5%) increases in base salaries for year two (FY 2026) and year three (FY 2027), effective July 1 of those calendar years (2026-2027); and

WHEREAS, in addition to the salary increases, the City has agreed to an additional floating holiday for all three unrepresented employee groups; residential incentive pay for all three unrepresented employee groups; POST pay and bilingual pay for Police Captains in the Management employee group; POST pay and bilingual pay for the Police Chief in the Executive employee group; and severance compensation for the Executive employee group; and

WHEREAS, City staff recommends amending the salary schedules for the Executive and Management employee groups to reflect the increases in salary and benefits; and

WHEREAS, in fiscal year 2025-2026, additional budget appropriations in the amount of $1,120,441, spread across multiple departments and funds, are necessary to fund the increased salaries.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby approves the revised salary schedules for the Executive and Management employees' groups, as shown in Exhibit B attached to the Agenda Report, effective July 1, 2025.

Section 2: That the City Council hereby authorizes the establishment of Fiscal Year 2025-2026 budget appropriations in the amount of $1,120,441, spread across multiple departments and funds, to fund said salary and benefit increases.

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November, 2025.

_____

Ron Morrison, Mayor

ATTEST:

_____

Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____

Barry J. Schultz, City Attorney

City of National City
Human Resources Department

MANAGEMENT POSITIONS
July 2025

POSITION TITLE	SALARY BAND (MONTHLY)	SALARY BAND (ANNUAL)
Asst Director of PW/Engineering	$ 10,716.62 – $ 16,625.00	$ 128,599.44 – $ 199,500.00
Asst Director of Community Development	$ 10,716.62 – $ 16,625.00	$ 128,599.44 – $ 199,500.00
Budget Manager	$ 8,797.62 – $ 13,552.27	$ 105,571.44 – $ 162,627.24
Building Official	$ 9,488.99 – $ 14,720.53	$ 113,867.88 – $ 176,646.36
City Engineer	$ 10,716.62 – $ 16,625.00	$ 128,599.44 – $ 199,500.00
Community Development Manager	$ 9,056.76 – $ 14,050.00	$ 108,681.12 – $ 168,600.00
Community Development Specialist III	$ 6,737.75 – $ 10,127.19	$ 80,853.02 – $ 121,526.27
Community Services Manager	$ 7,342.42 – $ 11,390.50	$ 88,109.04 – $ 136,686.00
Deputy City Attorney	$ 9,911.82 – $ 15,376.48	$ 118,941.84 – $ 184,517.76
Deputy City Clerk	$ 5,852.53 – $ 9,079.20	$ 70,230.36 – $ 108,950.40
Deputy Director of Human Resources	$ 11,376.38 – $ 17,648.50	$ 136,516.56 – $ 211,782.00
Emergency Manager	$ 7,569.86 – $ 11,743.33	$ 90,838.32 – $ 140,919.96
Equipment Maint Supervisor	$ 6,486.59 – $ 10,062.83	$ 77,839.08 – $ 120,753.96
Facilities Maint Supervisor	$ 5,832.42 – $ 9,048.00	$ 69,989.04 – $ 108,576.00
Financial Services Officer	$ 8,795.69 – $ 13,645.00	$ 105,548.28 – $ 163,740.00
Fire Division Chief	$ 10,890.54 – $ 16,894.80	$ 130,686.48 $ 202,737.60
Homelessness Services Coordinator	$ 7,554.77 $ 11,719.93	$ 90,657.24 $ 140,639.16
Housing Programs Manager	$ 7,982.16 – $ 12,382.95	$ 95,785.92 – $ 148,595.40
Human Resources Analyst I	$ 5,839.13 – $ 9,058.40	$ 70,069.56 $ 108,700.80
Human Resources Analyst II	$ 6,068.67 – $ 9,511.32	$ 72,824.04 $ 114,135.84
Human Resources Manager	$ 8,644.21 – $ 13,410.00	$ 103,730.52 – $ 160,920.00
Information Technology Manager	$ 9,574.43 – $ 14,853.08	$ 114,893.16 – $ 178,236.96
Management Analyst I	$ 5,744.94 – $ 8,912.28	$ 68,939.28 – $ 106,947.36

City of National City
Human Resources Department

MANAGEMENT POSITIONS
July 2025

POSITION TITLE	SALARY BAND (MONTHLY)			SALARY BAND (ANNUAL)		
Management Analyst II	$ 6,204.53	–	$ 9,357.89	$ 74,454.36	–	$ 112,294.68
Management Analyst III	$ 6,681.06	–	$ 10,364.52	$ 80,172.72	–	$ 124,374.24
Neighborhood Council Coordinator	$ 5,528.15	–	$ 8,575.97	$ 66,337.80	–	$ 102,911.64
Neighborhood Services Manager	$ 6,683.69	–	$ 10,368.60	$ 80,204.28	–	$ 124,423.20
Nutrition Program Manager	$ 5,294.59	–	$ 9,575.36	$ 63,535.08	–	$ 114,904.32
Park Superintendent	$ 7,643.60	–	$ 11,857.73	$ 91,723.20	–	$ 142,292.76
PIO/Mgmt Analyst III	$ 6,814.81	–	$ 10,572.00	$ 81,777.72	–	$ 126,864.00
Planning Manager	$ 9,994.66	–	$ 15,505.00	$ 119,935.92	–	$ 186,060.00
Police Captain	$ 12,030.98	–	$ 18,663.99	$ 144,371.76	–	$ 223,967.88
Police Support Services Manager	$ 8,165.05	–	$ 12,666.68	$ 97,980.60	–	$ 152,000.16
Principal Civil Engineer	$ 9,799.92	–	$ 15,202.90	$ 117,599.04	–	$ 182,434.80
Principal Librarian	$ 6,653.65	–	$ 10,322.00	$ 79,843.80	–	$ 123,864.00
Principal Planner	$ 8,485.11	–	$ 13,163.19	$ 101,821.32	–	$ 157,958.28
Project Officer	$ 7,755.45	–	$ 12,031.25	$ 93,065.40	–	$ 144,375.00
Purchasing Agent	$ 7,006.73	–	$ 10,869.73	$ 84,080.76	–	$ 130,436.76
Recreation Superintendent	$ 7,810.08	–	$ 12,116.00	$ 93,720.96	–	$ 145,392.00
Risk Manager	$ 8,674.32	–	$ 13,456.71	$ 104,091.84	–	$ 161,480.52
Senior Accountant	$ 6,409.49	–	$ 9,943.23	$ 76,913.88	–	$ 119,318.76
Special Assistant to the Mayor	$ 4,605.18	–	$ 7,144.15	$ 55,262.16	–	$ 85,729.80
Street Maintenance Supervisor	$ 5,721.87	–	$ 8,876.50	$ 68,662.44	–	$ 106,518.00
Street & Wastewater Maint Superintendent	$ 8,131.21	–	$ 12,614.18	$ 97,574.52	–	$ 151,370.16
Supervising Human Resources Analyst	$ 7,291.46	–	$ 11,311.45	$ 87,497.52	–	$ 135,737.40
Traffic Engineer	$ 9,910.59	–	$ 15,374.58	$ 118,927.08	–	$ 184,494.96

City of National City
Human Resources Department

MANAGEMENT POSITIONS

July 2025

POSITION TITLE	SALARY BAND (MONTHLY)			SALARY BAND (ANNUAL)		
Wastewater Supervisor	$ 5,832.42	–	$ 9,048.00	$ 69,989.04	–	$ 108,576.00

City of National City
Human Resources Department

MANAGEMENT POSITIONS
July 2026

POSITION TITLE	SALARY BAND (MONTHLY)			SALARY BAND (ANNUAL)		
Asst Director of PW/Engineering	$ 11,252.45	–	$ 17,456.25	$ 135,029.41	–	$ 209,475.00
Asst Director of Community Development	$ 11,252.45	–	$ 17,456.25	$ 135,029.41	–	$ 209,475.00
Budget Manager	$ 9,237.50	–	$ 14,229.88	$ 110,850.01	–	$ 170,758.60
Building Official	$ 9,963.44	–	$ 15,456.56	$ 119,561.27	–	$ 185,478.68
City Engineer	$ 11,252.45	–	$ 17,456.25	$ 135,029.41	–	$ 209,475.00
Community Development Manager	$ 9,509.60	–	$ 14,752.50	$ 114,115.18	–	$ 177,030.00
Community Development Specialist III	$ 7,074.64	–	$ 10,633.55	$ 84,895.65	–	$ 127,602.59
Community Services Manager	$ 7,709.54	–	$ 11,960.03	$ 92,514.49	–	$ 143,520.30
Deputy City Attorney	$ 10,407.41	–	$ 16,145.30	$ 124,888.93	–	$ 193,743.65
Deputy City Clerk	$ 6,145.16	–	$ 9,533.16	$ 73,741.88	–	$ 114,397.92
Deputy Director of Human Resources	$ 11,945.20	–	$ 18,530.93	$ 143,342.39	–	$ 222,371.10
Emergency Manager	$ 7,948.35	–	$ 12,330.50	$ 95,380.24	–	$ 147,965.96
Equipment Maint Supervisor	$ 6,810.92	–	$ 10,565.97	$ 81,731.03	–	$ 126,791.66
Facilities Maint Supervisor	$ 6,124.04	–	$ 9,500.40	$ 73,488.49	–	$ 114,004.80
Financial Services Officer	$ 9,235.47	–	$ 14,327.25	$ 110,825.69	–	$ 171,927.00
Fire Division Chief	$ 11,435.07	–	$ 17,739.54	$ 137,220.80		$ 212,874.48
Homelessness Services Coordinator	$ 7,932.51	–	$ 12,305.93	$ 95,190.10		$ 147,671.12
Housing Programs Manager	$ 8,381.27	–	$ 13,002.10	$ 100,575.22	–	$ 156,025.17
Human Resources Analyst I	$ 6,131.09	–	$ 9,511.32	$ 73,573.04		$ 114,135.84
Human Resources Analyst II	$ 6,372.10	–	$ 9,986.89	$ 76,465.24		$ 119,842.63
Human Resources Manager	$ 9,076.42	–	$ 14,080.50	$ 108,917.05	–	$ 168,966.00
Information Technology Manager	$ 10,053.15	–	$ 15,595.73	$ 120,637.82	–	$ 187,148.81
Management Analyst I	$ 6,032.19	–	$ 9,357.89	$ 72,386.24	–	$ 112,294.73

City of National City
Human Resources Department

MANAGEMENT POSITIONS
July 2026

POSITION TITLE	SALARY BAND (MONTHLY)			SALARY BAND (ANNUAL)		
Management Analyst II	$ 6,514.76	–	$ 9,825.78	$ 78,177.08	–	$ 117,909.41
Management Analyst III	$ 7,015.11	–	$ 10,882.75	$ 84,181.36	–	$ 130,592.95
Neighborhood Council Coordinator	$ 5,804.56	–	$ 9,004.77	$ 69,654.69	–	$ 108,057.22
Neighborhood Services Manager	$ 7,017.87	–	$ 10,887.03	$ 84,214.49	–	$ 130,644.36
Nutrition Program Manager	$ 5,559.32	–	$ 10,054.13	$ 66,711.83	–	$ 120,649.54
Park Superintendent	$ 8,025.78	–	$ 12,450.62	$ 96,309.36	–	$ 149,407.40
PIO/Mgmt Analyst III	$ 7,155.55	–	$ 11,100.60	$ 85,866.61	–	$ 133,207.20
Planning Manager	$ 10,494.39	–	$ 16,280.25	$ 125,932.72	–	$ 195,363.00
Police Captain	$ 12,632.53	–	$ 19,597.19	$ 151,590.35	–	$ 235,166.27
Police Support Services Manager	$ 8,573.30	–	$ 13,300.01	$ 102,879.63	–	$ 159,600.17
Principal Civil Engineer	$ 10,289.92	–	$ 15,963.05	$ 123,478.99	–	$ 191,556.54
Principal Librarian	$ 6,986.33	–	$ 10,838.10	$ 83,835.99	–	$ 130,057.20
Principal Planner	$ 8,909.37	–	$ 13,821.35	$ 106,912.39	–	$ 165,856.19
Project Officer	$ 8,143.22	–	$ 12,632.81	$ 97,718.67	–	$ 151,593.75
Purchasing Agent	$ 7,357.07	–	$ 11,413.22	$ 88,284.80	–	$ 136,958.60
Recreation Superintendent	$ 8,200.58	–	$ 12,721.80	$ 98,407.01	–	$ 152,661.60
Risk Manager	$ 9,108.04	–	$ 14,129.55	$ 109,296.43	–	$ 169,554.55
Senior Accountant	$ 6,729.96	–	$ 10,440.39	$ 80,759.57	–	$ 125,284.70
Special Assistant to the Mayor	$ 4,835.44	–	$ 7,501.36	$ 58,025.27	–	$ 90,016.29
Street Maintenance Supervisor	$ 6,007.96	–	$ 9,320.33	$ 72,095.56	–	$ 111,843.90
Street & Wastewater Maint Superintendent	$ 8,537.77	–	$ 13,244.89	$ 102,453.25	–	$ 158,938.67
Supervising Human Resources Analyst	$ 7,656.03	–	$ 11,877.02	$ 91,872.40	–	$ 142,524.27
Traffic Engineer	$ 10,406.12	–	$ 16,143.31	$ 124,873.43	–	$ 193,719.71

City of National City
Human Resources Department

MANAGEMENT POSITIONS

July 2026

POSITION TITLE	SALARY BAND (MONTHLY)			SALARY BAND (ANNUAL)		
Wastewater Supervisor	$ 6,124.04	–	$ 9,500.40	$ 73,488.49	–	$ 114,004.80

City of National City
Human Resources Department

MANAGEMENT POSITIONS
July 2027

POSITION TITLE	SALARY BAND (MONTHLY)	SALARY BAND (ANNUAL)
Asst Director of PW/Engineering	$ 11,815.07 – $ 18,329.06	$ 141,780.88 – $ 219,948.75
Asst Director of Community Development	$ 11,815.07 – $ 18,329.06	$ 141,780.88 – $ 219,948.75
Budget Manager	$ 9,699.38 – $ 14,941.38	$ 116,392.51 – $ 179,296.53
Building Official	$ 10,461.61 – $ 16,229.38	$ 125,539.34 – $ 194,752.61
City Engineer	$ 11,815.07 – $ 18,329.06	$ 141,780.88 – $ 219,948.75
Community Development Manager	$ 9,985.08 – $ 15,490.13	$ 119,820.93 – $ 185,881.50
Community Development Specialist III	$ 7,428.37 – $ 11,165.23	$ 89,140.43 – $ 133,982.72
Community Services Manager	$ 8,095.02 – $ 12,558.03	$ 97,140.22 – $ 150,696.32
Deputy City Attorney	$ 10,927.78 – $ 16,952.57	$ 131,133.38 – $ 203,430.83
Deputy City Clerk	$ 6,452.41 – $ 10,009.82	$ 77,428.97 – $ 120,117.82
Deputy Director of Human Resources	$ 12,542.46 – $ 19,457.47	$ 150,509.51 – $ 233,489.66
Emergency Manager	$ 8,345.77 – $ 12,947.02	$ 100,149.25 – $ 155,364.26
Equipment Maint Supervisor	$ 7,151.47 – $ 11,094.27	$ 85,817.59 – $ 133,131.24
Facilities Maint Supervisor	$ 6,430.24 – $ 9,975.42	$ 77,162.92 – $ 119,705.04
Financial Services Officer	$ 9,697.25 – $ 15,043.61	$ 116,366.98 – $ 180,523.35
Fire Division Chief	$ 12,006.82 – $ 18,626.52	$ 144,081.84 $ 223,518.20
Homelessness Services Coordinator	$ 8,329.13 – $ 12,921.22	$ 99,949.61 $ 155,054.67
Housing Programs Manager	$ 8,800.33 – $ 13,652.20	$ 105,603.98 – $ 163,826.43
Human Resources Analyst I	$ 6,437.64 – $ 9,986.89	$ 77,251.69 $ 119,842.63
Human Resources Analyst II	$ 6,690.71 – $ 10,486.23	$ 80,288.50 $ 125,834.76
Human Resources Manager	$ 9,530.24 – $ 14,784.53	$ 114,362.90 – $ 177,414.30
Information Technology Manager	$ 10,555.81 – $ 16,375.52	$ 126,669.71 – $ 196,506.25
Management Analyst I	$ 6,333.80 – $ 9,825.79	$ 76,005.56 – $ 117,909.46

City of National City
Human Resources Department

MANAGEMENT POSITIONS
July 2027

POSITION TITLE	SALARY BAND (MONTHLY)			SALARY BAND (ANNUAL)		
Management Analyst II	$ 6,840.49	–	$ 10,317.07	$ 82,085.93	–	$ 123,804.88
Management Analyst III	$ 7,365.87	–	$ 11,426.88	$ 88,390.42	–	$ 137,122.60
Neighborhood Council Coordinator	$ 6,094.79	–	$ 9,455.01	$ 73,137.42	–	$ 113,460.08
Neighborhood Services Manager	$ 7,368.77	–	$ 11,431.38	$ 88,425.22	–	$ 137,176.58
Nutrition Program Manager	$ 5,837.29	–	$ 10,556.83	$ 70,047.43	–	$ 126,682.01
Park Superintendent	$ 8,427.07	–	$ 13,073.15	$ 101,124.83	–	$ 156,877.77
PIO/Mgmt Analyst III	$ 7,513.33	–	$ 11,655.63	$ 90,159.94	–	$ 139,867.56
Planning Manager	$ 11,019.11	–	$ 17,094.26	$ 132,229.35	–	$ 205,131.15
Police Captain	$ 13,264.16	–	$ 20,577.05	$ 159,169.87	–	$ 246,924.59
Police Support Services Manager	$ 9,001.97	–	$ 13,965.01	$ 108,023.61	–	$ 167,580.18
Principal Civil Engineer	$ 10,804.41	–	$ 16,761.20	$ 129,652.94	–	$ 201,134.37
Principal Librarian	$ 7,335.65	–	$ 11,380.01	$ 88,027.79	–	$ 136,560.06
Principal Planner	$ 9,354.83	–	$ 14,512.42	$ 112,258.01	–	$ 174,149.00
Project Officer	$ 8,550.38	–	$ 13,264.45	$ 102,604.60	–	$ 159,173.44
Purchasing Agent	$ 7,724.92	–	$ 11,983.88	$ 92,699.04	–	$ 143,806.53
Recreation Superintendent	$ 8,610.61	–	$ 13,357.89	$ 103,327.36	–	$ 160,294.68
Risk Manager	$ 9,563.44	–	$ 14,836.02	$ 114,761.25	–	$ 178,032.27
Senior Accountant	$ 7,066.46	–	$ 10,962.41	$ 84,797.55	–	$ 131,548.93
Special Assistant to the Mayor	$ 5,077.21	–	$ 7,876.43	$ 60,926.53	–	$ 94,517.10
Street Maintenance Supervisor	$ 6,308.36	–	$ 9,786.34	$ 75,700.34	–	$ 117,436.10
Street & Wastewater Maint Superintendent	$ 8,964.66	–	$ 13,907.13	$ 107,575.91	–	$ 166,885.60
Supervising Human Resources Analyst	$ 8,038.83	–	$ 12,470.87	$ 96,466.02	–	$ 149,650.48
Traffic Engineer	$ 10,926.43	–	$ 16,950.47	$ 131,117.11	–	$ 203,405.69

City of National City
Human Resources Department

MANAGEMENT POSITIONS

July 2027

POSITION TITLE	SALARY BAND (MONTHLY)	SALARY BAND (ANNUAL)
Wastewater Supervisor	$ 6,430.24 – $ 9,975.42	$ 77,162.92 – $ 119,705.04

City of National City
Human Resources Department

EXECUTIVE POSITIONS
July 2025

POSITION TITLE	SALARY BAND (MONTHLY)	SALARY BAND (ANNUAL)
City Manager	To be determined by employment agreement	To be determined by employment agreement
City Attorney	$18,218.58	$218,623.60
City Clerk	$ 11,312.50 – $ 15,083.33	$ 135,750.00 – $ 181,000.00
City Librarian	$ 13,750.00 – $ 18,333.33	$ 165,000.00 – $ 220,000.00
Community Services Director	$ 13,750.00 – $ 18,333.33	$ 165,000.00 – $ 220,000.00
Deputy City Manager	$ 15,625.00 – $ 20,833.33	$ 187,500.00 – $ 250,000.00
Director of Community Development	$ 15,000.00 – $ 20,000.00	$ 180,000.00 – $ 240,000.00
Director of Finance	$ 14,625.00 – $ 19,500.00	$ 175,500.00 – $ 234,000.00
Director of Public Works/City Engineer	$ 15,000.00 – $ 20,000.00	$ 180,000.00 – $ 240,000.00
Fire Chief	$ 15,625.00 – $ 20,833.33	$ 187,500.00 – $ 250,000.00
Human Resources Director	$ 14,625.00 – $ 19,500.00	$ 175,500.00 – $ 234,000.00
Police Chief	$ 18,733.33 – $ 23,416.67	$ 224,800.00 – $ 281,000.00
Assistant City Attorney	$ 14,625.00 – $ 19,500.00	$ 175,500.00 – $ 234,000.00

City of National City
Human Resources Department

EXECUTIVE POSITIONS
July 2026

POSITION TITLE	SALARY BAND (MONTHLY)	SALARY BAND (ANNUAL)
City Manager	To be determined by employment agreement	To be determined by employment agreement
City Attorney	$18,218.58	$218,623.60
City Clerk	$ 11,878.13 – $ 15,837.50	$ 142,537.50 – $ 190,050.00
City Librarian	$ 14,437.50 – $ 19,250.00	$ 173,250.00 – $ 231,000.00
Community Services Director	$ 14,437.50 – $ 19,250.00	$ 173,250.00 – $ 231,000.00
Deputy City Manager	$ 16,406.25 – $ 21,875.00	$ 196,875.00 – $ 262,500.00
Director of Community Development	$ 15,750.00 – $ 21,000.00	$ 189,000.00 – $ 252,000.00
Director of Finance	$ 15,356.25 – $ 20,475.00	$ 184,275.00 – $ 245,700.00
Director of Public Works/City Engineer	$ 15,750.00 – $ 21,000.00	$ 189,000.00 – $ 252,000.00
Fire Chief	$ 16,406.25 – $ 21,875.00	$ 196,875.00 – $ 262,500.00
Human Resources Director	$ 15,356.25 – $ 20,475.00	$ 184,275.00 – $ 245,700.00
Police Chief	$ 19,670.00 – $ 24,587.50	$ 236,040.00 – $ 295,050.00
Assistant City Attorney	$ 15,356.25 – $ 20,475.00	$ 184,275.00 – $ 245,700.00

City of National City
Human Resources Department

EXECUTIVE POSITIONS
July 2027

POSITION TITLE	SALARY BAND (MONTHLY)	SALARY BAND (ANNUAL)
City Manager	To be determined by employment agreement	To be determined by employment agreement
City Attorney	$18,218.58	$218,623.60
City Clerk	$ 12,472.03 – $ 16,629.38	$ 149,664.38 – $ 199,552.50
City Librarian	$ 15,159.38 – $ 20,212.50	$ 181,912.50 – $ 242,550.00
Community Services Director	$ 15,159.38 – $ 20,212.50	$ 181,912.50 – $ 242,550.00
Deputy City Manager	$ 17,226.56 – $ 22,968.75	$ 206,718.75 – $ 275,625.00
Director of Community Development	$ 16,537.50 – $ 22,050.00	$ 198,450.00 – $ 264,600.00
Director of Finance	$ 16,124.06 – $ 21,498.75	$ 193,488.75 – $ 257,985.00
Director of Public Works/City Engineer	$ 16,537.50 – $ 22,050.00	$ 198,450.00 – $ 264,600.00
Fire Chief	$ 17,226.56 – $ 22,968.75	$ 206,718.75 – $ 275,625.00
Human Resources Director	$ 16,124.06 – $ 21,498.75	$ 193,488.75 – $ 257,985.00
Police Chief	$ 20,653.50 – $ 25,816.88	$ 247,842.00 – $ 309,802.50
Assistant City Attorney	$ 16,124.06 – $ 21,498.75	$ 193,488.75 – $ 257,985.00

EXHIBIT C

Increase Appropriations by Fund
for Fiscal Year 2025-2026

	Fund		Fiscal Year 2026
100	General Fund	$	825,092
104	Library Fund	$	45,944
105	Park Maintenance Fund	$	25,538
109	Gas Tax Fund	$	13,634
125	Sewer Service Fund	$	54,700
301	CDBG Grant Fund	$	5,934
501	Housing Authority	$	33,571
502	Section 8 Fund	$	38,681
505	HOME Fund	$	5,934
532	Low & Moderate Income Housing Fund	$	11,658
626	Facility Maintenance Fund	$	16,028
629	Information Technology Fund	$	33,303
643	Motor Vehicle Service Fund	$	10,422
	Total	**$**	**1,120,441**

SUMMARY OF KEY EXECUTIVE CHANGES

Term: July 1, 2025 – June 30,2028 (Changes effective July 2025 unless otherwise indicated)

Wages	Increase base salary for all classifications below the market median to the market median effective in July 2025. 5% in July 2026 5% in July 2027
Holidays	Add 1 floating holiday per year
Pay Differentials	Police Chief: Receive 10% POST Pay Police Chief: Eligible for Bilingual Pay
Severance	Eligible for severance package
Incentive Pay	Residential Incentive Pay: Effective 2026, $100 per pay period for FT employees.

SUMMARY OF KEY MANAGEMENT CHANGES

Term: July 1, 2025 – June 30,2028 (Changes effective July 2025 unless otherwise indicated)

Wages	Increase base salary for all classifications below the market median to the market median effective in July 2025. 5% in July 2026 5% in July 2027
Holidays	Add 1 floating holiday per year
Pay Differentials	Police Captains: Receive 10% POST Pay Police Captains: Eligible for Bilingual Pay
Incentive Pay	Residential Incentive Pay: Effective 2026, $100 per pay period for FT employees.

AGENDA REPORT

Department: **Planning**
Prepared by: **David Welch – Principal Planner**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Land Use Code Amendment to Restore Omitted Sections 18.10.060 (Rules of Measurement), 18.11.120 (Interim uses), 18.22.020 (Allowed land uses et seq.), 18.30.310 (Tattoo parlors et al), 18.30.340 & 345 (Medical marijuana dispensaries and cultivation).

RECOMMENDATION:
Initiate the Code Amendment.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
On the dates of March 15, 2021, October 18, 2021, October 17, 2022, November 7, 2022, and December 4, 2023, the Planning Commission made recommendations that the City Council Adopt Certain Ordinances Amending Title 18 of the Municipal Code.

EXPLANATION:
Various code amendments to Title 18 were adopted by City Council in the years 2021 through 2024. Concurrently, significant amendments to the same Title were being prepared by a consultant as part of the Focused General Plan Update. After passage of the code updates related to the Focused General Plan Update project, staff became aware of the omission of recently adopted code amendments in the ordinance adopted by City Council on June 18, 2024. To that end, staff is requesting that the City Council initiate a follow-up Code amendment so that the previously-adopted Sections of Title 18 can be restored in the Zoning Code. The draft language is attached as Exhibit A.

FINANCIAL STATEMENT:
The requested code amendments to Title 18 were previously prepared by City staff and provide more flexibility for new development and business activity within the City. Negligible resources were required to create this item.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – Draft Code Amendments

Section 18.10.060 (Rules of Measurement) is proposed to be amended to read as follows:

18.10.060 – Rules of Measurement.

A. Purpose. The purpose of this section is to explain how various measurements referenced in this title are to be calculated.

B. Applicant Responsibility. For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the city.

C. Fractions. When calculating a maximum requirement, round down to nearest whole number. When calculating a minimum requirement, round up to nearest whole number.

D. Measuring Distances.

1. Measurements are the Shortest Distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.

2. Distances are Measured Horizontally. Distances are measured along a horizontal plane unless otherwise specified.

3. Measurements Involving a Structure. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

4. Measurements Between Uses. When measuring the distance between two different uses, the measurement is calculated from closest lot line to lot line.

E. Measuring Height.

1. General. Height shall be considered the vertical distance from the highest point of any structure to the ground level directly below, except as otherwise provided in this section. On sloped lots, the height shall be measured from the average grade to the tallest point of the structure.

2. Measuring the Height of Buildings Located Near Retaining Walls. If any portion of a building lies within the setback area of a lot and the base of the retaining wall is at a lower elevation than the building, the height of the

building shall be calculated from the base of the retaining wall (at the lower of natural or finished grade) rather than from the base of the building wall.

3. Measuring the Height of Combined Fences and Retaining Walls. When a fence is constructed on top of or within one foot of the face of an above-ground retaining wall, and located in a required yard, the height of the fence shall be measured from the top of the fence to the midpoint height of the retaining wall.

F. Measuring Lot Width and Depth.

1. Lot Width. Minimum lot width shall be measured at the front setback line, or from the front property line is there is no required setback, as determined by the zoning of the parcel.

2. Lot Depth. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

G. Determining Floor Area. Floor area is the horizontal area (expressed in square feet) of all floors included within a building or buildings, according to the following rules:

1. Included in Floor Area. Floor area is deemed to include:

a. The floor of atrium and lobby areas.

b. Enclosed and roofed storage and equipment spaces.

c. Enclosed and roofed halls, stairways, and elevator shafts.

d. Enclosed and roofed porches and balconies.

e. Portions of basements and attics that meet building code height requirements for living space.

f. The actual floor space of mezzanines, interior balconies, and lofts.

2. Excluded from Floor Area. Floor area does not include:

a. Unenclosed balconies, decks, porches, and stairs.

b. Substandard height portions of attics and basements.

c. The area within a building adjacent to, and in an imaginary horizontal plane with, interior balconies, mezzanines, or lofts.

H. Determining Floor Area Ratio. Floor area ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a lot to the lot area. To calculate FAR, floor area is divided by lot area, and typically expressed as a decimal. For example, if the floor area of all buildings on a lot totals twenty thousand square feet, and the lot area is ten thousand square feet, the FAR is expressed as 2.0.

I. Determining Lot Coverage. Lot coverage is the ratio of the footprint of all structures on a lot to the lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports and roofed porches, shall be summed in order to calculate lot coverage. The following structures shall be excluded from the calculations:

1. Unenclosed and unroofed structures; porches, landings, balconies, and stairways less than three feet in height.

2. Unenclosed and unroofed decks less than eighteen inches in height.

3. Eaves and roof overhangs projecting up to four feet from a wall.

4. Trellises and similar structures that do not have solid roofs.

5. Swimming pools and hot tubs that are not enclosed in roofed structures.

6. Trash enclosures.

7. Solar collectors.

Section 18.11 (Nonconforming uses, structures, and parcels) is proposed to be amended to read as follows:

18.11.120 – Interim Uses.

A. Purpose. To provide a process for the temporary use of buildings that were previously legal nonconforming and lost their nonconforming status due to lack of use and establish a set amount of time for their use in the interim period between the current nonconforming situation and the eventual redevelopment of the property. The interim use will require administrative review in order to evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site.

B. Applicability. An interim use permit is required to authorize proposed interim land uses as being allowable in the applicable zoning district subject to the approval of an interim use permit.

C. Application Requirements. An application for an interim use permit shall contain all information required by the city manager or his/her designee necessary to determine compliance with the Land Use Code and to accomplish the requirements of this section, including the means to provide notice of the application. It is the responsibility of the applicant to provide evidence in support of the findings required by this section. A nonrefundable fee in such amount as the city council shall from time to time establish by resolution shall be paid to the finance officer at the time of filing. The application shall include a timeline for eventual redevelopment of the property.

D. Notice of Application.

1. The designated staff person shall mail notice of the application no later than ten days after an application has been deemed complete to:

a. The applicant; and

b. The owners of any real property, as shown on the latest equalized property tax assessment roll of the San Diego County Assessor, located within three hundred feet of the boundary of the property that is the subject of the application.

E. Contents of the Notice of Application.

1. The notice of application shall include at least the following information:

a. A general description of the proposed use, including activities and duration of the use.

b. The location and size of the property that is the subject of the application.

c. The name, telephone number, and city address of the designated staff person to contact for additional information.

d. An explanation that an interim use permit is an administrative process whereby the decision to approve, conditionally approve, or deny the proposed development will be made by the planning division without a public hearing.

e. An explanation of the process to appeal the decision.

F. Requests for Notice of Decision. Persons who wish to receive notice of the approval or denial of the application may request this information from the staff person indicated in the notice of application. The request must be received no later than ten business days after the date on which the notice of application is mailed.

G. Findings and Decision. The planning division may approve or deny an application for an interim use permit. The designated staff person shall record the decision and the findings on which the decision is based. The planning division may approve an interim use permit only after first finding all of the following:

1. The proposed use is consistent with the General Plan and any applicable specific plan;

2. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

3. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and

4. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

H. Issuance of Permit and Duration.

1. Upon the approval of an application, the planning division shall authorize the issuance of an interim use permit, with or without conditions, and one copy of which shall be forwarded to each of the following:

a. The applicant;

b. The building official;

c. Any other department or agency the planning division considers affected by the issuance of the permit; and

d. The division files for permanent retention.

2. Interim use permits shall be in effect for five years, at which time up to two annual extensions may be granted for a total of seven years. Application for an extension shall be subject to a nonrefundable fee, in such amount as established by the

city council from time to time by resolution and in effect at the time of filing of the extension. Extensions exceeding two additional years or seven total years may be requested and require a public hearing and approval by the Planning Commission.

3. No expansion of the premises shall be permitted.

I. Conditions of Approval. In approving an interim use permit, the planning division may impose any conditions deemed reasonable and necessary to ensure that the approval would comply with the findings required by this section.

J. This Code section shall be in effect for 15 years from time of adoption, at which time the Interim Use Permit program will cease and all issued Interim Use Permits shall be null and void.

Subsection 18.22.020 of the National City Municipal Code is proposed to be amended to read as follows:

18.22.020 Allowed land uses and permit requirements.

Table 18.22.020 identifies the uses of land allowed in each commercial zone. This table does not apply to the CL zone. For a list of allowable uses in the CL zone, please refer to Appendix A of the Westside Specific Plan.

Table 18.22.020
Allowed Land Uses
Commercial Zones

Land Use	Zone		Specific Use Regulations
	CA	CS	
Used auto and truck sales	-	C	
P Permitted C Conditional use permit M Minor use permit — Not permitted			

Section 18.30.310 (Tattoo Parlors and Body-Piercing Establishments) is proposed to be amended to read as follows:

18.30.310 – Tattoo parlors and body-piercing establishments

A. Restrictions.

1. No tattoo or body piercing establishment shall be located within one-mile of another such establishment.

2. Tattoo parlors and body-piercing establishments shall be located no less than 1,000 feet from a church, school, or playground.

3. Tattoo parlors and body-piercing establishments shall be no closer than two hundred fifty feet from a residential zone.

4. No tattoo and body-piercing establishments shall be located east of Interstate 805 except within the MXD-2 zone.

5. A Conditional Use Permit is required.

Section 18.30.340 (Medical Marijuana Dispensaries) is proposed to be amended to read as follows:

18.30.340 - Commercial Marijuana Activity

A. Prohibition.

   1. Commercial marijuana activity is prohibited except as provided for in Chapter 9.60 of the National City Municipal Code.

B. Definitions.

   1. "Commercial marijuana activity" includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, labeling, transportation, distribution, delivery, or sale of marijuana and marijuana products.

   2. For purposes of this section, "marijuana" shall have the same meaning as the definition of that word in Section 11018 of the California Health and Safety Code.

Section 18.30.345 (Medical Marijuana Cultivation) is proposed to be struck in its entirety.

AGENDA REPORT

Department: **Planning**
Prepared by: **Sophia Depew, Assistant Planner**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Notice of Decision – Planning Commission Approval of a Conditional Use Permit (CUP) for a Drive-Through Coffee Shop (Dutch Bros Coffee) to be Located at 1838 Sweetwater Road.

RECOMMENDATION:
Staff Recommends Approval of the Conditional Use Permit (CUP) Request for a Drive-Through Coffee Shop, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2025-16 and a Determination that the Project is Exempt from CEQA. A Drive-Through is a Conditionally-Allowed Use in the Major Mixed-Use District Zone.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
On October 20, 2025, the Planning Commission recommended approval of the CUP by a unanimous vote of those present.

Ayes: Armenta, Castle, Gogue, Miller, Quinones, Valenzuela Absent: Sanchez

EXPLANATION:
The applicant proposes to construct a 950 square-foot coffee shop (Dutch Bros Coffee) with two drive-through lanes. In addition to the drive-through, the approximately 0.45-acre property would have a total of three parking spaces. A CUP is required for a drive-through business.

The Planning Commission conducted a public hearing on October 20, 2025, and voted to recommend approval of the request based on the attached findings and recommended Conditions of Approval. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:
An application fee of $3,700 was paid with the submittal of the subject CUP. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is a project under CEQA subject to a Categorical Exemption. In-Fill Development. CCR 15332.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Planning Commission Staff Report with attachments
Exhibit B – 10/20/25 Planning Commission PowerPoint slides

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 32 OF THE CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) AND CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH COFFEE SHOP (DUTCH BROS COFFEE) TO BE LOCATED AT 1838 SWEETWATER ROAD.
Case File No.:	2025-29 CUP
Location:	1838 Sweetwater Road
Assessor's Parcel Nos.:	563-231-31-00 & 563-231-32-00
Staff report by:	Sophia Depew, Assistant Planner
Applicant:	Alena Kriachko
Zoning designation:	Major Mixed-Use District (MXD-2)
Adjacent use and zoning:	
North:	Subway, L&L Hawaiian BBQ, Boba Time / MXD-2
East:	Denny's & Texas Roadhouse / MXD-2
South:	Home Coffee, Heart Revolution, LA Fitness / MXD-2
West:	Various commercial and retail (CVS, Mors) / MXD-2
Environmental review:	Categorically exempt from environmental review pursuant to Class 32, Section 15332 (In-fill Development)
Staff recommendation:	Approve

Staff Recommendation

Staff recommends approval of the Conditional Use Permit (CUP) request for a drive-through coffee shop, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. A drive-through is a conditionally-allowed use in the Major Mixed-Use District zone.

Executive Summary

The applicant proposes to construct a 950 square-foot coffee shop (Dutch Bros Coffee) with two drive-through lanes. In addition to the drive-through, the approximately 0.45-acre property would have a total of three parking spaces. A CUP is required for a drive-through business.

Site Characteristics

The proposed coffee shop (Dutch Bros) would replace an existing 3,900 square-foot building located in the Sweetwater Crossing shopping center at 1838 Sweetwater Road. The building proposed for demolition was originally built as a Pizza Hut restaurant, but has been vacant for some time. The site location is a 0.45-acre parcel within the larger shopping center. Three parking spaces will be provided on the property with additional spaces within the adjacent shopping center. The overall center has 227 excess spaces as of the most recent modifications that occurred when Texas Roadhouse was constructed. To the north of the proposed coffee shop is a multi-suite building with restaurants, to the east is Denny's and Texas Roadhouse, to the south is LA Fitness and Heart Revolution Church, and to the west is the remainder of the shopping center comprised of a variety of commercial uses.

Customers from eastbound and westbound traffic on Sweetwater Road can access the shopping center driveway that leads to the site, which is opposite Prospect Street. The drive-through will be accessed from the two-way drive aisle abutting the site within the shopping center. The property is zoned Major Mixed-Use District (MXD-2) and has a Major Mixed Use General Plan designation.

Proposed Use

The applicant (Dutch Bros Coffee) is proposing to construct a 950 square-foot drive-through coffee shop. A double lane drive-through aisle is also proposed, which would accommodate queuing for approximately 26 vehicles. Customers would enter the shopping center from Sweetwater Road to access the drive-through lanes that loop around the building in a counter-clockwise direction. All customer transactions are proposed to be conducted person-to-person with no

electronic speaker system. The proposed building would also have a window for walk-up customers. However, no indoor or outdoor seating is proposed. Three parking spaces are provided on site, which could alleviate some demand from the drive-through lanes during peak times. The applicant intends to operate from 5:00 a.m. to 12:00 a.m. daily, if permitted. The new business would employee between eight and ten people with the majority working on a part-time basis. During operations, three to five staff members would be present per shift.

Analysis

General Plan

A coffee shop is a commercial use, which is consistent with the mixed-use land use designation established for this area of the City and is permitted by right. However, some drive-through restaurants may be considered a “fast food” restaurant. A fast food eating place is defined as follows:

> "Fast food eating place" means any retail food establishment that primarily provides short order food services for on-site dining or take-out service, where such food and beverage is served on paper, plastic, or other disposable containers, and including drive in and drive-through restaurants where ready-to-eat foods are served primarily to be consumed off the premises. This definition includes all self-service restaurants, except cafeterias, sit-down pizza parlors, and donut shops.

There are two General Plan policies that reference fast food restaurants:

> **Policy HEJ-4.2:** Encourage the development of healthy food establishments in areas with a high concentration of fast food establishments, convenience stores, and liquor stores.
>
> **Policy HEJ-5.4:** Discourage unhealthy fast food outlets from locating near schools.

The Sweetwater Crossings shopping center has variety of food establishments, ranging from Texas Roadhouse, Denny’s, L&L Hawaiian Barbeque, and only one existing drive-through establishment (Carl’s Jr.) located on the opposite end of the center. Across Sweetwater Road is a drive-through Taco Bell. Despite this, there is a variety of pre-existing healthy food options in close proximity to Dutch Bros Coffee that is consistent with HEJ-4.2. However, it should be noted that;

while snacks such as muffins, granola bars, etc. are sold in conjunction with coffee and flavored beverages; Dutch Bros is a beverage outlet rather than a full-service restaurant. Therefore, as an elective purchase (coffee, beverage), there is less likelihood of it being a “food option” and of a health concern.

With regard to HEJ-5.4, the nearest school is Sweetwater Union High School, which is more than a half-mile away in walking distance. Therefore, the coffee shop is not near a school.

Land Use Code

A coffee shop is a permitted use within the MXD-2 zone. However, businesses with a drive-through require the issuance of a CUP. In addition, Chapter 18.41 – Site Planning Standards – has specific design requirements for drive-through businesses, including:

- Minimum queuing distances (established by CUP).
- Location of drive-through window and landscaping requirements.
- Minimum 25-foot interior turning radius for drive-through aisles.

As part of traffic analysis conducted by the applicant team, a queuing study was performed based on the number of vehicles served at similar Dutch Bros Coffee locations in Southern California. The study found that the average queuing is nine vehicles and the maximum average queuing is 17.25 vehicles. The dual-lane drive-through, as proposed, can accommodate approximately 26 vehicles. It is anticipated that the queue would largely stay within the drive through lanes. Dutch Bros employs traffic controllers during peak hours to direct vehicles to park instead of impede drive aisles. There are three proposed parking spaces on site that could handle additional waiting customers, as well as adjacent shopping center parking. The applicant utilizes person-to-person ordering, which reduces time spent in the drive-through, and an exit lane for customers receiving their orders earlier or large orders to wait further reducing queuing demand on site.

The Land Use Code (LUC) states that a drive-through window may not be located between the right-of-way and the building without a minimum 10-foot-wide landscape buffer. The coffee shop will be located within a shopping center, and will not adjacent to any public right-of-way. Additionally, the project does include a landscape buffer around the entire site. The code also requires the drive-through aisles have a minimum interior turning radius of twenty-five feet for any curves. A smaller radius may be established through the Conditional Use

Permit process with the approval of the City Engineer. The applicant has requested a reduced interior turning radius 20 feet, which was granted.

Design requirements for projects of this type in the MXD-2 zone are limited, with emphasis placed on architectural variation (avoiding long blank walls and providing fenestration). All setbacks are met, and the height of the development is well under the maximum allowed in the MXD-2 zone (65 feet). The proposed design of the 950 square-foot building includes both wall plane variation and attached awnings and canopies. It should be noted that the coffee shop, without a drive-through aisle, would be allowed by right.

Traffic

The proposed design places the new coffee shop toward the middle of the shopping center, set back from Sweetwater Road. There are three parking spaces proposed, with additional parking available in the shopping center. Access to the drive-through lanes is at the north side of the property in a location that can accommodate vehicles entering from the shopping center's two-way drive aisle. A dual-lane is proposed for the drive-through to increase queuing capacity on the site. Overall, there is approximately 550 linear feet of queuing space in the driveway, enough length to accommodate 26 vehicles. Additional vehicles would be able to queue without impacting the public right-of-way. According to the analysis by the applicant using similar Dutch Bros Coffee locations, the average maximum queue is only 17.25 vehicles, so the proposed lanes are expected to be sufficient for customer demand. Furthermore, the applicant is providing an exit lane that would allow customers in line to move out of the queue if they receive their orders earlier.

Based on a traffic impact analysis conducted by the applicant, the proposed project is projected to generate approximately 2,168 gross daily trips, including 138 trips in the a.m. peak hour and 130 trips in the p.m. peak hour on weekdays. After applying pass-by trip reductions and accounting for the previous use, the net weekday trip generation for the site would be 756 additional daily trips, including 32 additional trips in the a.m. peak hour and 44 additional trips in the p.m. peak hour. A pass-by trip is a trip where an intermediate stop is made on the way from the origin to the primary destination of the trip without making a route diversion. On weekends, the proposed project would generate 1,836 gross daily trips, including 125 trips during the peak hour. After applying pass-by trip reductions and accounting for the previous use, the net weekend trip generation for the site would be 544 additional daily trips and 18 additional peak-hour trips.

All access driveways operate at a satisfactory Level of Service (LOS) C or better under existing conditions during both peak hours. The signalized intersection of Prospect Street-Sweetwater Crossing Driveway/Sweetwater Road and unsignalized RIRO (right in, right out) driveway/Sweetwater Road would operate at satisfactory LOS C or better during both peak hours without and with the proposed project. The proposed project would not adversely affect access or operations at the Sweetwater Crossing shopping center.

Projects are also required to assess project impacts related to vehicle miles travelled (VMT) under the California Environmental Quality Act (CEQA). In this case, a detailed screening was not required due to the project's limited size and the anticipation that the use would be locally serving rather than a regional draw.

Noise

Noise issues related to drive-through businesses are usually related to vehicle queuing and ordering windows/speakers. Recent approvals for drive-through businesses have required noise-attenuating speakers at the ordering window. However, in this instance the applicant does not intend to utilize an ordering window/speaker and will only take orders in person. It is not anticipated that the use, as proposed, will create nuisance noises. The Planning Commission may consider restrictions on the hours of operation of the business, which is proposing hours from 5:00 a.m. to 12:00 a.m. There are other drive-through businesses currently operating within National City with similar hours, including the Carl's Jr and Taco Bell off of Sweetwater Road.

Mailing

All property owners and occupants within a distance of 300 feet are required to be notified of a public hearing for a CUP application. Notice of this public hearing was sent to 130 occupants and owners. No public comment has been received as of the writing this report.

Department Comments

Comments were provided by the Building Division, Engineering Department, and Fire Department related to standard requirements for new developments. The All comments have been incorporated as conditions of approval for the CUP. Adherence to building and fire codes have also been addressed in the Conditions of Approval.

Findings for Approval

The following are the required findings in the attached draft resolution:

1. Allowable Use: Drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone, and conditions of approval will assure the proposed drive-through aisles will meet all requirements as contained in NCMC §18. 41 – Site Planning Standards.

2. General Plan Consistency: Drive-through businesses are permitted uses, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In addition, a drive-through coffee shop is consistent with the Major Mixed-Use District zone land use designation and there are no Specific Plans affecting this location.

3. Compatibility, LUC, and Traffic: The new coffee shop will be built in compliance with the City's LUC and all applicable building and fire codes. In addition, the proposed drive-through aisle, subject to the conditions of approval, meets all requirements for such uses outlined in the Land Use Code, as discussed above.

4. Suitability: The project is expected to generate approximately 756 net weekday daily trips and 544 weekend daily trips, which can be accommodated by the existing road network. Intersections in this location are currently operating at a Level of Service (LOS) of C or better (passing) and are calculated by the provided traffic impact analysis to continue to have a passing LOS after construction. The site is located within an urbanized area with access to all necessary utilities and services and the proposed restaurant replaces a similar existing building.

5. No Nuisance: Noise issues related to drive-through businesses are usually related to vehicle queuing and ordering windows/speakers. Noise is not an issue given that the applicant will utilize person to person ordering in lieu of an amplified ordering system. A vehicle miles traveled (VMT) analysis was also conducted for the site and it is presumed to have a less than significant impact on VMT. In addition, the new business will benefit the public interest by providing new jobs.

1. California Environmental Quality Act (CEQA): The proposed project has been reviewed in compliance with the California Environmental Quality Act

(CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 32, Section 15332 (In-fill Development Projects) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. Class 32 consists of projects characterized as in-fill development that is consistent with applicable general plan and zoning designations, proposed on an urban site no more than five acres, has a site with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality or water quality, and is adequately served by utilities and public services. The proposed use is consistent with this description and there is no potential for the project to cause either a direct or a reasonably foreseeable indirect physical change in the environment

Finding for Denial

There is one finding for denial as follows:

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because it would contribute to a concentration of unhealthy fast food eating places.

Conditions of Approval

Conditions of Approval are included that address comments from the Engineering Department. Additional conditions are included related to adherence to California Building and Fire Codes and the City's Land Use Code.

Summary

The proposed drive-through is consistent with the Land Use Code with the approval of a CUP. Conditions of Approval will ensure that the business operates in harmony with existing uses in the area. The potential impacts are minimal since design guidelines ensure an appropriately-designed project. In addition, the 26-vehicle storage capacity of the drive-through aisles will avoid impacts to adjacent City streets. Staff is recommending approval of this CUP request.

Options

1. Find the project exempt from CEQA under Class 32 of the CEQA Guidelines Section 15332 or other exemption and approve 2025-29 CUP, subject to the conditions included in the Resolution, or other conditions, and based on the

findings included in the Resolution, or other findings to be determined by the Planning Commission; or,

2. Find the project not exempt from CEQA and/or deny 2025-29 CUP based on the attached findings, or findings to be determined by the Planning Commission; or,

3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolutions
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-29 CUP, dated 9/29/2025)
4. Public Hearing Notice (Sent to 130 property owners and occupants)
5. Transportation Impact Assessment

RESOLUTION NO. 2025-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA, DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 32 OF THE CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT) AND APPROVING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH COFFEE SHOP (DUTCH BROS COFFEE) TO BE LOCATED AT 1838 SWEETWATER ROAD
CASE FILE NO. 2025-29 CUP
APN: 563-231-31-00 & 563-231-32-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a drive-through coffee shop (Dutch Bros Coffee) to be located at 1838 Sweetwater Road at a duly advertised public hearing held on October 20, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-29 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on October 20, 2025, support the following findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code because drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone, and the conditions of approval will assure the proposed drive-through aisles will meet all requirements as contained in NCMC §18. 41 – Site Planning Standards.

2. The proposed use is consistent with the General Plan and any applicable specific plan, because the Land Use Code conditionally allows drive-through businesses in

the MXD-2 zone; the Land Use Code is consistent with the General Plan. There are no Specific Plans affecting this location.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the property will be developed based on the provisions outlined in the Land Use Code. In addition, the proposed drive-through aisle, subject to the conditions of approval, meets all requirements for such uses outlined in the Land Use Code.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because a traffic impact analysis was conducted for the proposed use finding that the project is expected to generated approximately 756 net weekday daily trips and 544 weekend daily trips, which can be accommodated by the existing road network. Intersections in this location are currently operating at a Level of Service (LOS) of C or better (passing) and are calculated by the provided traffic impact analysis to continue to have a passing LOS after construction. The site is located within an urbanized area with access to all necessary utilities and services and the proposed restaurant replaces a similar existing building.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because noise issues related to drive-through businesses, which are usually related to vehicle queuing and ordering windows and speakers, will not be an issue given that the applicant will utilize person to person ordering in lieu of an amplified ordering system. A vehicle miles traveled (VMT) analysis was also conducted for the site and the project is presumed to have a less than significant impact on VMT. In addition, the new business will benefit the public interest by providing new jobs.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 32 of the CEQA Guidelines, Section 15332 (In-fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this CUP. Class 32 consists of projects characterized as in-fill development that is consistent with applicable general plan and zoning designations, proposed on an urban site no more than five acres, has a site with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality or water quality, and is

adequately served by utilities and public services. The proposed use is consistent with this description and there is no potential for the project to cause either a direct or a reasonably foreseeable indirect physical change in the environment

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is hereby approved subject to the following conditions:

General

1. This *Conditional Use Permit* authorizes a drive-through coffee shop at 1838 Sweetwater Road. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2025-29 CUP, dated 9/29/2025.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *San Diego County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law.

Building

7. Building plans and permits shall be required to meet current California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy, and Fire Codes.
    a. A soils report is required for all new construction.
    b. Project requires Sweetwater Authority approval prior to permit issuance to determine the project has sufficient water supply.

Engineering

8. Storm Water Requirements
    a. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
    b. The completed Storm Water BMP Requirements Applicability Form I-1 and I-2 checklist is required to be submitted to the Engineering Department along with the grading plan submittal.
    c. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
    d. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
    e. All existing and proposed curb inlet on property shall be provided with a “No Dumping” signage in accordance with the NPDES program.
    f. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.

9. Engineering Land Development Requirements
    a. The Property is in the Federal Flood Plain area. Flood hazard permit shall be obtained from the Engineering Department.

b. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.

c. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.

d. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.

e. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.

f. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.

g. A limited traffic study is required for the proposed development.

h. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A

performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services

Fire

10. Plans are to be designed, fabricated and installed to code.
11. Project to be in compliance with the current editions of the National Fire Protection Association, California Fire Code 2022 Edition, Title 19 and local City of National City Municipal Codes.
12. A California Fire Code Change (CFC) will occur beginning in 2026 with this Authority Having Jurisdiction (AHJ).
13. California fire code shall be considered if structure is to be outfitted with fire alarm and fire sprinklers.
14. A fire flow letter shall be requested from this AHJ early in the process if fire sprinklers will be installed.
15. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2022) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. This comment shall apply to new residential structures. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
16. The required width of emergency fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road; the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
17. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department’s apparatus.
18. Buildings or portions of buildings or facilities exceeding 30 feet in height measured vertically from the centerline of the street adjacent to the project above the lowest level

of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

19. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with approval of the fire code official.
20. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
21. Fire hydrants to be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 400 feet of all locations which are roadway accessible. (Measurement starts from nearest existing fire hydrant to project).
22. The following items pertain to fire hydrants:
    a. Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
    b. Fire hydrant to be of three outlet design
23. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
24. Fire hydrants to be marked by use of blue reflective marker in the roadway.
25. Upon submittal for an underground permit, the following shall be included:
    a. Data sheet for Back-Flows
    b. Data sheets for Private and Commercial Hydrants
    c. Data sheets for Post Indicator Valves

    Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority. All pipe and their appliances, shall meet industry/code standards for underground use
26. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
27. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
28. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of

this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

29. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

Planning

30. A landscape and underground irrigation plan shall be submitted as part of the construction permitting process in compliance with Land Use Code Chapter 18.44. The landscaping and irrigation required by this approval shall be maintained for the life of the project.

31. Plans submitted for construction shall conform to minimum turning radius requirements for drive-through businesses unless the City Engineer approves a lesser radius. Building permit plans shall be fully dimensioned and include all proposed signage and striping for the drive-through aisles, driveways, and parking spaces.

32. Business operations shall comply with Municipal Code Title 12 (Noise) at all times. Plans submitted for construction shall reflect the use of sound-attenuating speakers that automatically reduce the volume of ordering speakers during periods of low ambient noise should an electronic ordering system be installed.

33. Plans submitted for construction shall conform to Land Use Code Chapter 18.46 (Outdoor Lighting).

34. Plans submitted for construction shall comply with the guidelines stated in Land Use Code Section 18.42.050 (Commercial and institutional building design standards).

35. The trash enclosure design shall be in compliance with Municipal Code Title 7, Section 7.10.080 (Enclosures required), including the use of flame retardant materials.

36. The trash enclosure shall be painted with graffiti-resistant coating to a height of six feet.

37. The business shall only be permitted to operate between the hours of 5:00 a.m. to 12:00 a.m. daily.

38. Directional signs are not to exceed three square-feet per sign.

39. No new pole signs or monument signs are permitted. The business shall co-locate on existing monument and pole signs within the shopping center.

40. The operator of the business shall maintain an active business license and ensure that the business license renewed annually.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or

employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of October 20, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

CHAIRPERSON

RESOLUTION NO. 2025-16

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH COFFEE SHOP
(DUTCH BROS COFFEE) TO BE LOCATED AT 1838 SWEETWATER ROAD
CASE FILE NO. 2025-29 CUP
APN: 563-231-31-00 & 563-231-32-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a drive-through coffee shop (Dutch Bros Coffee) to be located at 1838 Sweetwater Road at a duly advertised public hearing held on October 20, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-29 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on October 20, 2025, support the following finding:

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because it would contribute to a concentration of unhealthy fast food eating places.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that

meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of October 20, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

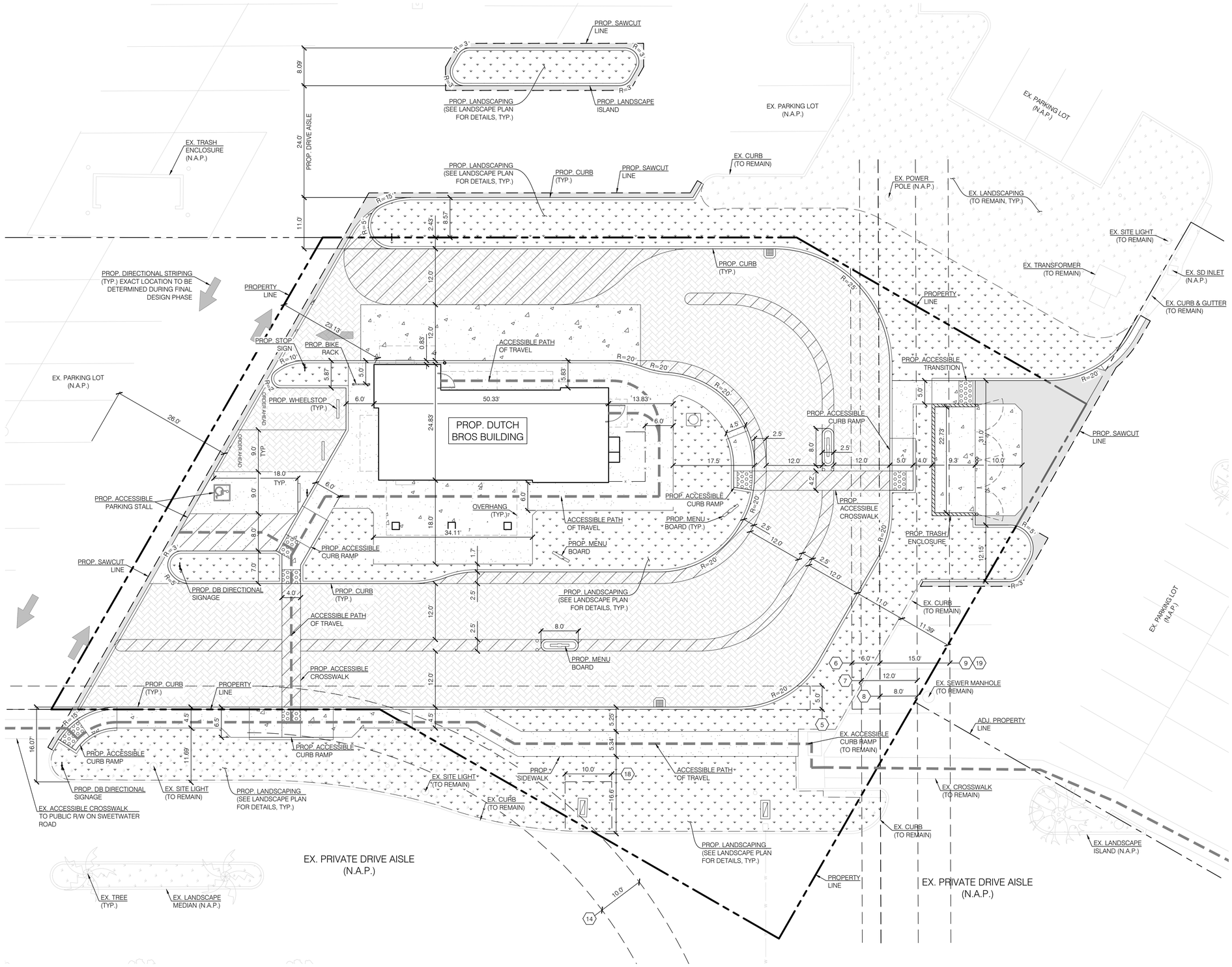
_____
CHAIRPERSON

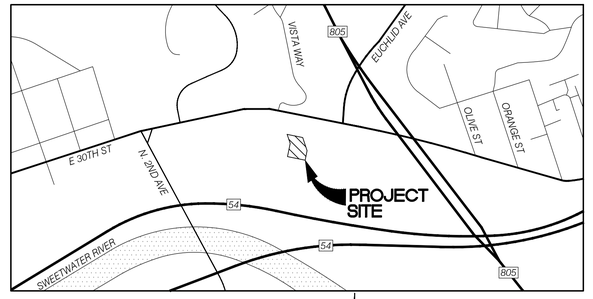
2025-29 CUP – 1838 Sweetwater Road – Overhead



N

ATTACHMENT 2





VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- CENTERLINE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED AC PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED POROUS CONCRETE
- PROPOSED FENCELINE
- ACCESSIBLE PATH OF TRAVEL
- (XX) EXISTING EASEMENT LABEL

ABBREVIATIONS:

(XX.XX)	EXISTING ELEVATION
APN	ASSESSORS PARCEL NUMBER
BW	BOTTOM OF WALL
BOW	BACK OF WALK
CF	CURB FACE
CIP	CAST IRON PIPE
CL	CENTERLINE
ELEV	ELEVATION
ELEC	ELECTRICAL
EPB	ELECTRIC PULL BOX
EX	EXISTING
FG	FINISH GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
FW	FIRE WATER
GB	GRADE BREAK
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
OC	ON CENTER
PL	PROPERTY LINE
PROP	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W	WIDTH
WM	WATER METER

PARKING COUNT

1 SPACE PER 200 SF

BUILDING SQUARE FOOTAGE = 1,025 sf

PARKING REQUIRED: 5 STALLS
PARKING PROVIDED: 7 STALLS

SITE ADDRESS

1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950

APN

563-231-32-00

DEVELOPER

BOERSMA BROS. LLC.
P.O. BOX 1929
GRANTS PASS, OR 97528
CONTACT: JOHN CAGLIA
TEL.: 714.883.9092

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

SURVEY

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W ROBINSON STREET, 3RD FLOOR
NORMAN, OK 73072
CONTACT: AARON M. HAVENS
TEL.: 405.253.2444

ARCHITECT

ARMET DAVIS NEWLOVE & ASSOCIATES
1330 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
CONTACT: PAUL DEPPE AIA, NCARB, CASp
TEL: 310.452.5533

EARTHWORK QUANTITIES

CUT: 290 CY
FILL: 60 CY
NET: 230 CY (EXPORT)

NOTE: THESE ARE ENGINEERS ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

PROJECT SITE DATA

PROPERTY AREA TOTAL = 20,000 SF (0.459 AC)

DISTURBED AREA TOTAL = 21,036 SF (0.483 AC)
EXISTING CONDITION:
IMPERVIOUS AREA = 13,923 SF (66%)
PERVIOUS AREA = 7,113 SF (34%)
PROPOSED CONDITION:
IMPERVIOUS AREA = 4,656 SF (22%)
PERVIOUS AREA = 16,380 SF (78%)

GENERAL PLAN: MIXED USE

ZONING: MXD-2

FEMA FLOOD ZONE:
THE SUBJECT PROPERTY LIES WITHIN ZONE SHADED "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06073C 1912 G BEARING AN EFFECTIVE DATE OF 5/16/2012.

ZONE SHADED "X" DENOTES AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.

10 0 10 20
GRAPHIC SCALE
SCALE: 1"= 10'

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	CONCEPTUAL SITE PLAN
02	CONCEPTUAL GRADING PLAN
03	CONCEPTUAL UTILITY PLAN

NUMBER DATE APP'D

DRAWN BY: WRA
CHECKED BY: HMY
DATE: 09/17/2025

BENCHMARK:
BM #A-152-46
"K" AVE. BP W. CURB "K" AVE. @ S/O S/1 28TH ST. SW
ELEVATION = 60.97

PLANS PREPARED BY:

[redacted]
09/17/2025
AARON M. ALBERTSON DATE
R.C.E. 65513, EXP. 09/30/25

REGISTERED PROFESSIONAL ENGINEER AARON M. ALBERTSON NO. 65513 EXP. 9/30/25 CIVIL STATE OF CALIFORNIA

Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
695 Town Center Drive #110 Costa Mesa CA 92626
T 949-610-8997 www.CDRwest.com

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 18°27'43" WEST ALONG THE EAST LINE OF LOT 7 AND LOT 8 AS SHOWN ON MAP NO. 8432, IN THE OFFICE OF SAN DIEGO COUNTY RECORDER, STATE OF CALIFORNIA.

CONCEPTUAL SITE PLAN

DUTCH BROS
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950
APN: 563-231-32-00

SHEET
CG-01
01 OF 03

S:\Projects\2025\25052_Dutch Bros_1838 Sweetwater Rd_National City CA\03 - Civil\04 - Conceptual Grading\25052-CG-01-Conceptual Site Plan.dwg

ATTACHMENT 3



LANDSCAPE LEGEND

KEY	COMMENTS
A	NEW LANDSCAPE AREA WITH AMENDED SOIL
B	NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE

CONSULTANT REFERENCE LEGEND (LANDSCAPE PLAN) R#

R1	NEW CONCRETE CURB / CURB & GUTTER - REFER TO CIVIL PLANS
R2	NEW PEDESTRIAN CONCRETE PAVING - REFER TO CIVIL PLANS
R3	NEW VEHICULAR PAVING - REFER TO CIVIL PLANS
R4	NEW LIGHT POLE - REFER TO ARCHITECTURE PLANS
R5	NEW BUILDING / BUILDING COLUMNS - REFER TO ARCHITECTURE PLANS
R6	NEW TRASH ENCLOSURE - REFER TO ARCHITECTURE PLANS
R7	NEW DRIVE THRU EQUIPMENT - REFER TO ARCHITECTURE PLANS
R8	NEW SIGNAGE - REFER TO ARCHITECTURE PLANS
R9	UNDERGROUND UTILITY - REFER TO CIVIL PLANS SD = STORM DRAIN FW = FIRE WATER W = DOMESTIC WATER G = GAS SS = SANITARY SEWER E = ELECTRIC
R10	NEW CATCH BASIN - REFER TO CIVIL PLANS
R11	EXISTING IRRIGATION WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R12	NEW DOMESTIC WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R13	FIRE HYDRANT - REFER TO CIVIL PLANS
R14	NEW GREASE INCEPTOR - REFER TO CIVIL PLANS
R15	EXISTING ELECTRICAL TRANSFORMER - REFER TO CIVIL PLANS
R16	EXISTING ELECTRICAL POLE & OVERHEAD POWER LINES - REFER TO CIVIL PLANS
R17	EXISTING WATER METER & BACKFLOW TO BE RE-PURPOSED FOR IRRIGATION - REFER TO CIVIL PLANS

LANDSCAPE & IRRIGATION NOTES

1. A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS (EXCLUDING TURF AREAS).
2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON PLANTING PLANS AND/OR WHEN INSTALLED WITHIN 5'-0" OF UTILITIES, CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.
3. ALL IRRIGATION SYSTEMS SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER UTILIZING EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT OFF VALVES.
4. ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
5. A MINIMUM OF ONE FOOT DEPTH OF UNCOMPACTED SOIL SHALL BE PROVIDED FOR WATER ABSORPTION AND ROOT GROWTH IN EACH PLANTED AREA
6. A SOILS REPORT SHALL BE PREPARED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS ARE CONDUCTED AND PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS.
7. A 3 FEET (MINIMUM) CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST-INDICATOR VALVES (PIV), AND BACK FLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM (OS&Y). (CFC §507.5.5 & §509.2)
8. TREES SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (MINIMUM) FROM ALL FIRE LANES. (CFC §503.2.1)

EXISTING PLANT LEGEND

EX. TREES	BOTANICAL / COMMON NAME	EX. TREES	BOTANICAL / COMMON NAME
	EUCALYPTUS CIT. LEMON SCENTED GUM		PHOENIX DACT. DATE PALM
	TIPUANA TIPU TIPU TREE		

EX. SHRUBS	BOTANICAL / COMMON NAME
	VARIOUS SPECIES: SENECIO SP., RHAPHIOLEPIS SP., WESTRINGIA SP., LANTANA SP., DIANELLA SP.,

HYDROZONE INFORMATION TABLE

REFERENCE ETO: 48.7 (CHULA VISTA) ETAF: NON-RESIDENTIAL: 0.45

HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (LA) (SQ. FT.)	ESTIMATED WATER USE (EWU) = ETAF x LA x ETo x 0.62)
REGULAR LANDSCAPE AREAS (RLA)						
TREES & SHRUBS - LOW (ON SITE)	0.3	DRIP	0.81	0.37	4,039	45,168
TREES & SHRUBS - LOW (OFF SITE)	0.5	DRIP	0.81	0.37	3,049	34,097
				TOTALS	7,088	79,265
SPECIAL LANDSCAPE AREAS (SLA)						
SLA -	NA	NA	NA	1.0		
SLA -	NA	NA	NA	1.0		
				SLA TOTALS	0	0
				ESTIMATED TOTAL WATER USE (ETWU)		79,265
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)		96,307

ETWU (ANNUAL GALLONS REQUIRED = ETO X 0.62 X ETAF X AREA
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = ETO x 0.62 x [ETAF x RLA + 1.0 x SLA]

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET; SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

MAWA = 48.7 x 0.62 x [0.45 x 7,088 + 1.0 x 0]
30.194 x 3,189.6 + 0
30.194 x 3,189.6

96,307 (GALLONS PER YEAR)

LANDSCAPE AREA CALCULATIONS

- MINIMUM LANDSCAPE AREA REQUIRED = 20% (*18.44.090):
  - LANDSCAPE AREA: 4,039 SF (ON-SITE)
  - TOTAL LOT AREA: 20,000 SF.
  - 4,039 / 20,000 = .202 (20.2%)
- 1 TREE FOR 7 PARKING STALLS (*18.44.110.6.a): 7 PARKING STALLS SHOWN = 1 TREE REQUIRED (5 TREES SHOWN)

*NATIONAL CITY MUNICIPAL CODE


LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'
NATCHEZ CRAPE MYRTLE


FURCRAEA FOETIDA 'MEDIOPICTA'
NCN


HESPERALOE PARVIFLORA
RED YUCCA


WESTRINGIA F. 'MORNING LIGHT'
MORNING LIGHT COAST ROSEMARY


ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA


SENECIO MANDRALISCAE
BLUE CHALK STICKS

PLANT LEGEND

TREES	QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
+	5,000	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	24" BOX	STANDARD	LOW	-	H: 20' - 25' W: 15' - 20'
	-						

SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
FF	-	FURCRAEA FOETIDA 'MEDIOPICTA' NCN	5 GAL.	PER PLAN	LOW	-	H: 4' - 5' W: 6' - 8'
HP	-	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	PER PLAN	VERY LOW	-	H: ±3' W: ±3'
WF	-	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	3'-0" O.C.	LOW	-	H: 3' - 4' W: 4' - 5'
	-						

GROUNDCOVER	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	-	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 GAL.	3'-0" O.C.	LOW	-	H: ±1' W: 4' - 5'
	-	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL	2'-0" O.C.	LOW		H: 1' - 2' W: 2' - 3'
	-						

REVISIONS

NUMBER	DATE		APPVD

DRAWN BY: BH
CHECKED BY: BH
DATE: JULY 14, 2025

BENCHMARK:

BM #A-152-45
"K" AVE. BP W. CURB "K" AVE. 8' S/O S/1 28TH ST. SW
ELEVATION = 60.97

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LANDSCAPE ARCHITECTURE ENTITLEMENT PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT
BRANDON HANNA
6135
Signature
Sept. 30, 2025
Renewal Date
July 14, 2025
License Expiration Date
STATE OF CALIFORNIA

Commercial Development Resources
Today's Ideas. Tomorrow's Reality
695 Town Center Dr. #110 Costa Mesa, CA 92626
T 949-640-8999 www.CDRwest.com

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LANDSCAPE PLAN

DUTCH BROS
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950
APN: 563-231-32-00

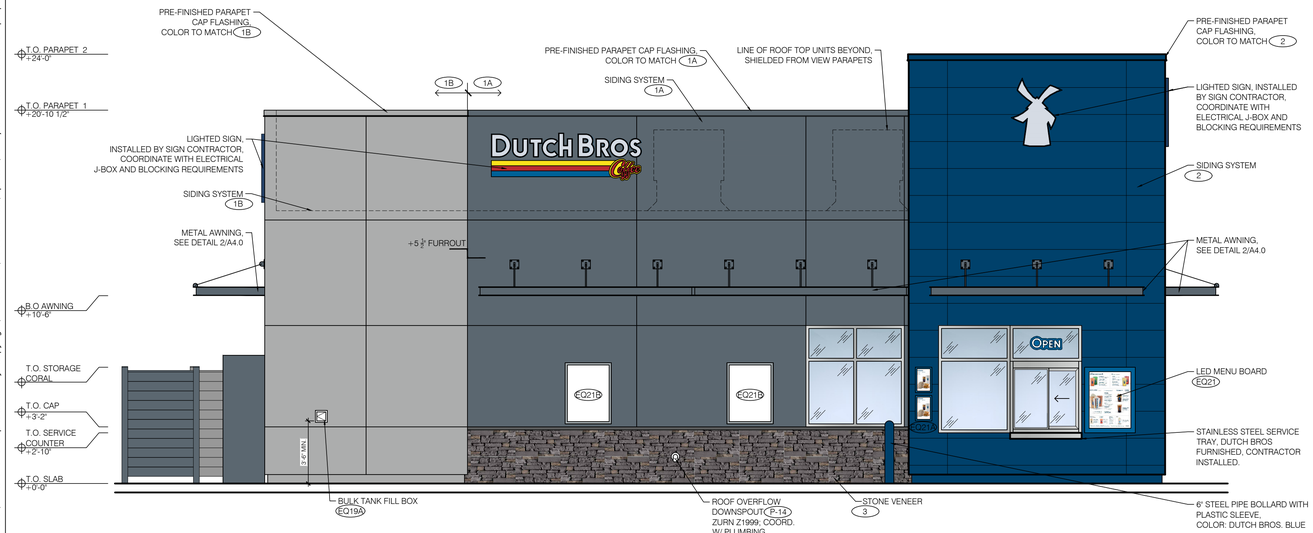
SHEET
L-1

S:\Projects\2025\25052_Dutch Bros_1838 Sweetwater Rd_National City CA\04 - Landscape\04 - Entitlement & Concept - Sheets\25052_L-1 Landscape Plan.dwg

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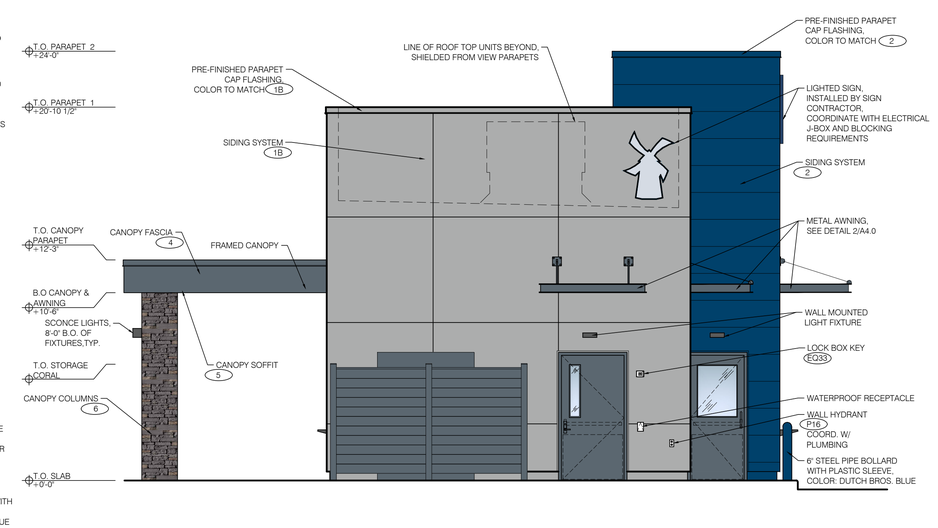
EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-11295 - BLDG DB DARK GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	8656-12046 - BLDG DB LIGHT GRAY	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN
ZONE 2 (TOWER) (Z2)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 3030 W/ OPEN OUTSIDE CORNERS	GC TO ORDER PANELS UNPAINTED; OPEN OUTSIDE CORNERS AND PANELS TO BE PAINTED BY GC DB BLUE
ZONE 3 (3'-2" BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
	STONE VENEER SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL; PEWTER	
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1X6, T&G, $\frac{1}{8}$" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	
NOTE: EXTERIOR DOORS TO BE PAINTED PER A6.1				



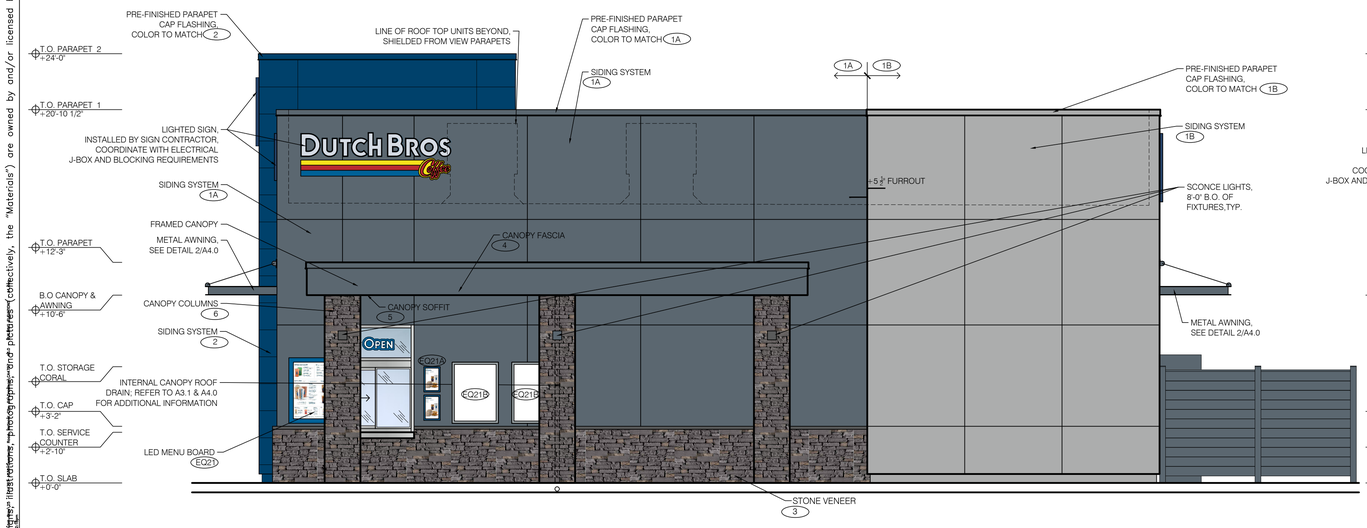
4 ELEVATION - DRIVE-THRU WINDOW

SCALE: 1/4" = 1'-0"



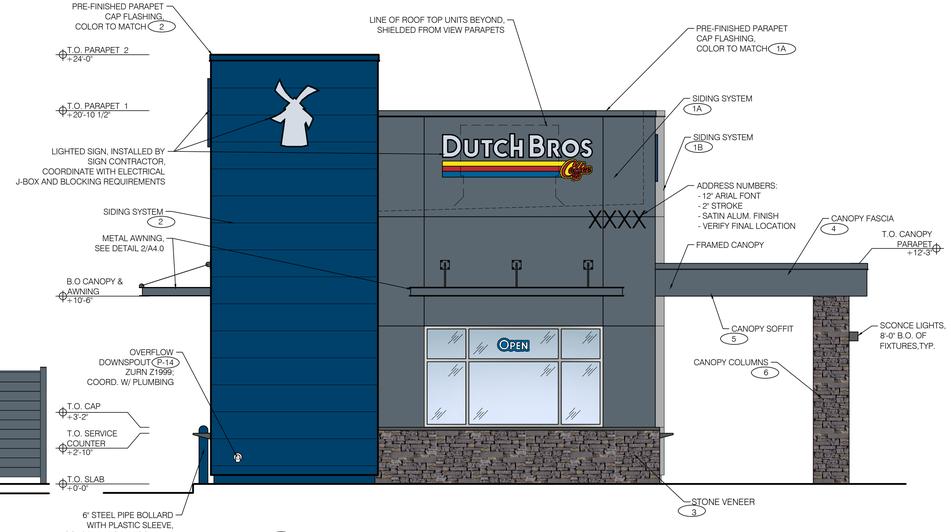
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 ELEVATION - WALK-UP WINDOW

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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LICENSED ARCHITECT [redacted] STATE OF CALIFORNIA

Project No: CA4707
Dutch Bros Coffee - New Freestanding Store
DB2550SQ - A1 PROTOTYPE
1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950

DATE: 07/07/2025

REV:	DATE:	DESCRIPTION:

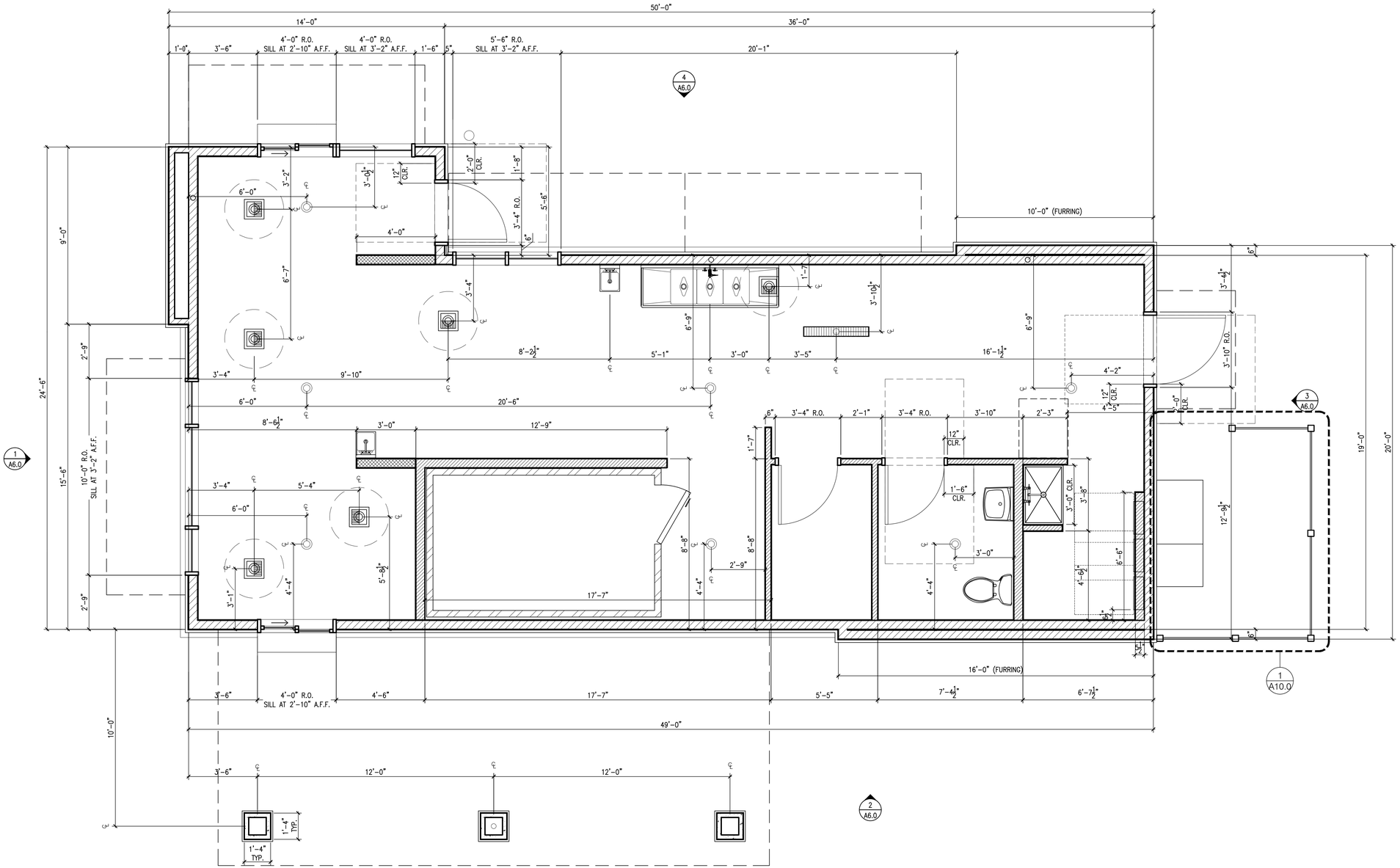
SHEET NAME:

BUILDING ELEVATIONS COLOR

SHEET NUMBER:

A6.1

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1 FLOOR PLAN

SCALE: 3/8" = 1'-0"

0' 2' 4'

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LICENSED ARCHITECT
[redacted]
STATE OF CALIFORNIA

Project No: CA4707

Dutch Bros Coffee - New Freestanding Store
DB2550SQ - A1 PROTOTYPE

1838 SWEETWATER ROAD
NATIONAL CITY, CA 91950

DATE: 07/07/2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:

FLOOR PLAN/
DETAILS

SHEET NUMBER:

A2.0

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SCOPE OF WORK: MANUFACTURE & INSTALL (4) S/F POST MOUNTED MENU SIGNS



SIDE VIEW

ELECTRICAL SPECIFICATIONS:

(25) WHITE LED MODULES @ 1.5W EA= 37.5 W TOTAL
(1) 12V 60W POWER SUPPLIES @ 1.2 AMPS EA.
(1) CUSTOMER PROVIDED 120V/20A/60HZ
DEDICATED CIRCUIT REQUIRED

TOTAL CIRCUIT LOAD:
1.2 AMPS @ 120 VAC

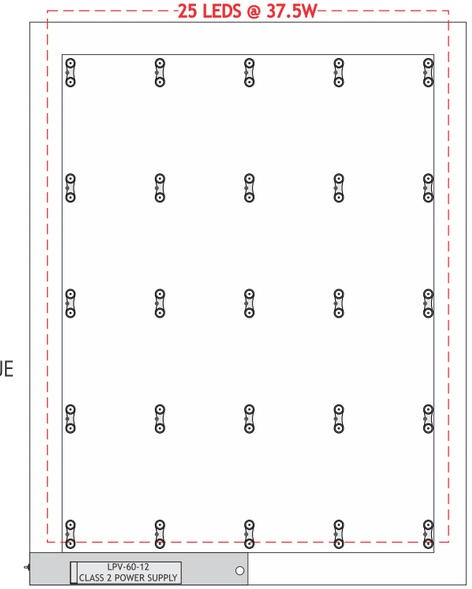
FREESTANDING BACKLIT MENU SIGN

- ASSEMBLE POST & MENU
- FOOTING INSTALLED BY G.C.
- 120 V @ 1.0 AMP

COLOR CODE

DIGITAL PRINT

DB CUSTOM DARK BLUE



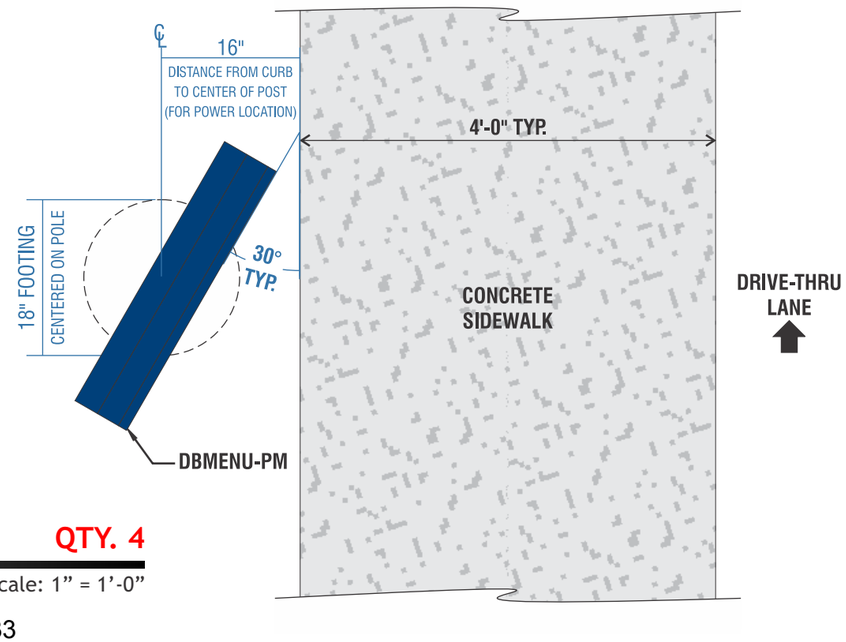
ELECTRICAL DETAIL

Scale: 1" = 1'-0"

FOOTING PER ENGINEERING

CONCRETE FOOTING INSTALLED BY GC WITH ELECTRICAL CONDUIT IN THE CENTER OF THE PIER.

INSTALLATION ORIENTATION DETAIL
NOT TO SCALE



CONSTRUCTION MGR.

DIRECTOR

N11 **SIGN TYPE DBMENU-PM-SF: FREE STANDING MENU BOARD** **QTY. 4**

TOTAL SQ. FT.: 10.7

Scale: 1" = 1'-0"

FUSION Sign and Design
"Quality, Passion, and Innovation"

12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 894662
www.fusionsign.com
Los Angeles, CA

DRAWING/REVISION NO.:
06-25-0038
Signs and Menus

PAGE NO.:
13 OF 15

CLIENT:
DUTCH BROS

ADDRESS
1838 Sweetwater Rd
National City, CA 91950

Approval Signature

DATE:
08/27/2025

PROJECT MANAGER
Joanne P.

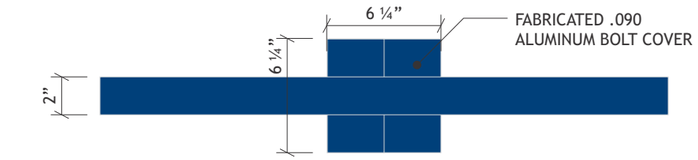
DESIGNER:
Trong T.

REVISION DATE:

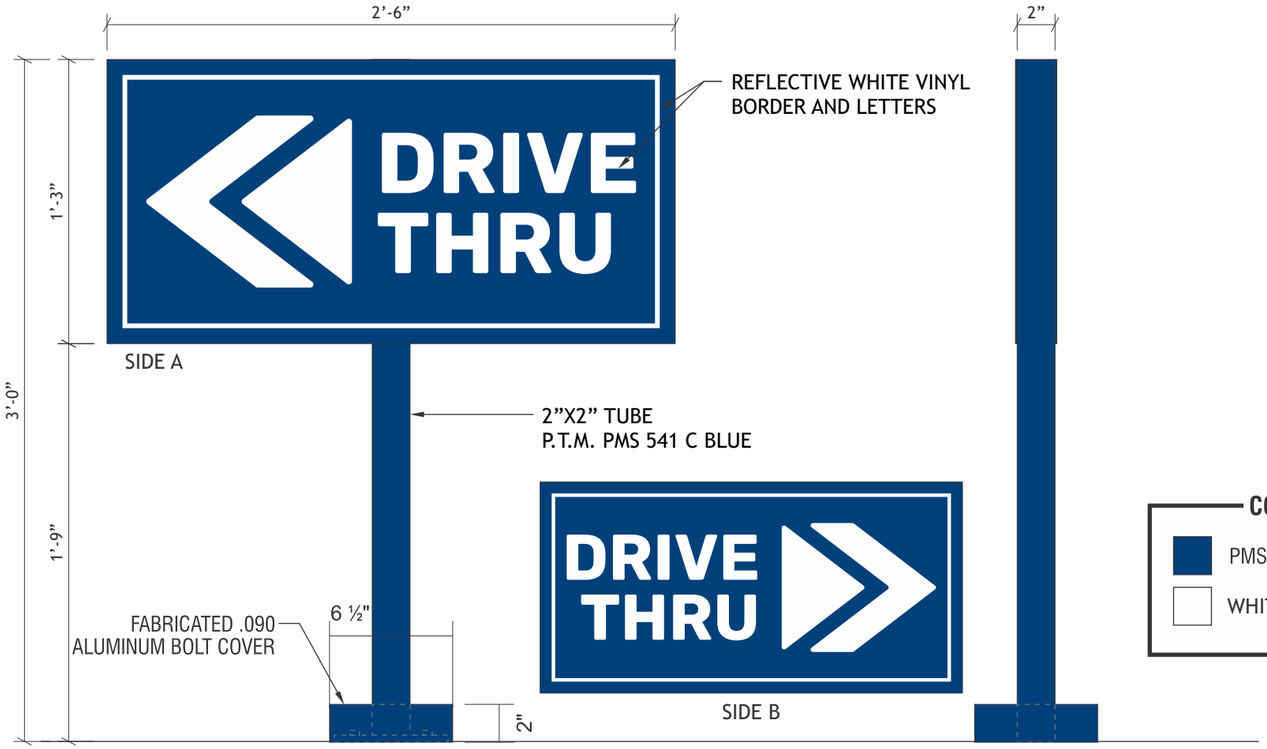
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SCOPE OF WORK: MANUFACTURE & INSTALL (1) D/F NON-ILLUMINATED DIRECTIONAL SIGN



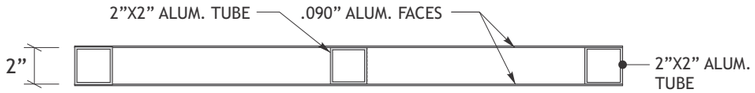
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SIDE VIEW

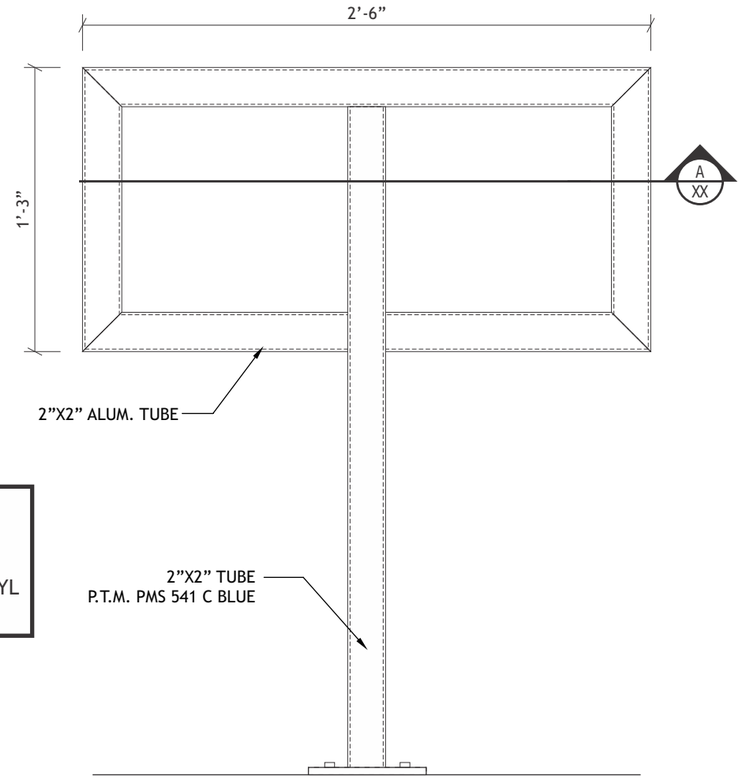
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STRUCTURE DETAIL

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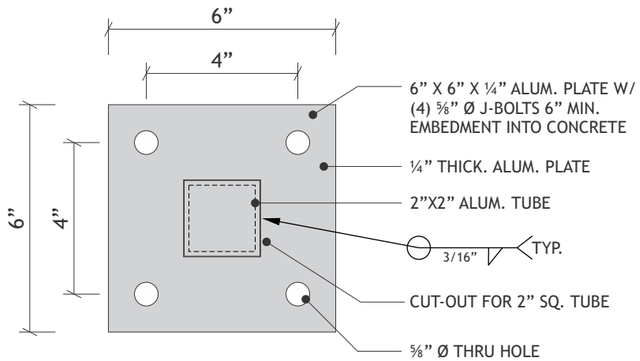


PLATE DETAIL

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TOTAL SQ. FT.: 3.13

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CONSTRUCTION MGR.

DIRECTOR

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DB CUSTOM DARK BLUE.
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PAGE NO.:
14 OF 15

CLIENT:
DUTCH BROS

ADDRESS:
1838 Sweetwater Rd
National City, CA 91950

Approval Signature

DATE:
08/27/2025

PROJECT MANAGER
Joanne P.

DESIGNER:
Trong T.

REVISION DATE:

REVISION BY:

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NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 32 OF THE CEQA GUIDELINES SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) AND CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH COFFEE SHOP (DUTCH BROS COFFEE) TO BE LOCATED AT 1838 SWEETWATER ROAD
CASE FILE NO.: 2025-29 CUP
APN: 563-231-31-00 & 563-231-32-00

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, October 20, 2025**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Applicant: Alena Kriachko) proposes to construct a 950 square-foot coffee shop (Dutch Bros Coffee) with two drive-through lanes. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 (In-fill Development Projects).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **October 20, 2025** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

LSA

CARLSBAD
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IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: September 10, 2025

TO: Stephen Manganiello, T.E., Director of Public Works, City of National City

FROM: Dean Arizabal, Principal, and Ambarish Mukherjee, PE, Principal, LSA

SUBJECT: Traffic Analysis for the 1838 Sweetwater Road Dutch Bros Coffee Shop Project (LSA Project No. 20252337)

LSA has prepared this Traffic Analysis (TA) for the proposed Dutch Bros Coffee shop (project) at 1838 Sweetwater Road within the Sweetwater Crossing shopping center in National City, California. The purpose of this analysis is to estimate the potential trip generation, evaluate the access locations, determine the adequacy of the drive-through configuration, and assess vehicle miles traveled (VMT) for the proposed project.

The proposed project includes a 950-square-foot (sf) Dutch Bros Coffee shop with drive-through on the southeast corner of the Prospect Street-Sweetwater Crossing driveway/Sweetwater Road intersection. Figure 1 (all figures provided in Attachment A) depicts the regional and project location. The drive-through configuration of the proposed project would accommodate 26 total vehicles within 2 lanes.

Access to the Sweetwater Crossing shopping center and project site is provided via the signalized Prospect Street-Sweetwater Crossing driveway/Sweetwater Road intersection and an unsignalized right-in/right-out (RIRO) driveway on Sweetwater Road. Figure 2 illustrates a conceptual site plan of the proposed project.

TRAFFIC ANALYSIS

This TA Scope of Work has been prepared consistent with applicable provisions of the Institute of Transportation Engineers (ITE), San Diego and Imperial County Sections, *Guidelines for Transportation Impact Studies in the San Diego Region*, dated May 2019 (ITE Guidelines), and the scope of work approved by the City of National City (City) Director of Public Works and Traffic Engineer on May 22, 2025.

Data Collection and Study Area

An independent data collection firm (Counts Unlimited) conducted trip generation and drive-through queuing surveys of similar existing Dutch Bros Coffee shops, as well as intersection counts at four comparable Dutch Bros Coffee shop locations and two study area locations.

The similar existing Dutch Bros Coffee shops surveyed include:

1. 9067 Warner Avenue, Fountain Valley
2. 3561 Hamner Avenue, Norco
3. 13322 Limonite Avenue, Eastvale
4. 877 East Hospitality Lane, San Bernardino

The study area intersections include:

1. Prospect Street-Sweetwater Crossing driveway/Sweetwater Road
2. RIRO driveway/Sweetwater Road

The specifics for the surveys and counts are:

- The trip generation surveys were conducted for one typical Saturday (May 17, 2025) and one typical weekday (Tuesday, May 20, 2025). The surveys included the hourly and daily trips for each site, as well as the average hourly and average daily trips for all sites.
- The drive-through queuing surveys were conducted during the weekday a.m. peak hour (6:00 a.m. to 9:00 a.m.), the weekday p.m. peak hour (3:00 p.m. to 6:00 p.m.), and the weekend peak hour (10:00 a.m. to 2:00 p.m.). The surveys include the average time per customer, maximum queue, and average queue for each site, as well as the average time per customer, average maximum queue, and average queue for all sites.
- The intersection counts were conducted for the typical weekday a.m. and p.m. peak hours.

Trip Generation Analysis

The daily, a.m. peak-hour, and p.m. peak-hour trips of the proposed project were developed through surveys conducted by Counts Unlimited (provided in Attachment B) at four similar existing Dutch Bros Coffee shops in Fountain Valley, Norco, Eastvale, and San Bernardino.

For coffee shops, restaurants, and similar quick-service retail facilities, a significant percentage of trips are pass-by trips. A pass-by trip is a trip where an intermediate stop is made on the way from the origin to the primary destination of the trip without making a route diversion. Pass-by trips are made by drivers already on adjacent/nearby roadways (e.g., stopped by the coffee shop on the way to work or home) and therefore are not additive trips to the circulation system. A conservative 50 percent pass-by reduction has been applied to the proposed project for weekday and weekend daily and peak-hour conditions.

The daily, a.m. peak-hour, and p.m. peak-hour trips of the previous (restaurant) use on site were also calculated based on trip rates for Land Use 932 (High-Turnover [Sit-Down] Restaurant) from the ITE *Trip Generation* Manual (11th Edition). Since an a.m. peak-hour pass-by rate is not provided for this land use, no trip reductions were applied to the a.m. peak hour and a 43 percent pass-by rate was applied to the p.m. peak hour. Since a daily pass-by rate is not provided for this land use, the average of the a.m. and p.m. pass-by rates (22 percent) was used for the daily trip reduction. For weekends, the 22 percent pass-by rate was applied to the daily trip reduction and no pass-by reductions were applied to the peak hour.

Table C-1 (provided in Attachment C) presents the trip generation summary for the proposed project, based on similar Dutch Bros Coffee shops in the area, and a comparison to the previous use.

As shown in Table C-1, the proposed project would generate 2,168 gross daily trips, including 138 trips (72 inbound and 66 outbound) in the a.m. peak hour and 130 trips (65 inbound and 65 outbound) in the p.m. peak hour on weekdays. After applying pass-by trip reductions, the weekday trip generation of the proposed project would be 1,084 daily trips, including 69 trips (36 inbound and 33 outbound) in the a.m. peak hour and 65 trips (32 inbound and 33 outbound) in the p.m. peak hour.

On weekends, the proposed project would generate 1,836 gross daily trips, including 125 trips (63 inbound and 62 outbound) during the peak hour. After applying pass-by trip reductions, the trip generation of the proposed project on weekends would be 918 daily trips, including 62 trips (31 inbound and 31 outbound) during the peak hour.

The previous (restaurant) use would have generated approximately 420 gross daily trips, including 37 trips (21 inbound and 16 outbound) in the a.m. peak hour and 36 trips (22 inbound and 14 outbound) in the p.m. peak hour on weekdays. After applying pass-by trip reductions, the weekday trip generation of the previous use would be 328 daily trips, including 37 trips (21 inbound and 16 outbound) in the a.m. peak hour and 21 trips (13 inbound and 8 outbound) in the p.m. peak hour.

On weekends, the previous use would have generated 479 gross daily trips, including 44 trips (22 inbound and 22 outbound) during the peak hour. After applying pass-by trip reductions (105 daily trips), the weekend trip generation would be 374 daily trips. No pass-by reductions were applied to the weekend peak hour, which remains at 44 trips (22 inbound and 22 outbound).

When accounting for the previous use, the net weekday trip generation for the site would be 756 additional daily trips, including 32 additional trips (15 additional inbound trips and 17 additional outbound) in the a.m. peak hour and 44 additional trips (19 additional inbound and 252 additional outbound) in the p.m. peak hour.

When accounting for the previous use, the net weekend trip generation for the site would be 544 additional daily trips and 18 additional peak-hour trips (9 additional inbound and 9 additional outbound).

However, to present a conservative analysis of the study area locations, no trip reductions were applied for pass-by or the previous (restaurant) use on site. The full project trip generation has been assumed (138 a.m. peak-hour trips [72 inbound and 66 outbound] and 130 p.m. peak-hour trips [65 inbound and 65 outbound] on weekdays, as well as 125 peak-hour trips [63 inbound and 62 outbound] on weekends).

Figure 3 illustrates the full project trip distribution and assignment at the signalized intersection of Prospect Street-Sweetwater Crossing driveway/Sweetwater Road and the unsignalized RIRO driveway on Sweetwater Road.

Intersection Operations Analysis

A level of service (LOS) analysis was conducted for the following access locations of Sweetwater Crossing shopping center and the proposed project based on the Highway Capacity Manual (HCM) 7 methodologies and the Synchro 12 software:

1. Prospect Street-Sweetwater Crossing driveway/Sweetwater Road
2. RIRO driveway/Sweetwater Road

The LOS analysis was conducted for existing and existing plus project conditions. Counts Unlimited conducted existing peak-hour driveway counts on Wednesday, May 28, 2025. The Counts Unlimited driveway counts are provided in Attachment B. The HCM worksheets are provided in Attachment D.

Figures 4 and 5 depict the existing volumes and the existing plus project volumes at the access driveways, respectively.

Table A summarizes the driveway LOS results.

Table A: Intersection Levels of Service

Intersection		Control	Existing LOS				Existing Plus Project LOS			
			AM Peak Hour		Mid-Day Peak Hour		AM Peak Hour		Mid-Day Peak Hour	
			Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
1	Prospect Street-Sweetwater Crossing driveway/Sweetwater Road	Signal	9.7	A	18.4	B	10.3	B	20.8	C
2	RIRO driveway/Sweetwater Road	OWSC	10.8	B	17.4	C	11.1	B	18.7	C

Source: Compiled by LSA (2025).
LOS = level of service
OWSC = one-way stop control
RIRO = right-in/right-out
sec. = seconds

As shown in Table A, all access driveways operate at satisfactory LOS C or better under existing conditions during both peak hours. These intersections are forecast to continue operating at satisfactory LOS C or better under existing plus project conditions during both peak hours. The proposed project would not adversely affect the LOS of the access driveways. As such, no improvements are required or recommended for the access driveways.

Site Access and Traffic Circulation

Project patrons would access the Sweetwater Crossing shopping center and the project site at the signalized intersection of Prospect Street-Sweetwater Crossing driveway/Sweetwater Road. More specifically, vehicles would enter and exit the project site via one-way circulation pattern, as follows:

1. Enter at Prospect Street-Sweetwater Crossing driveway/Sweetwater Road,
2. Travel southbound along an internal drive aisle to the drive-through entry,
3. Turn right out of the drive-through exit,
4. Circulate around the surface parking lot back toward the internal drive aisle, and
5. Exit at Prospect Street-Sweetwater Crossing driveway/Sweetwater Road.

Dutch Bros Coffee has developed a detailed Traffic Management Plan (TMP) and Site Summary (provided in Attachment E) to ensure efficiency and quality of its service, facilitate access and one-way circulation, and minimize the drive-through queuing of the proposed project. Key TMP components include detailed staffing and signage plans. Dutch Bros Coffee would provide staff and signs (as illustrated in the TMP) within the proposed drive-through configuration and in proximity to the drive-through entry and exit.

Staff positions (and the anticipated number of staff) for the proposed project include the following:

- Line Busters (LBs) (5 staff) – LBs would increase the speed of the customer experience by taking orders while maintaining 2-foot gaps between vehicles.
- Drink Runner (DR) (1 staff) – A DR would deliver completed drinks to customers in line before reaching the pickup window.
- Dutch Bros Traffic Controller (DBTC) (1 staff) – A DBTC would direct traffic in and out of the drive-through and prevent vehicles from blocking internal drive aisles.

- Third-Party Traffic Controller or Off-Duty Police Officer (TC) (as needed) – Similar to a DBTC, a TC would also direct traffic in and out of the drive-through and prevent vehicles from blocking internal drive aisles.

Informational and directional signs include:

- Do Not Block
- Entrance
- Pick Shortest Line
- Merge Here
- Exit Here

Dutch Bros Coffee would continuously monitor traffic conditions for the proposed project. Dutch Bros Coffee would adjust its TMP (e.g., additional staffing and/or signage) in response to real-time conditions (including customer demand, gross sales, trends, local events, and weather) to ensure adequate and efficient access, one-way circulation, and drive-through operations.

Drive-Through Queuing Analysis

To determine the potential drive-through queues of the proposed project, Counts Unlimited surveyed four existing Dutch Bros Coffee locations in Fountain Valley, Norco, Eastvale, and San Bernardino. Surveys of drive-through queue lengths and customer service times were conducted on Tuesday, May 20, 2025 (weekday), and Saturday, May 17, 2025 (weekend), and are provided in Attachment B.

Based on the survey data, the average and maximum observed customer service times (in minutes:seconds) at the four Dutch Bros Coffee shops were as follows:

- **Fountain Valley (9067 Warner Avenue)**
    - Average Service Times: 5:57 in the a.m. peak hour and 20:40 in the p.m. peak hour on a weekday, and 18:42 in the peak hour on a weekend
    - Maximum Service Times: 10:42 in the a.m. peak hour and 39:56 in the p.m. peak hour on a weekday, and 31:41 in the peak hour on a weekend
- **Norco (3561 Hamner Avenue)**
    - Average Service Times: 10:18 in the a.m. peak hour and 13:57 in the p.m. peak hour on a weekday, and 13:01 in the peak hour on a weekend
    - Maximum Service Times: 19:41 in the a.m. peak hour and 30:48 in the p.m. peak hour on a weekday, and 17:44 in the peak hour on a weekend
- **Eastvale (13322 Limonite Avenue)**
    - Average Service Times: 8:30 in the a.m. peak hour and 7:57 in the p.m. peak hour on a weekday, and 9:52 in the peak hour on a weekend
    - Maximum Service Times: 19:38 in the a.m. peak hour and 19:52 in the p.m. peak hour on a weekday, and 15:53 in the peak hour on a weekend

- **San Bernardino (877 East Hospitality Lane)**
    - Average Service Times: 5:54 in the a.m. peak hour and 7:33 in the p.m. peak hour on a weekday, and 9:02 in the peak hour on a weekend
    - Maximum Service Times: 19:04 in the a.m. peak hour and 18:11 in the p.m. peak hour on a weekday, and 16:10 in the peak hour on a weekend
- **4-Site Averages**
    - Average Service Times: 7:40 in the a.m. peak hour and 12:32 in the p.m. peak hour on a weekday, and 12:39 in the peak hour on a weekend
    - Maximum Service Times: 19:04 in the a.m. peak hour and 39:56 in the p.m. peak hour on a weekday, and 31:41 in the peak hour on a weekend

Table B presents the average and maximum customer service times for the four Dutch Bros Coffee shops for the weekday a.m., weekday p.m., and Saturday peak hours.

Table B: Dutch Bros Drive-Through Service Times

Location	City	Weekday				Saturday	
		AM Peak Hour		PM Peak Hour		Peak Hour	
		Avg Time (mm:ss)	Max Time (mm:ss)	Avg Time (mm:ss)	Max Time (mm:ss)	Avg Time (mm:ss)	Max Time (mm:ss)
1. 9067 Warner Avenue	Fountain Valley	05:57	10:42	20:40	39:56	18:42	31:41
2. 3561 Hamner Avenue	Norco	10:18	19:41	13:57	30:48	13:01	17:44
3. 13322 Limonite Avenue	Eastvale	08:30	19:38	07:57	19:52	09:52	15:53
4. 877 East Hospitality Lane	San Bernardino	05:54	19:04	07:33	18:11	09:02	16:10
Four-Site Average		**07:40**	**17:16**	**12:32**	**27:12**	**12:39**	**20:22**

Source: Compiled by LSA (2025).

As shown in Table B, the highest average customer service times at any one survey site (Fountain Valley) are 20 minutes and 40 seconds on a weekday and 18 minutes and 42 seconds on a weekend. The maximum service times were also recorded at Fountain Valley at 39 minutes and 56 seconds on a weekday and 31 minutes and 41 seconds on a weekend. According to the averages of the four survey sites (Fountain Valley, Norco, Eastvale, and San Bernardino), the project service times could range from 7 minutes and 40 seconds to 12 minutes and 32 seconds during weekdays and up to 12 minutes and 39 seconds during weekends.

Based on the survey data, the average and maximum observed drive-through queues at the four Dutch Bros Coffee shops were as follows:

- **Fountain Valley (9067 Warner Avenue)**
    - Average queues: 4 a.m. peak-hour and 16 p.m. peak-hour vehicles on a weekday, and 22 peak-hour vehicles on a weekend
    - Maximum queues: 8 a.m. peak-hour and 29 p.m. peak-hour vehicles on a weekday, and 32 peak-hour vehicles on a weekend

- **Norco (3561 Hamner Avenue)**
  - Average queues: 9 a.m. peak-hour vehicles and 10 p.m. peak-hour vehicles on a weekday, and 18 peak-hour vehicles on a weekend
  - Maximum queues: 16 a.m. peak-hour vehicles and 21 p.m. peak-hour vehicles on a weekday, and 27 peak-hour vehicles on a weekend
- **Eastvale (13322 Limonite Avenue)**
  - Average queues: 7 a.m. peak-hour vehicles and 7 p.m. peak-hour vehicles on a weekday, and 11 peak-hour vehicles on a weekend
  - Maximum queues: 16 a.m. peak-hour vehicles and 13 p.m. peak-hour vehicles on a weekday, and 18 peak-hour vehicles on a weekend
- **San Bernardino (877 East Hospitality Lane)**
  - Average queues: 4 a.m. peak-hour vehicles and 4 p.m. peak-hour vehicles on a weekday, and 7 peak-hour vehicles on a weekend
  - Maximum queues: 7 a.m. peak-hour vehicles and 9 p.m. peak-hour vehicles on a weekday, and 11 peak-hour vehicles on a weekend
- **4-Site Averages**
  - Average queues: 6 a.m. peak-hour vehicles and 9 p.m. peak-hour vehicles on a weekday, and 15 peak-hour vehicles on a weekend
  - Maximum queues: 12 a.m. peak-hour vehicles and 18 p.m. peak-hour vehicles on a weekday, and 22 peak-hour vehicles on a weekend

Table C presents the average and maximum drive-through queues for the four Dutch Bros Coffee shops for the weekday a.m., weekday p.m., and Saturday peak hours.

Table C: Dutch Bros Drive-Through Queues

Location	City	Weekday				Saturday	
		AM Peak Hour		PM Peak Hour		Peak Hour	
		Avg Queue	Max Queue	Avg Queue	Max Queue	Avg Queue	Max Queue
1. 9067 Warner Avenue	Fountain Valley	4	8	16	29	22	32
2. 3561 Hamner Avenue	Norco	9	16	10	21	18	27
3. 13322 Limonite Avenue	Eastvale	7	16	7	13	11	18
4. 877 East Hospitality Lane	San Bernardino	4	7	4	9	7	11
4 Site Average		**6**	**12**	**10**	**18**	**15**	**22**

Source: Compiled by LSA (2025).

As shown in Table C, the highest maximum observed queues at any one survey site (Fountain Valley) were 29 weekday vehicles and 32 weekend vehicles. According to the averages of the four survey sites (Fountain Valley, Norco, Eastvale, and San Bernardino), the project queues ranged from 12 to 18 vehicles during the weekday peak hours and up to 22 vehicles during weekend peak hour.

However, it is important to note the distances from each Dutch Bros Coffee shop to the next nearest location. The farther a Dutch Bros Coffee shop is to the next nearest location, the longer the maximum drive-through queue. Conversely, the closer a Dutch Bros Coffee shop is to another, the shorter the maximum drive-through queue.

The four survey sites are much farther away (more than 7 miles away) from other existing Dutch Bros Coffee Shops. A new Dutch Bros Coffee shop (1606 East Plaza Boulevard) has been approved, is currently under construction, and will be built and operational only 1.5 miles from the 1838 Sweetwater Road site. As such, the queues at any one location (1606 East Plaza Boulevard and 1838 Sweetwater Road) would likely be diminished. Therefore, the drive-through queues are anticipated to fit within the proposed storage of 26 vehicles.

The proposed project incorporates a drive-through configuration that could accommodate up to 26 vehicles at one time. This 26-vehicle storage capacity would be adequate for the proposed project based on queuing surveys from existing locations in Fountain Valley, Norco, Eastvale, and San Bernardino.

Based on the proposed site plan and drive-through configuration, the proposed project queues are unlikely to extend onto the public streets (i.e., Sweetwater Road). As such, the proposed project drive-through lane and operations are not anticipated to affect the ability of patrons and employees to access, circulate, and park within the project site and the adjacent properties.

Vehicle Miles Traveled Screening Analysis

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) guidelines for use. Among the changes to the guidelines was removal of vehicle delay and LOS from consideration under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT.

The City utilizes the State of California Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* and the ITE Guidelines for assessing potential CEQA transportation impacts due to VMT. Pursuant to the project screening criteria of the ITE Guidelines, local-serving retail uses and projects less than 50,000 sf are presumed to have a less than significant transportation impact. As a 950 sf Dutch Bros Coffee shop, the proposed project is a local-serving retail use less than 50,000 sf. Therefore, based on the ITE Guidelines, the proposed project is screened out from a VMT analysis based on its size and type and is presumed to have a less than significant transportation impact.

CONCLUSION

LSA calculated the trip generation of the proposed project. The proposed project is anticipated to generate 2,168 gross weekday daily trips, including 138 trips (72 inbound and 66 outbound) in the a.m. peak hour and 130 trips (65 inbound and 65 outbound) in the p.m. peak hour. On weekends, the proposed project is anticipated to generate 1,836 gross daily trips, including 125 trips (63 inbound and 62 outbound) during the peak hour.

According to an HCM analysis of existing and existing plus project conditions, the signalized intersection of Prospect Street-Sweetwater Crossing Driveway/Sweetwater Road and the unsignalized RIRO driveway on Sweetwater Road would operate at satisfactory LOS C or better during both peak hours without and with the proposed project. The proposed project would not adversely affect access or operations at the

Sweetwater Crossing shopping center. As such, no intersection or driveway improvements are required or recommended.

Dutch Bros Coffee would continuously monitor traffic conditions, implement a detailed TMP (staffing and signage plans), and adjust the TMP as needed based on real-time conditions to ensure adequate and efficient access, one-way circulation, and drive-through operations.

LSA reviewed queuing surveys of the drive-through operations of existing Dutch Bros Coffee shops in California (Fountain Valley, Norco, Eastvale, and San Bernardino) that reflected average maximum queues of 18 vehicles on weekdays and up to 22 vehicles on weekends. Additionally, a new Dutch Bros location at 1606 East Plaza Boulevard within National City would be built and constructed 1.5 miles from the proposed project and would likely reduce queues at either location due to their proximity. The proposed drive-through configuration for 26 vehicles is anticipated to provide adequate storage capacity for the project. As such, drive-through queues of the proposed project are not anticipated to extend onto the public streets (i.e., Sweetwater Road). Therefore, the proposed project is unlikely to cause any disruption to the access or internal circulation on and around the site.

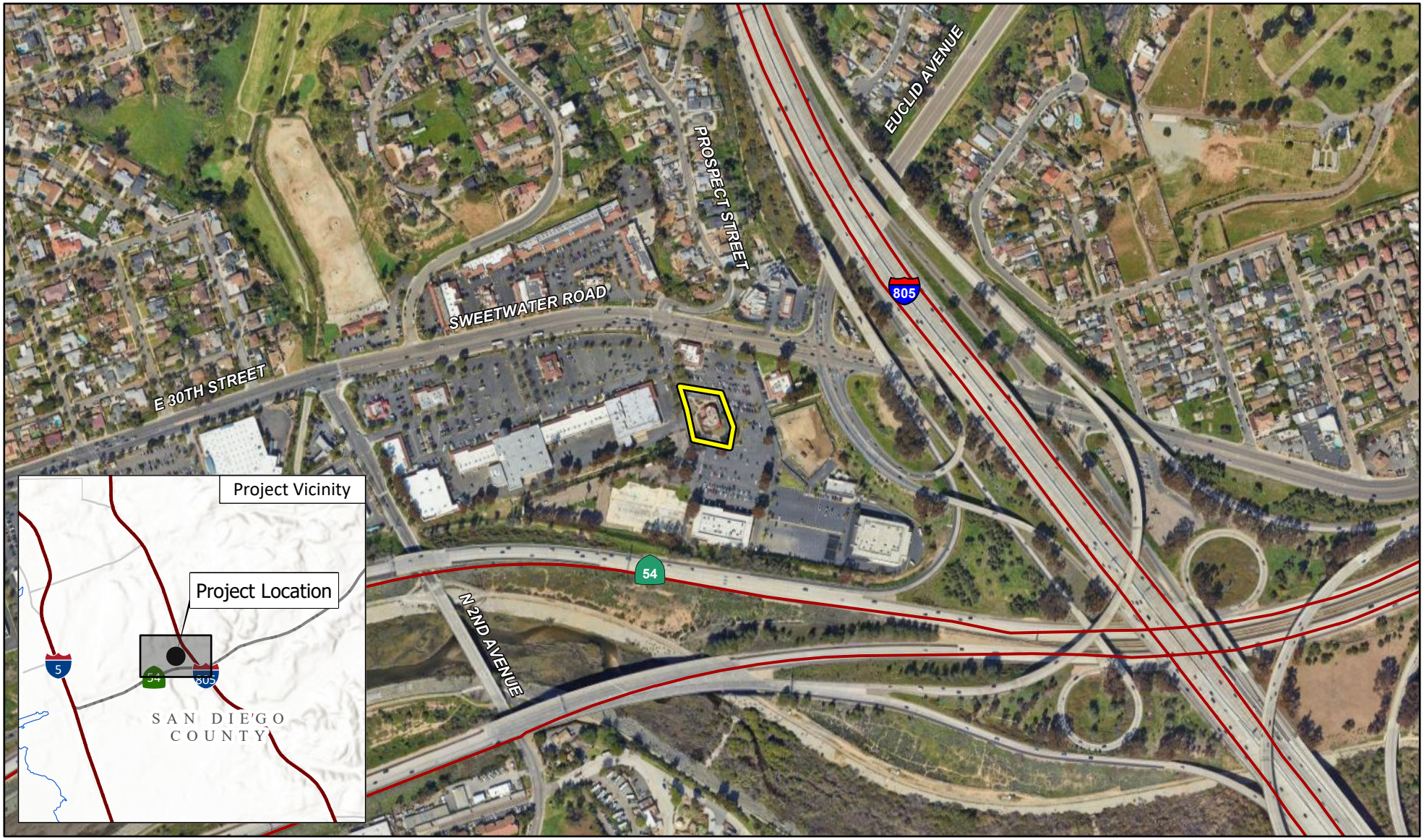
As a local-serving retail use less than 50,000 sf, the proposed project is screened out from a VMT analysis and is presumed to have a less than significant CEQA transportation impact.

If you have any questions, please contact Dean Arizabal at (949) 553-0666.

Attachments:
A: Figure 1 – Regional and Project Location
Figure 2 – Conceptual Site Plan
Figure 3 – Project Trip Distribution and Assignment
Figure 4 – Existing Peak-Hour Volumes
Figure 5 – Existing Plus Project Peak-Hour Volumes
B: Counts Unlimited Count Data and Surveys
C: Project Trip Generation
D: HCM Worksheets
E: Dutch Bros Coffee TMP and Site Summary

ATTACHMENT A

FIGURES



LSA

LEGEND

Project Site

FIGURE 1

N

0 250 500

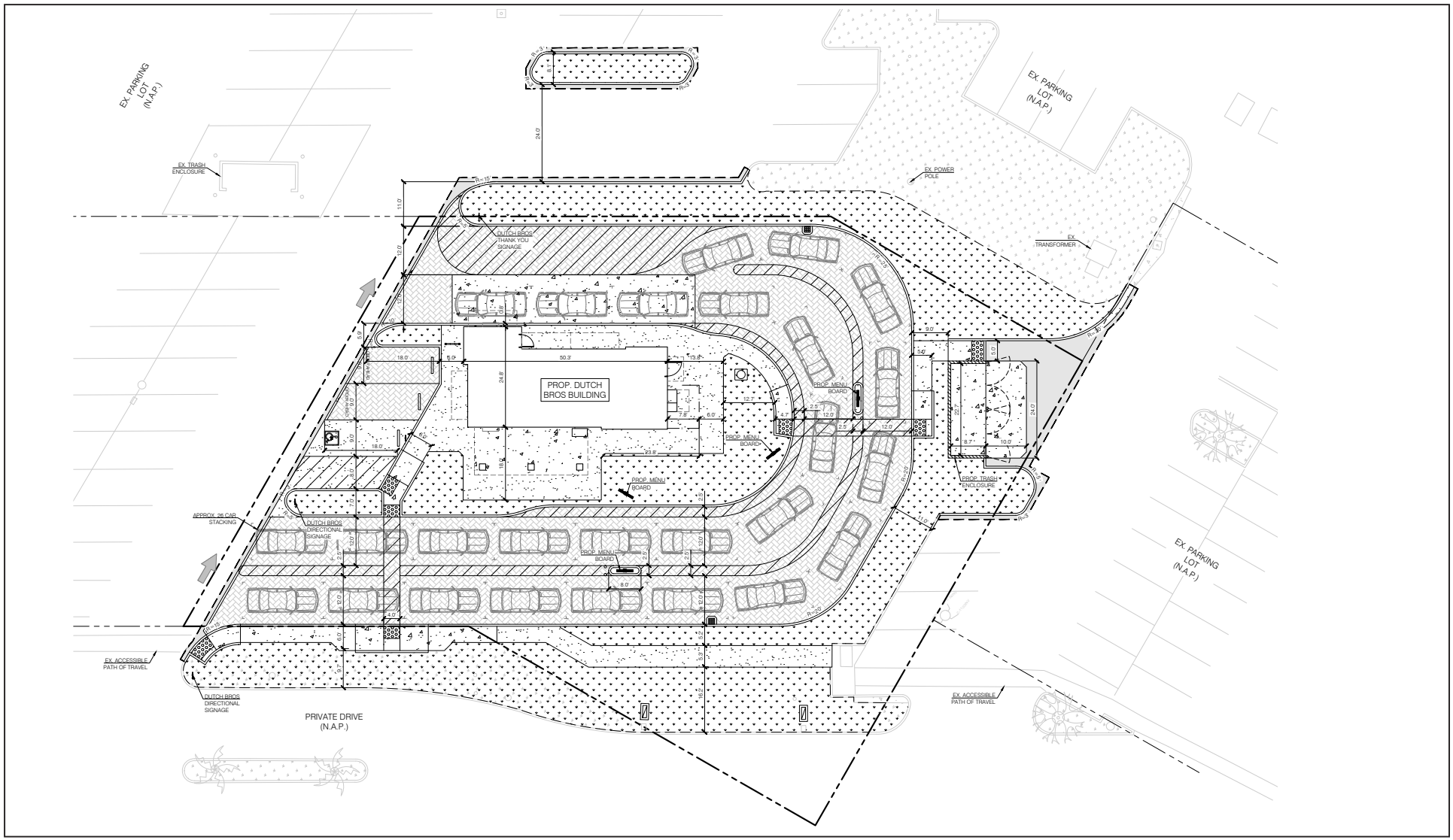
FEET

SOURCE: ESRI StreetMap 2021; Google Earth Imagery 2022

1838 Sweetwater Road Dutch Bros Coffee Shop

Regional and Project Location

P:\2025\20252337- 1838 Sweetwater Rd Dutch Bros Coffee\gis\20252337- 1838 Sweetwater Rd Dutch Bros Coffee\20252337- 1838 Sweetwater Rd Dutch Bros Coffee.aprx (5/14/2025)



LSA

FIGURE 2

N

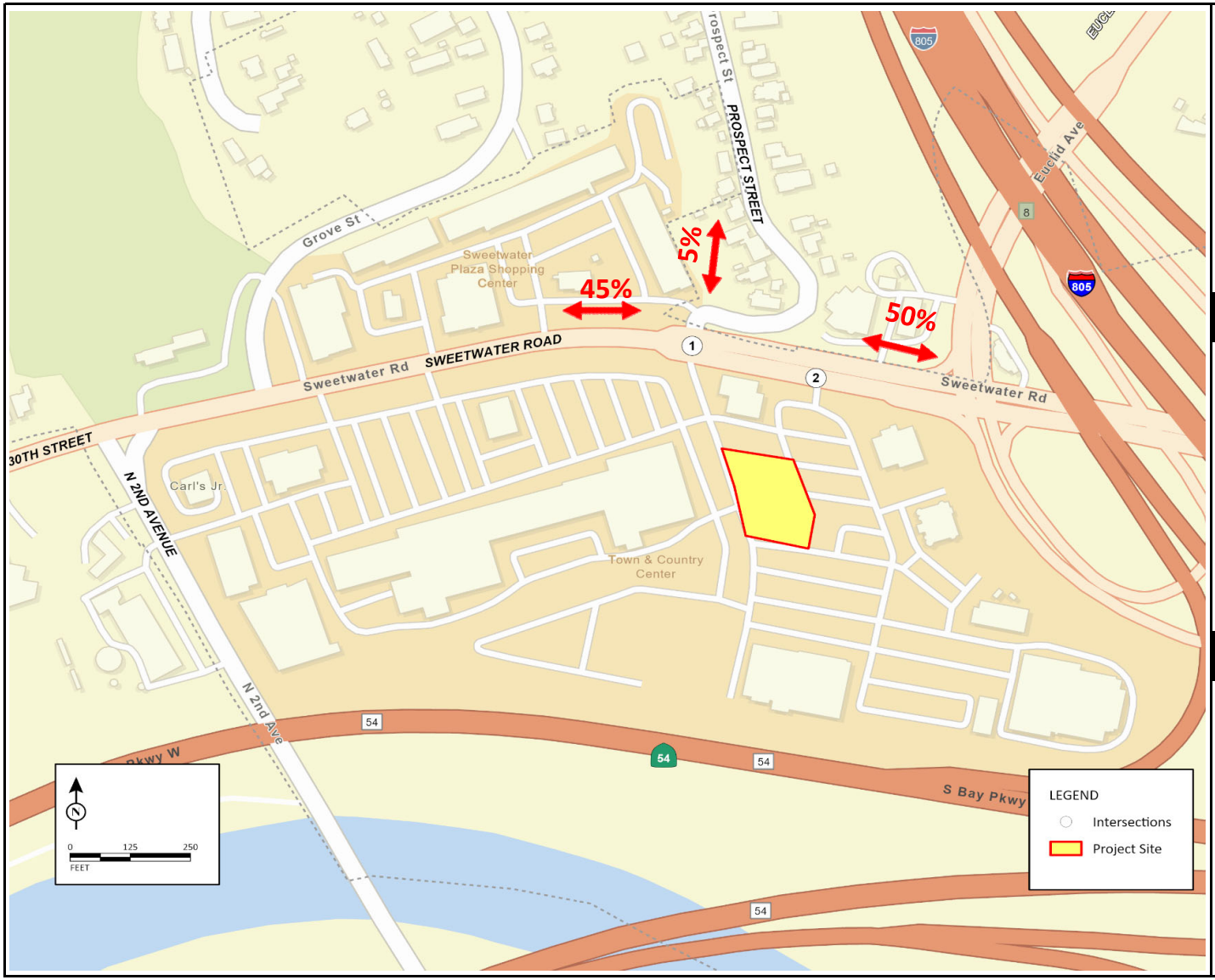
0 18 36
FEET

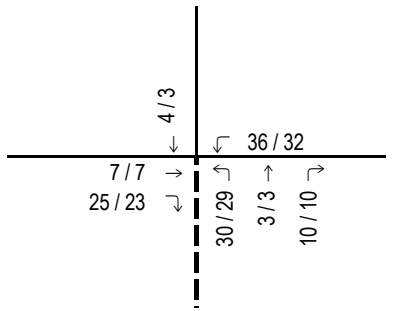
1838 Sweetwater Road Dutch Bros Coffee Shop

Conceptual Site Plan

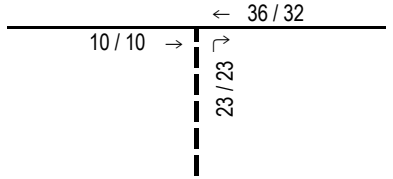
SOURCE: Dutch Bros Coffee, 2025

P:\2025\20252337- 1838 Sweetwater Rd Dutch Bros Coffee\gis\g\Project-Site-Plan.ai (9/9/2025)





1 **Prospect Street/Sweetwater Road**



2 **RIRO Driveway/Sweetwater Road**

FIGURE 3

LSA

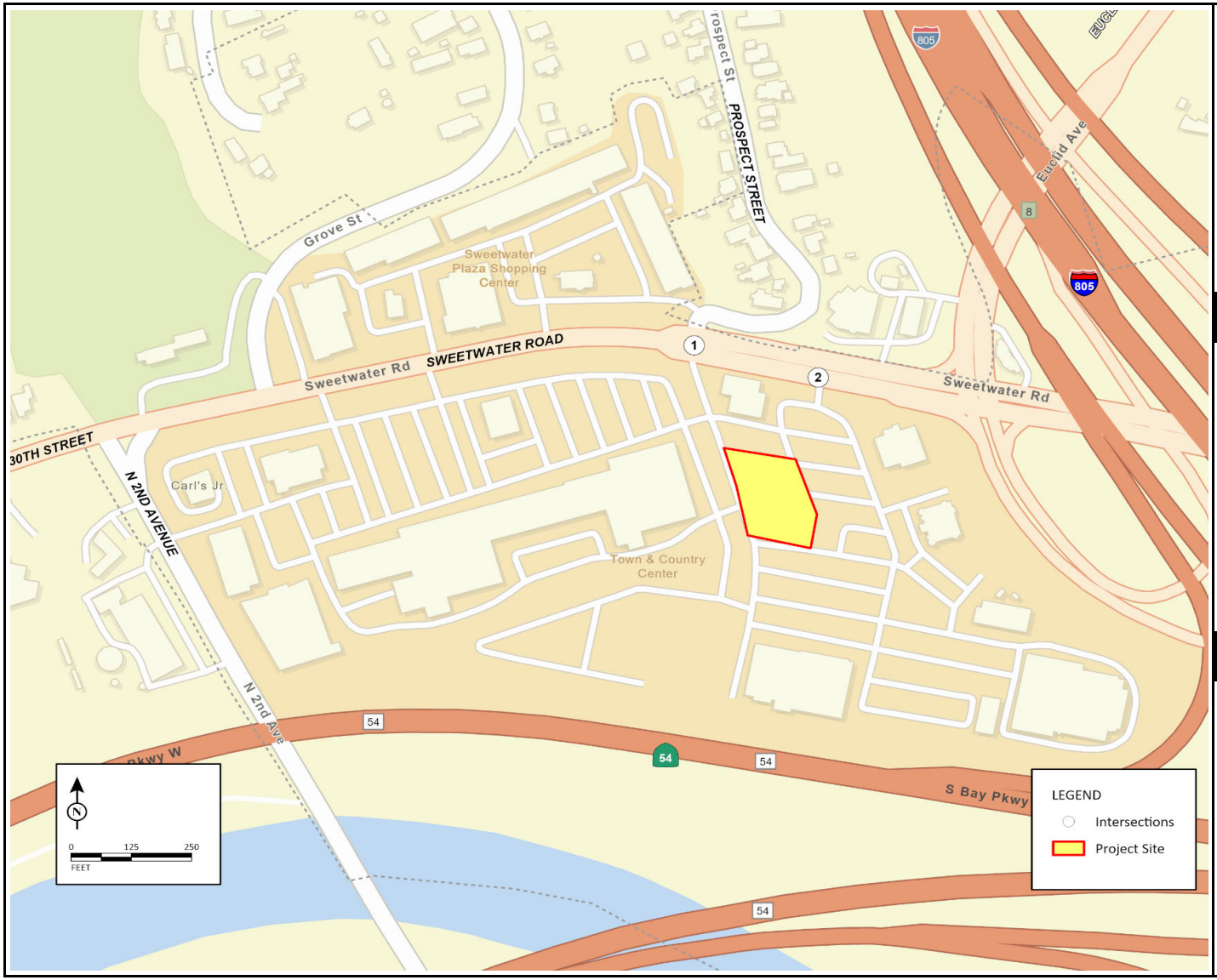
RIRO = Right In Right Out

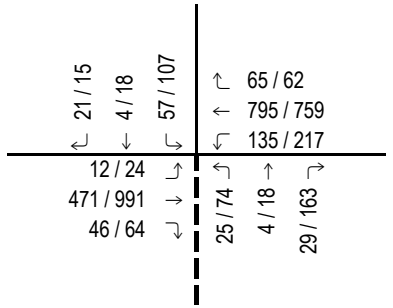
XX% Project Trip Distribution

AM (PM) Peak Hour Project Trip Assignment

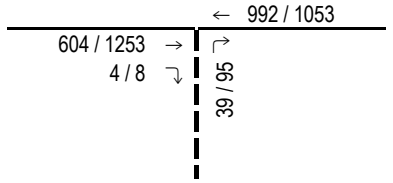
1838 Sweetwater Road Dutch Bros.

Project Trip Distribution and Assignment





1 **Prospect Street/Sweetwater Road**



2 **RIRO Driveway/Sweetwater Road**

FIGURE 4

LSA

XXXX / YYYY

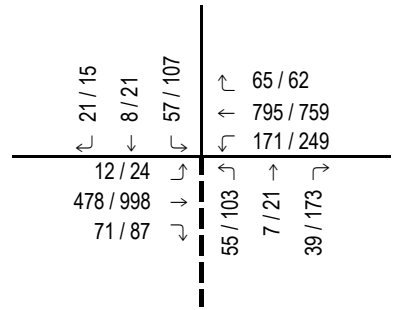
AM / PM Peak Hour Trips

RIRO = Right In Right Out

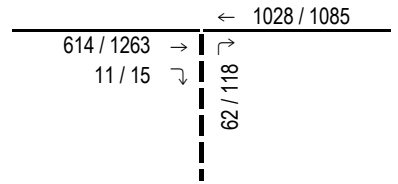
1838 Sweetwater Road Dutch Bros.

Existing Peak-Hour Volumes





1 **Prospect Street/Sweetwater Road**



2 **RIRO Driveway/Sweetwater Road**

FIGURE 5

LSA

XXXX / YYYY

AM / PM Peak Hour Trips

RIRO = Right In Right Out

1838 Sweetwater Road Dutch Bros.

Existing Plus Project Peak-Hour Volumes

ATTACHMENT B

COUNTS UNLIMITED COUNT DATA AND SURVEYS

Dutch Bros Coffee Shop (4 Sites)
Weekday Average Daily Traffic Volumes

Day: Tuesday
Date: 5/20/25

City: FV, Norco, Eastvale, San Berdo
Address: 4 Sites

DAILY TOTALS	IN	OUT		TOTAL
	1,085	1,083		2,168

AM	IN	OUT		TOTAL		PM	IN	OUT		TOTAL	
0:00	0	0		0		12:00	19	21		40	
0:15	0	0		0		12:15	26	23		49	
0:30	0	0		0		12:30	21	19		39	
0:45	0	0		0		12:45	23	19	81	41	169
1:00	0	0		0		13:00	19	21		40	
1:15	0	0		0		13:15	18	21		39	
1:30	0	0		0		13:30	21	19		40	
1:45	0	0		0		13:45	19	23	83	41	160
2:00	0	0		0		14:00	16	20		36	
2:15	0	0		0		14:15	16	17		33	
2:30	0	0		0		14:30	22	20		42	
2:45	0	0		0		14:45	15	16	72	31	141
3:00	0	0		0		15:00	18	18		36	
3:15	0	0		0		15:15	19	19		37	
3:30	0	0		0		15:30	20	18		38	
3:45	0	0		0		15:45	19	19	74	38	149
4:00	0	0		0		16:00	17	19		36	
4:15	1	0		1		16:15	15	16		31	
4:30	2	0		2		16:30	16	16		32	
4:45	1	0	0	1	4	16:45	17	14	65	31	130
5:00	5	3		8		17:00	15	17		32	
5:15	4	4		8		17:15	13	19		32	
5:30	5	5		10		17:30	13	14		28	
5:45	5	5	17	10	35	17:45	18	13	63	31	122
6:00	9	5		13		18:00	12	13		24	
6:15	6	8		14		18:15	14	18		32	
6:30	9	6		15		18:30	17	13		30	
6:45	10	8	26	18	59	18:45	12	14	58	26	112
7:00	12	13		24		19:00	12	14		25	
7:15	14	11		25		19:15	10	13		23	
7:30	12	12		24		19:30	9	10		19	
7:45	14	10	45	24	97	19:45	10	11	48	21	88
8:00	17	17		34		20:00	14	12		26	
8:15	15	15		30		20:15	12	11		23	
8:30	19	18		37		20:30	11	15		27	
8:45	21	16	66	38	138	20:45	10	10	48	20	95
9:00	18	20		38		21:00	14	13		27	
9:15	25	18		43		21:15	10	10		19	
9:30	16	20		36		21:30	11	10		21	
9:45	20	21	79	41	158	21:45	12	14	46	25	92
10:00	20	17		37		22:00	11	12		23	
10:15	24	21		45		22:15	9	10		19	
10:30	24	22		46		22:30	8	8		16	
10:45	21	20	79	41	168	22:45	5	11	40	15	73
11:00	22	23		45		23:00	1	4		4	
11:15	21	21		42		23:15	0	1		1	
11:30	22	24		47		23:30	0	1		2	
11:45	20	22	90	42	175	23:45	0	1	6	1	7
TOTALS			402		833	TOTALS			681		1,336
SPLIT %			48.2%		38.4%	SPLIT %			51.0%		61.6%

DAILY TOTALS	IN	OUT		TOTAL
	1,085	1,083		2,168

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	10:15	11:00	11:30	Peak of Site	12:15	13:00	12:00
Peak of Site Volume	90	90	177	Peak of Site Volume	88	83	169
Peak Hour	8:00	8:00	8:00	Peak Hour	16:00	16:30	16:00
Peak Hour Volume	72	66	138	Peak Hour Volume	65	65	130
AM Peak Hour	72	66	138	PM Peak Hour	65	65	130

Dutch Bros Coffee Shop (Fountain Valley)
Weekday Average Daily Traffic Volumes

Day: Tuesday
Date: 5/20/25

City: Fountain Valley
Address: 9067 Warner Avenue

DAILY TOTALS	IN	OUT		TOTAL
	1,203	1,215		2,418

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	23		16		39	
0:15	0		0		0		12:15	23		26		49	
0:30	0		0		0		12:30	19		20		39	
0:45	0		0		0		12:45	20	85	15	77	35	162
1:00	0		0		0		13:00	16		24		40	
1:15	0		0		0		13:15	20		19		39	
1:30	0		0		0		13:30	25		25		50	
1:45	0		0		0		13:45	21	82	18	86	39	168
2:00	0		0		0		14:00	11		22		33	
2:15	0		0		0		14:15	14		11		25	
2:30	0		0		0		14:30	17		14		31	
2:45	0		0		0		14:45	10	52	18	65	28	117
3:00	0		0		0		15:00	19		15		34	
3:15	0		0		0		15:15	18		16		34	
3:30	0		0		0		15:30	15		20		35	
3:45	0		0		0		15:45	16	68	20	71	36	139
4:00	0		0		0		16:00	17		14		31	
4:15	2		0		2		16:15	12		14		26	
4:30	1		0		1		16:30	14		17		31	
4:45	1	4	0		1	4	16:45	21	64	14	59	35	123
5:00	4		2		6		17:00	15		17		32	
5:15	4		4		8		17:15	14		18		32	
5:30	7		8		15		17:30	19		10		29	
5:45	5	20	8	22	13	42	17:45	17	65	17	62	34	127
6:00	17		4		21		18:00	11		15		26	
6:15	7		9		16		18:15	6		24		30	
6:30	14		4		18		18:30	19		11		30	
6:45	9	47	9	26	18	73	18:45	14	50	16	66	30	116
7:00	19		14		33		19:00	15		11		26	
7:15	15		14		29		19:15	15		19		34	
7:30	18		13		31		19:30	15		12		27	
7:45	19	71	10	51	29	122	19:45	12	57	16	58	28	115
8:00	19		22		41		20:00	23		16		39	
8:15	14		12		26		20:15	16		11		27	
8:30	24		18		42		20:30	18		27		45	
8:45	21	78	18	70	39	148	20:45	16	73	13	67	29	140
9:00	22		20		42		21:00	21		21		42	
9:15	19		18		37		21:15	14		11		25	
9:30	13		23		36		21:30	12		14		26	
9:45	25	79	20	81	45	160	21:45	17	64	20	66	37	130
10:00	26		19		45		22:00	20		20		40	
10:15	23		21		44		22:15	17		24		41	
10:30	23		30		53		22:30	14		17		31	
10:45	18	90	21	91	39	181	22:45	2	53	19	80	21	133
11:00	26		28		54		23:00	0		6		6	
11:15	28		31		59		23:15	0		1		1	
11:30	28		24		52		23:30	0		1		1	
11:45	19	101	26	109	45	210	23:45	0		0	8	0	8
TOTALS		490		450		**940**	**TOTALS**		713		765		**1,478**
SPLIT %		52.1%		47.9%		**38.9%**	**SPLIT %**		48.2%		51.8%		**61.1%**

DAILY TOTALS	IN	OUT		TOTAL
	1,203	1,215		2,418

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	11:00	10:30	**11:00**	Peak of Site	12:00	13:00	**13:00**
Peak of Site Volume	101	110	**210**	Peak of Site Volume	85	86	**168**
Peak Hour	8:00	8:00	**8:00**	Peak Hour	16:45	16:30	**16:30**
Peak Hour Volume	78	70	**148**	Peak Hour Volume	69	66	**130**

Dutch Bros Coffee Shop (Norco)
Weekday Average Daily Traffic Volumes

Day: Tuesday
Date: 5/20/25

City: Norco
Address: 3561 Hamner Avenue

DAILY TOTALS	IN	OUT		TOTAL
	1,318	1,324		2,642

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	24		30		54	
0:15	0		0		0		12:15	30		34		64	
0:30	0		0		0		12:30	27		25		52	
0:45	0		0		0		12:45	27	108	27	116	54	224
1:00	0		0		0		13:00	31		23		54	
1:15	0		0		0		13:15	20		29		49	
1:30	0		0		0		13:30	26		24		50	
1:45	0		0		0		13:45	21	98	31	107	52	205
2:00	0		0		0		14:00	21		17		38	
2:15	0		0		0		14:15	19		26		45	
2:30	0		0		0		14:30	25		22		47	
2:45	0		0		0		14:45	24	89	16	81	40	170
3:00	0		0		0		15:00	22		19		41	
3:15	0		0		0		15:15	22		21		43	
3:30	0		0		0		15:30	22		17		39	
3:45	0		0		0		15:45	22	88	20	77	42	165
4:00	0		0		0		16:00	22		26		48	
4:15	0		0		0		16:15	21		25		46	
4:30	1		0		1		16:30	23		17		40	
4:45	2	3	0		2	3	16:45	22	88	12	80	34	168
5:00	13		7		20		17:00	15		24		39	
5:15	5		7		12		17:15	12		19		31	
5:30	5		6		11		17:30	19		22		41	
5:45	5	28	5	25	10	53	17:45	26	72	17	82	43	154
6:00	6		5		11		18:00	16		8		24	
6:15	11		11		22		18:15	22		23		45	
6:30	9		11		20		18:30	18		18		36	
6:45	14	40	9	36	23	76	18:45	17	73	16	65	33	138
7:00	14		18		32		19:00	13		24		37	
7:15	20		12		32		19:15	11		14		25	
7:30	16		20		36		19:30	7		17		24	
7:45	19	69	14	64	33	133	19:45	13	44	10	65	23	109
8:00	20		23		43		20:00	13		17		30	
8:15	26		24		50		20:15	13		12		25	
8:30	15		29		44		20:30	12		16		28	
8:45	29	90	20	96	49	186	20:45	14	52	13	58	27	110
9:00	23		21		44		21:00	13		15		28	
9:15	32		25		57		21:15	10		15		25	
9:30	21		23		44		21:30	16		16		32	
9:45	15	91	21	90	36	181	21:45	11	50	15	61	26	111
10:00	22		19		41		22:00	10		9		19	
10:15	29		19		48		22:15	6		8		14	
10:30	26		24		50		22:30	7		7		14	
10:45	33	110	23	85	56	195	22:45	7	30	9	33	16	63
11:00	26		23		49		23:00	0		3		3	
11:15	24		21		45		23:15	0		0		0	
11:30	19		30		49		23:30	0		0		0	
11:45	26	95	23	97	49	192	23:45	0		3	6	3	6
TOTALS		526		493		1,019	TOTALS		792		831		1,623
SPLIT %		51.6%		48.4%		38.6%	SPLIT %		48.8%		51.2%		61.4%

DAILY TOTALS	IN	OUT		TOTAL
	1,318	1,324		2,642

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	10:15	11:30	11:45	Peak of Site	12:15	12:00	12:00
Peak of Site Volume	114	117	219	Peak of Site Volume	115	116	224
Peak Hour	8:00	8:00	8:00	Peak Hour	16:00	17:00	16:00
Peak Hour Volume	90	96	186	Peak Hour Volume	88	82	168

Dutch Bros Coffee Shop (Eastvale)
Weekday Average Daily Traffic Volumes

Day: Tuesday
Date: 5/20/25

City: Eastvale
Address: 13322 Limonite Avenue

DAILY TOTALS	IN	OUT		TOTAL
	1,165	1,150		2,315

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	17		27		44	
0:15	0		0		0		12:15	31		17		48	
0:30	0		0		0		12:30	25		19		44	
0:45	0		0		0		12:45	29	102	18	81	47	183
1:00	0		0		0		13:00	15		23		38	
1:15	0		0		0		13:15	19		25		44	
1:30	0		0		0		13:30	22		13		35	
1:45	0		0		0		13:45	19	75	26	87	45	162
2:00	0		0		0		14:00	22		24		46	
2:15	0		0		0		14:15	16		22		38	
2:30	0		0		0		14:30	34		26		60	
2:45	0		0		0		14:45	18	90	19	91	37	181
3:00	0		0		0		15:00	17		18		35	
3:15	0		0		0		15:15	25		25		50	
3:30	0		0		0		15:30	29		22		51	
3:45	0		0		0		15:45	18	89	23	88	41	177
4:00	0		0		0		16:00	17		26		43	
4:15	0		0		0		16:15	15		12		27	
4:30	1		1		2		16:30	18		22		40	
4:45	2	3	0	1	2	4	16:45	16	66	16	76	32	142
5:00	2		2		4		17:00	19		15		34	
5:15	4		3		7		17:15	18		21		39	
5:30	4		3		7		17:30	8		16		24	
5:45	7	17	5	13	12	30	17:45	19	64	10	62	29	126
6:00	10		7		17		18:00	12		21		33	
6:15	4		8		12		18:15	19		13		32	
6:30	7		7		14		18:30	14		13		27	
6:45	14	35	10	32	24	67	18:45	13	58	19	66	32	124
7:00	6		13		19		19:00	8		11		19	
7:15	15		11		26		19:15	13		11		24	
7:30	11		13		24		19:30	10		10		20	
7:45	12	44	12	49	24	93	19:45	12	43	12	44	24	87
8:00	18		14		32		20:00	12		12		24	
8:15	12		17		29		20:15	13		16		29	
8:30	29		20		49		20:30	13		12		25	
8:45	19	78	13	64	32	142	20:45	7	45	8	48	15	93
9:00	15		25		40		21:00	17		11		28	
9:15	34		18		52		21:15	11		9		20	
9:30	12		19		31		21:30	14		8		22	
9:45	21	82	26	88	47	170	21:45	12	54	12	40	24	94
10:00	26		21		47		22:00	10		12		22	
10:15	24		27		51		22:15	8		8		16	
10:30	30		20		50		22:30	8		5		13	
10:45	19	99	24	92	43	191	22:45	6	32	9	34	15	66
11:00	22		22		44		23:00	2		5		7	
11:15	19		17		36		23:15	0		0		0	
11:30	24		25		49		23:30	0		3		3	
11:45	22	87	22	86	44	173	23:45	0	2	0	8	0	10
TOTALS		445		425		870	TOTALS		720		725		1,445
SPLIT %		51.1%		48.9%		37.6%	SPLIT %		49.8%		50.2%		62.4%

DAILY TOTALS	IN	OUT		TOTAL
	1,165	1,150		2,315

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	9:45	9:45	9:45	Peak of Site	12:00	13:45	13:45
Peak of Site Volume	101	94	195	Peak of Site Volume	102	98	189
Peak Hour	8:00	8:00	8:00	Peak Hour	16:30	16:00	16:30
Peak Hour Volume	78	64	142	Peak Hour Volume	71	76	145

Dutch Bros Coffee Shop (San Bernardino)
Weekday Average Daily Traffic Volumes

Day: Tuesday
Date: 5/20/25

City: San Bernardino
Address: 877 E Hospitality Lane

DAILY TOTALS	IN	OUT		TOTAL
	652	642		1,294

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	11		11		22	
0:15	0		0		0		12:15	19		15		34	
0:30	0		0		0		12:30	11		10		21	
0:45	0		0		0		12:45	14	55	14	50	28	105
1:00	0		0		0		13:00	15		12		27	
1:15	0		0		0		13:15	14		10		24	
1:30	0		0		0		13:30	12		13		25	
1:45	0		0		0		13:45	14	55	15	50	29	105
2:00	0		0		0		14:00	11		15		26	
2:15	0		0		0		14:15	15		10		25	
2:30	0		0		0		14:30	12		16		28	
2:45	0		0		0		14:45	6	44	11	52	17	96
3:00	0		0		0		15:00	15		20		35	
3:15	0		0		0		15:15	9		13		22	
3:30	0		0		0		15:30	13		12		25	
3:45	0		0		0		15:45	18	55	14	59	32	114
4:00	0		0		0		16:00	11		10		21	
4:15	0		0		0		16:15	12		13		25	
4:30	3		0		3		16:30	8		8		16	
4:45	0	3	0		0	3	16:45	10	41	12	43	22	84
5:00	0		1		1		17:00	10		11		21	
5:15	3		2		5		17:15	9		17		26	
5:30	2		3		5		17:30	7		9		16	
5:45	4	9	1	7	5	16	17:45	9	35	8	45	17	80
6:00	1		2		3		18:00	7		6		13	
6:15	2		2		4		18:15	8		11		19	
6:30	5		3		8		18:30	16		10		26	
6:45	3	11	3	10	6	21	18:45	4	35	6	33	10	68
7:00	7		6		13		19:00	10		8		18	
7:15	5		6		11		19:15	1		9		10	
7:30	4		2		6		19:30	3		1		4	
7:45	6	22	3	17	9	39	19:45	4	18	6	24	10	42
8:00	11		8		19		20:00	7		3		10	
8:15	7		6		13		20:15	4		5		9	
8:30	7		4		11		20:30	2		6		8	
8:45	16	41	14	32	30	73	20:45	4	17	4	18	8	35
9:00	12		13		25		21:00	6		3		9	
9:15	16		11		27		21:15	3		4		7	
9:30	18		15		33		21:30	3		1		4	
9:45	18	64	17	56	35	120	21:45	6	18	7	15	13	33
10:00	6		8		14		22:00	4		5		9	
10:15	19		16		35		22:15	5		1		6	
10:30	17		12		29		22:30	4		2		6	
10:45	13	55	12	48	25	103	22:45	3	16	5	13	8	29
11:00	12		19		31		23:00	0		0		0	
11:15	14		15		29		23:15	0		1		1	
11:30	18		18		36		23:30	1		1		2	
11:45	13	57	16	68	29	125	23:45	0	1	0	2	0	3
TOTALS		262		238		500	TOTALS		390		404		794
SPLIT %		52.4%		47.6%		38.6%	SPLIT %		49.1%		50.9%		61.4%

DAILY TOTALS	IN	OUT		TOTAL
	652	642		1,294

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	9:00	11:00	11:00	Peak of Site	12:15	14:30	15:00
Peak of Site Volume	64	68	125	Peak of Site Volume	59	60	114
Peak Hour	8:00	8:00	8:00	Peak Hour	16:00	16:45	16:30
Peak Hour Volume	41	32	73	Peak Hour Volume	41	49	85

Dutch Bros Coffee Shop (4 Sites)
Saturday Average Daily Traffic Volumes

Day: Saturday
Date: 5/17/25

City: FV, Norco, Eastvale, San Berdo
Address: 4 Sites

DAILY TOTALS	IN	OUT		TOTAL
	920	916		1,836

AM	IN	OUT		TOTAL		PM	IN	OUT		TOTAL	
0:00	0	0		0		12:00	17	14		31	
0:15	0	0		0		12:15	16	17		33	
0:30	0	0		0		12:30	19	16		35	
0:45	0	0		0		12:45	19	19	65	38	136
1:00	0	0		0		13:00	17	15		32	
1:15	0	0		0		13:15	15	13		28	
1:30	0	0		0		13:30	15	17		33	
1:45	0	0		0		13:45	15	17	62	32	124
2:00	0	0		0		14:00	14	14		29	
2:15	0	0		0		14:15	13	14		27	
2:30	0	0		0		14:30	14	14		28	
2:45	0	0		0		14:45	13	15	57	28	111
3:00	0	0		0		15:00	14	12		26	
3:15	0	0		0		15:15	12	16		28	
3:30	0	0		0		15:30	12	12		24	
3:45	0	0		0		15:45	17	14	53	31	108
4:00	0	0		0		16:00	13	12		25	
4:15	0	0		0		16:15	15	15		30	
4:30	3	0		3		16:30	13	13		26	
4:45	1	0		1	4	16:45	12	12	52	24	104
5:00	5	5		10		17:00	14	14		29	
5:15	4	3		7		17:15	10	13		23	
5:30	6	6		12		17:30	11	10		21	
5:45	8	7	21	15	43	17:45	16	13	50	30	101
6:00	11	8		19		18:00	11	14		25	
6:15	13	13		26		18:15	11	10		21	
6:30	13	12		25		18:30	11	12		23	
6:45	11	10	43	22	91	18:45	10	13	48	22	91
7:00	16	14		30		19:00	13	12		24	
7:15	15	15		30		19:15	11	13		23	
7:30	13	13		26		19:30	8	9		17	
7:45	16	15	57	30	116	19:45	10	12	45	22	86
8:00	15	17		32		20:00	15	12		26	
8:15	17	13		30		20:15	14	12		26	
8:30	15	16		31		20:30	12	12		24	
8:45	17	16	62	32	125	20:45	13	16	52	29	105
9:00	18	15		33		21:00	13	12		24	
9:15	20	15		35		21:15	12	11		23	
9:30	19	20		39		21:30	9	13		22	
9:45	14	15	65	29	136	21:45	6	8	43	13	82
10:00	15	14		29		22:00	1	7		8	
10:15	15	15		30		22:15	0	1		1	
10:30	18	15		32		22:30	0	1		1	
10:45	15	17	60	32	123	22:45	0	2	10	2	12
11:00	22	17		38		23:00	0	1		1	
11:15	16	15		30		23:15	0	1		1	
11:30	18	20		38		23:30	0	0		0	
11:45	14	19	69	33	138	23:45	0	0	2	0	2
TOTALS			377		775	TOTALS			540		1,061
SPLIT %			48.6%		42.2%	SPLIT %			50.9%		57.8%

DAILY TOTALS	IN	OUT		TOTAL
	920	916		1,836

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	8:45	11:00	8:45	Peak of Site	12:00	12:15	12:15
Peak of Site Volume	73	69	139	Peak of Site Volume	71	66	137
Peak Hour	8:00	8:00	8:00	Peak Hour	16:15	16:15	16:15
Peak Hour Volume	63	62	125	Peak Hour Volume	54	54	108
AM Peak Hour	63	62	125	PM Peak Hour	54	54	108

Dutch Bros Coffee Shop (Fountain Valley)
Saturday Average Daily Traffic Volumes

Day: Saturday
Date: 5/17/25

City: Fountain Valley
Address: 9067 Warner Avenue

DAILY TOTALS	IN	OUT		TOTAL
	961	952		1,913

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	22		14		36	
0:15	0		0		0		12:15	17		14		31	
0:30	0		0		0		12:30	15		18		33	
0:45	0		0		0		12:45	25	79	21	67	46	146
1:00	0		0		0		13:00	15		20		35	
1:15	0		0		0		13:15	19		12		31	
1:30	0		0		0		13:30	11		21		32	
1:45	0		0		0		13:45	14	59	18	71	32	130
2:00	0		0		0		14:00	17		10		27	
2:15	0		0		0		14:15	15		11		26	
2:30	0		0		0		14:30	16		19		35	
2:45	0		0		0		14:45	10	58	10	50	20	108
3:00	0		0		0		15:00	9		9		18	
3:15	0		0		0		15:15	10		15		25	
3:30	0		0		0		15:30	9		9		18	
3:45	0		0		0		15:45	23	51	14	47	37	98
4:00	0		0		0		16:00	12		7		19	
4:15	0		0		0		16:15	16		14		30	
4:30	7		0		7		16:30	14		11		25	
4:45	0	7	0		0	7	16:45	12	54	17	49	29	103
5:00	3		8		11		17:00	11		15		26	
5:15	3		2		5		17:15	8		15		23	
5:30	5		4		9		17:30	13		15		28	
5:45	4	15	3	17	7	32	17:45	14	46	13	58	27	104
6:00	9		6		15		18:00	12		15		27	
6:15	16		11		27		18:15	7		14		21	
6:30	13		14		27		18:30	9		12		21	
6:45	16	54	12	43	28	97	18:45	6	34	12	53	18	87
7:00	13		13		26		19:00	13		10		23	
7:15	8		10		18		19:15	19		15		34	
7:30	10		11		21		19:30	4		7		11	
7:45	11	42	8	42	19	84	19:45	7	43	10	42	17	85
8:00	10		16		26		20:00	20		10		30	
8:15	15		9		24		20:15	19		18		37	
8:30	13		10		23		20:30	21		19		40	
8:45	24	62	16	51	40	113	20:45	14	74	22	69	36	143
9:00	21		17		38		21:00	16		13		29	
9:15	21		12		33		21:15	19		14		33	
9:30	25		21		46		21:30	8		20		28	
9:45	23	90	18	68	41	158	21:45	9	52	9	56	18	108
10:00	15		16		31		22:00	2		10		12	
10:15	18		14		32		22:15	0		0		0	
10:30	19		14		33		22:30	0		1		1	
10:45	14	66	25	69	39	135	22:45	0	2	1	12	1	14
11:00	18		20		38		23:00	0		2		2	
11:15	19		13		32		23:15	0		3		3	
11:30	24		24		48		23:30	0		0		0	
11:45	12	73	26	83	38	156	23:45	0		0	5	0	5
TOTALS		409		373		782	TOTALS		552		579		1,131
SPLIT %		52.3%		47.7%		40.9%	SPLIT %		48.8%		51.2%		59.1%

DAILY TOTALS	IN	OUT		TOTAL
	961	952		1,913

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	8:45	11:00	9:00	Peak of Site	12:00	12:45	12:00
Peak of Site Volume	91	83	158	Peak of Site Volume	79	74	146
Peak Hour	8:00	8:00	8:00	Peak Hour	16:00	16:45	16:15
Peak Hour Volume	62	51	113	Peak Hour Volume	54	62	110

Dutch Bros Coffee Shop (Norco)
Saturday Average Daily Traffic Volumes

Day: Saturday
Date: 5/17/25

City: Norco
Address: 3561 Hamner Avenue

DAILY TOTALS	IN	OUT		TOTAL
	1,082	1,080		2,162

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	13		20		33	
0:15	0		0		0		12:15	20		21		41	
0:30	0		0		0		12:30	29		17		46	
0:45	0		0		0		12:45	19	81	23	81	42	162
1:00	0		0		0		13:00	23		15		38	
1:15	0		0		0		13:15	18		18		36	
1:30	0		0		0		13:30	12		15		27	
1:45	0		0		0		13:45	17	70	17	65	34	135
2:00	0		0		0		14:00	13		15		28	
2:15	0		0		0		14:15	17		19		36	
2:30	0		0		0		14:30	25		20		45	
2:45	0		0		0		14:45	13	68	17	71	30	139
3:00	0		0		0		15:00	20		17		37	
3:15	0		0		0		15:15	11		18		29	
3:30	0		0		0		15:30	14		13		27	
3:45	0		0		0		15:45	19	64	17	65	36	129
4:00	0		0		0		16:00	19		18		37	
4:15	0		0		0		16:15	19		16		35	
4:30	1		0		1		16:30	15		17		32	
4:45	1	2	0		1	2	16:45	7	60	8	59	15	119
5:00	7		6		13		17:00	15		14		29	
5:15	6		3		9		17:15	10		9		19	
5:30	6		9		15		17:30	12		9		21	
5:45	14	33	14	32	28	65	17:45	16	53	17	49	33	102
6:00	15		7		22		18:00	10		19		29	
6:15	9		20		29		18:15	14		10		24	
6:30	20		16		36		18:30	18		12		30	
6:45	11	55	12	55	23	110	18:45	17	59	15	56	32	115
7:00	18		13		31		19:00	18		18		36	
7:15	22		20		42		19:15	9		16		25	
7:30	15		17		32		19:30	9		11		20	
7:45	19	74	21	71	40	145	19:45	12	48	12	57	24	105
8:00	27		21		48		20:00	14		12		26	
8:15	18		15		33		20:15	24		11		35	
8:30	20		23		43		20:30	12		15		27	
8:45	13	78	17	76	30	154	20:45	21	71	27	65	48	136
9:00	23		17		40		21:00	15		16		31	
9:15	22		19		41		21:15	11		9		20	
9:30	17		20		37		21:30	10		18		28	
9:45	11	73	21	77	32	150	21:45	6	42	9	52	15	94
10:00	17		11		28		22:00	2		3		5	
10:15	9		12		21		22:15	0		1		1	
10:30	18		16		34		22:30	0		4		4	
10:45	18	62	19	58	37	120	22:45	1	3	1	9	2	12
11:00	29		17		46		23:00	0		0		0	
11:15	17		18		35		23:15	0		0		0	
11:30	24		28		52		23:30	0		0		0	
11:45	16	86	19	82	35	168	23:45	0		0		0	
TOTALS		463		451		914	TOTALS		619		629		1,248
SPLIT %		50.7%		49.3%		42.3%	SPLIT %		49.6%		50.4%		57.7%

DAILY TOTALS	IN	OUT		TOTAL
	1,082	1,080		2,162

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	10:45	11:30	10:45	Peak of Site	12:15	12:00	12:15
Peak of Site Volume	88	88	170	Peak of Site Volume	91	81	167
Peak Hour	7:45	7:45	7:45	Peak Hour	16:00	16:00	16:00
Peak Hour Volume	84	80	164	Peak Hour Volume	60	59	119

Dutch Bros Coffee Shop (Eastvale)
Saturday Average Daily Traffic Volumes

Day: Saturday
Date: 5/17/25

City: Eastvale
Address: 13322 Limonite Avenue

DAILY TOTALS	IN	OUT		TOTAL
	945	952		1,897

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	17		16		33	
0:15	0		0		0		12:15	11		14		25	
0:30	0		0		0		12:30	20		13		33	
0:45	0		0		0		12:45	17	65	21	64	38	129
1:00	0		0		0		13:00	15		16		31	
1:15	0		0		0		13:15	15		12		27	
1:30	0		0		0		13:30	20		18		38	
1:45	0		0		0		13:45	21	71	18	64	39	135
2:00	0		0		0		14:00	9		14		23	
2:15	0		0		0		14:15	8		13		21	
2:30	0		0		0		14:30	11		11		22	
2:45	0		0		0		14:45	17	45	16	54	33	99
3:00	0		0		0		15:00	14		14		28	
3:15	0		0		0		15:15	12		16		28	
3:30	0		0		0		15:30	18		16		34	
3:45	0		0		0		15:45	18	62	17	63	35	125
4:00	0		0		0		16:00	17		14		31	
4:15	0		0		0		16:15	17		19		36	
4:30	0		0		0		16:30	12		16		28	
4:45	1	1	0		1	1	16:45	16	62	15	64	31	126
5:00	6		3		9		17:00	14		16		30	
5:15	4		5		9		17:15	13		19		32	
5:30	8		7		15		17:30	13		9		22	
5:45	6	24	6	21	12	45	17:45	16	56	15	59	31	115
6:00	12		10		22		18:00	12		12		24	
6:15	13		11		24		18:15	14		14		28	
6:30	6		9		15		18:30	10		13		23	
6:45	9	40	9	39	18	79	18:45	10	46	15	54	25	100
7:00	16		19		35		19:00	12		10		22	
7:15	13		9		22		19:15	10		8		18	
7:30	13		12		25		19:30	10		11		21	
7:45	21	63	17	57	38	120	19:45	13	45	14	43	27	88
8:00	12		16		28		20:00	19		19		38	
8:15	27		20		47		20:15	9		10		19	
8:30	11		19		30		20:30	11		9		20	
8:45	17	67	14	69	31	136	20:45	11	50	12	50	23	100
9:00	15		16		31		21:00	12		10		22	
9:15	20		16		36		21:15	13		12		25	
9:30	20		25		45		21:30	11		9		20	
9:45	13	68	9	66	22	134	21:45	6	42	8	39	14	81
10:00	18		17		35		22:00	1		12		13	
10:15	19		19		38		22:15	0		2		2	
10:30	17		15		32		22:30	0		0		0	
10:45	19	73	13	64	32	137	22:45	0	1	4	18	4	19
11:00	24		18		42		23:00	0		0		0	
11:15	15		17		32		23:15	0		0		0	
11:30	10		14		24		23:30	0		0		0	
11:45	15	64	15	64	30	128	23:45	0		0		0	
TOTALS		400		380		780	TOTALS		545		572		1,117
SPLIT %		51.3%		48.7%		41.1%	SPLIT %		48.8%		51.2%		58.9%

DAILY TOTALS	IN	OUT		TOTAL
	945	952		1,897

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	10:15	7:45	10:15	Peak of Site	13:00	12:45	15:30
Peak of Site Volume	79	72	144	Peak of Site Volume	71	67	136
Peak Hour	7:30	7:45	7:45	Peak Hour	16:00	16:15	16:00
Peak Hour Volume	73	72	143	Peak Hour Volume	62	66	126

Dutch Bros Coffee Shop (San Bernardino)
Saturday Average Daily Traffic Volumes

Day: Saturday
Date: 5/17/25

City: San Bernardino
Address: 877 E Hospitality Lane

DAILY TOTALS	IN	OUT		TOTAL
	692	680		1,372

AM	IN		OUT		TOTAL		PM	IN		OUT		TOTAL	
0:00	0		0		0		12:00	15		6		21	
0:15	0		0		0		12:15	15		18		33	
0:30	0		0		0		12:30	13		14		27	
0:45	0		0		0		12:45	16	59	9	47	25	106
1:00	0		0		0		13:00	13		9		22	
1:15	0		0		0		13:15	8		10		18	
1:30	0		0		0		13:30	18		15		33	
1:45	0		0		0		13:45	9	48	15	49	24	97
2:00	0		0		0		14:00	18		18		36	
2:15	0		0		0		14:15	10		13		23	
2:30	0		0		0		14:30	3		7		10	
2:45	0		0		0		14:45	11	42	16	54	27	96
3:00	0		0		0		15:00	13		8		21	
3:15	0		0		0		15:15	16		13		29	
3:30	0		0		0		15:30	6		9		15	
3:45	0		0		0		15:45	8	43	8	38	16	81
4:00	1		0		1		16:00	3		9		12	
4:15	0		0		0		16:15	9		9		18	
4:30	2		0		2		16:30	9		8		17	
4:45	1	4	0		1	4	16:45	11	32	9	35	20	67
5:00	2		3		5		17:00	17		12		29	
5:15	3		2		5		17:15	7		9		16	
5:30	5		4		9		17:30	6		6		12	
5:45	6	16	5	14	11	30	17:45	19	49	8	35	27	84
6:00	9		7		16		18:00	11		9		20	
6:15	12		11		23		18:15	9		2		11	
6:30	14		9		23		18:30	7		9		16	
6:45	9	44	8	35	17	79	18:45	6	33	8	28	14	61
7:00	15		11		26		19:00	8		8		16	
7:15	18		21		39		19:15	4		11		15	
7:30	14		12		26		19:30	8		7		15	
7:45	12	59	12	56	24	115	19:45	7	27	13	39	20	66
8:00	12		14		26		20:00	6		5		11	
8:15	7		7		14		20:15	3		9		12	
8:30	14		13		27		20:30	3		5		8	
8:45	12	45	16	50	28	95	20:45	6	18	4	23	10	41
9:00	13		10		23		21:00	7		7		14	
9:15	15		14		29		21:15	4		10		14	
9:30	14		14		28		21:30	5		5		10	
9:45	9	51	12	50	21	101	21:45	2	18	4	26	6	44
10:00	10		10		20		22:00	0		1		1	
10:15	15		14		29		22:15	0		0		0	
10:30	17		13		30		22:30	0		0		0	
10:45	9	51	12	49	21	100	22:45	0		0	1	0	1
11:00	16		11		27		23:00	0		3		3	
11:15	11		10		21		23:15	0		0		0	
11:30	14		12		26		23:30	0		0		0	
11:45	12	53	15	48	27	101	23:45	0		0	3	0	3
TOTALS		323		302		625	TOTALS		369		378		747
SPLIT %		51.7%		48.3%		45.6%	SPLIT %		49.4%		50.6%		54.4%

DAILY TOTALS	IN	OUT		TOTAL
	692	680		1,372

AM	In	Out	Total	PM	In	Out	Total
Peak of Site	7:00	7:15	7:00	Peak of Site	12:00	13:30	13:30
Peak of Site Volume	59	59	115	Peak of Site Volume	59	61	116
Peak Hour	7:00	7:15	7:00	Peak Hour	17:00	16:15	16:15
Peak Hour Volume	59	59	115	Peak Hour Volume	49	38	84

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 9067 Warner Ave
CITY: Fountain Valley

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
6:00	0	0	0	**0**	3:21
6:05	1	0	0	**1**	4:40
6:10	3	0	0	**3**	4:46
6:15	1	0	0	**1**	8:50
6:20	1	3	0	**4**	4:14
6:25	2	4	0	**6**	4:05
6:30	4	2	0	**6**	9:12
6:35	4	1	0	**5**	10:27
6:40	1	0	0	**1**	3:28
6:45	3	0	0	**3**	2:24
6:50	1	3	0	**4**	3:22
6:55	1	2	0	**3**	6:09
7:00	2	2	0	**4**	5:49
7:05	3	1	0	**4**	8:36
7:10	4	3	0	**7**	10:23
7:15	2	4	0	**6**	6:34
7:20	3	2	0	**5**	7:20
7:25	7	1	0	**8**	10:42
7:30	2	0	0	**2**	6:24
7:35	0	1	0	**1**	4:31
7:40	1	2	0	**3**	3:17
7:45	1	1	0	**2**	6:23
7:50	1	2	0	**3**	3:15
7:55	1	0	0	**1**	6:16
8:00	4	2	0	**6**	7:05
8:05	3	3	0	**6**	5:17
8:10	1	0	0	**1**	3:47
8:15	0	0	0	**0**	2:48
8:20	1	0	0	**1**	4:59
8:25	1	2	0	**3**	4:07
8:30	1	3	0	**4**	6:41
8:35	1	4	0	**5**	8:25
8:40	2	6	0	**8**	6:16
8:45	2	3	0	**5**	6:15
8:50	4	3	0	**7**	4:57
8:55	4	1	0	**5**	7:09
9:00	3	2	0	**5**	8:12

MAX QUEUE: 8
AVERAGE QUEUE: 3.8

AVERAGE: 5:57

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 9067 Warner Ave
CITY: Fountain Valley

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
15:00	7	3	0	**10**	14:39
15:05	9	1	0	**10**	15:03
15:10	7	5	0	**12**	15:56
15:15	11	1	0	**12**	16:15
15:20	11	0	0	**11**	18:36
15:25	10	5	0	**15**	16:31
15:30	12	2	0	**14**	17:35
15:35	12	0	0	**12**	15:37
15:40	8	3	0	**11**	18:43
15:45	8	4	0	**12**	21:00
15:50	9	4	0	**13**	11:51
15:55	8	3	0	**11**	12:16
16:00	9	5	0	**14**	10:04
16:05	11	4	0	**15**	16:42
16:10	10	5	0	**15**	16:01
16:15	14	4	0	**18**	17:31
16:20	13	3	0	**16**	19:49
16:25	9	3	0	**12**	15:26
16:30	9	5	0	**14**	16:59
16:35	15	2	0	**17**	21:34
16:40	16	3	0	**19**	24:30
16:45	14	2	0	**16**	19:49
16:50	16	3	0	**19**	22:50
16:55	14	7	0	**21**	30:15
17:00	21	2	0	**23**	28:36
17:05	21	3	0	**24**	30:41
17:10	24	4	0	**28**	32:32
17:15	22	3	0	**25**	32:29
17:20	26	2	0	**28**	37:33
17:25	25	4	0	**29**	39:56
17:30	20	2	0	**22**	37:02
17:35	12	0	0	**12**	29:15
17:40	10	1	0	**11**	22:41
17:45	8	3	0	**11**	24:11
17:50	5	1	0	**6**	8:59
17:55	4	2	0	**6**	8:08
18:00	3	4	0	**7**	7:13

MAX QUEUE: 29
AVERAGE QUEUE: 15.4

AVERAGE: 16:51

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 9067 Warner Ave
CITY: Fountain Valley

DATE: 5/17/2025
DAY: Saturday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
10:00	16	4	0	**20**	15:35
10:05	14	4	0	**18**	13:34
10:10	16	2	0	**18**	14:04
10:15	17	2	0	**19**	17:56
10:20	17	9	0	**26**	28:24
10:25	15	9	0	**24**	20:33
10:30	17	11	0	**28**	21:23
10:35	18	13	0	**31**	18:48
10:40	17	12	0	**29**	21:43
10:45	16	12	0	**28**	23:06
10:50	17	10	0	**27**	26:02
10:55	18	9	0	**27**	28:55
11:00	15	8	0	**23**	27:16
11:05	16	7	0	**23**	28:15
11:10	18	5	0	**23**	30:49
11:15	18	14	0	**32**	30:03
11:20	16	13	0	**29**	27:31
11:25	18	12	0	**30**	31:41
11:30	18	10	0	**28**	20:41
11:35	18	11	0	**29**	24:20
11:40	17	8	0	**25**	21:02
11:45	16	12	0	**28**	21:21
11:50	17	10	0	**27**	18:37
11:55	17	11	0	**28**	20:00
12:00	18	13	0	**31**	21:33
12:05	17	14	0	**31**	21:19
12:10	17	12	0	**29**	24:01
12:15	16	12	0	**28**	26:52
12:20	16	9	0	**25**	23:13
12:25	15	6	0	**21**	21:49
12:30	16	3	0	**19**	19:54
12:35	16	4	0	**20**	14:52
12:40	16	7	0	**23**	16:04
12:45	15	4	0	**19**	14:19
12:50	16	2	0	**18**	16:05
12:55	15	3	0	**18**	16:10
13:00	15	3	0	**18**	13:04
13:05	15	3	0	**18**	15:35
13:10	12	2	0	**14**	13:33
13:15	12	0	0	**12**	12:10
13:20	8	0	0	**8**	12:06
13:25	8	0	0	**8**	08:26
13:30	8	0	0	**8**	10:05
13:35	8	0	0	**8**	2:40
13:40	9	0	0	**9**	6:41
13:45	11	0	0	**11**	8:52
13:50	10	0	0	**10**	8:19
13:55	9	0	0	**9**	9:25
14:00	13	0	0	**13**	7:29

MAX QUEUE: 32
AVERAGE QUEUE: 21.4

AVERAGE: 18:31

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 9067 Warner Ave
CITY: Fountain Valley

DATE: Multiple
DAY: Multiple

Site Averages

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	8	3.8	5:57
Weekday PM	29	15.4	16:51
Saturday Midday	32	21.4	18:31
SITE AVERAGES	**23**	**13.5**	**13:46**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-0268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 3561 Hamner Ave
CITY: Norco, CA

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
6:00	4	0	0	**4**	12:15
6:05	5	2	0	**7**	14:25
6:10	5	3	0	**8**	10:28
6:15	9	0	0	**9**	10:59
6:20	3	2	0	**5**	9:42
6:25	2	2	0	**4**	5:23
6:30	2	2	0	**4**	7:51
6:35	3	8	0	**11**	4:26
6:40	3	5	0	**8**	8:09
6:45	4	1	0	**5**	10:48
6:50	3	3	0	**6**	16:17
6:55	4	3	0	**7**	7:50
7:00	4	1	0	**5**	7:59
7:05	3	2	0	**5**	6:07
7:10	4	1	0	**5**	6:24
7:15	3	10	0	**13**	8:15
7:20	3	7	0	**10**	9:52
7:25	8	3	0	**11**	10:13
7:30	7	5	0	**12**	17:34
7:35	12	1	0	**13**	16:45
7:40	12	0	0	**12**	18:14
7:45	9	0	0	**9**	14:16
7:50	7	0	0	**7**	19:41
7:55	6	2	0	**8**	7:50
8:00	7	1	0	**8**	9:53
8:05	9	0	0	**9**	9:33
8:10	4	1	0	**5**	6:51
8:15	3	2	0	**5**	7:46
8:20	4	1	0	**5**	8:58
8:25	2	0	0	**2**	7:11
8:30	3	2	0	**5**	4:30
8:35	3	8	0	**11**	6:52
8:40	9	7	0	**16**	10:04
8:45	8	5	0	**13**	10:14
8:50	8	2	0	**10**	12:36
8:55	10	1	0	**11**	17:30
9:00	9	2	0	**11**	7:31

MAX QUEUE: 16
AVERAGE QUEUE: 8.1

AVERAGE: 10:18

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 3561 Hamner Ave
CITY: Norco, CA

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
15:00	17	1	0	**18**	20:19
15:05	14	3	0	**17**	22:15
15:10	16	5	0	**21**	27:05
15:15	13	6	0	**19**	21:54
15:20	14	1	0	**15**	30:48
15:25	11	2	0	**13**	21:00
15:30	12	1	0	**13**	24:51
15:35	12	2	0	**14**	25:05
15:40	11	0	0	**11**	21:18
15:45	10	0	0	**10**	22:00
15:50	8	5	0	**13**	22:06
15:55	13	6	0	**19**	22:03
16:00	14	2	0	**16**	14:11
16:05	14	0	0	**14**	14:59
16:10	8	2	0	**10**	15:57
16:15	12	2	0	**14**	15:12
16:20	12	1	0	**13**	16:12
16:25	13	4	0	**17**	14:55
16:30	6	7	0	**13**	12:02
16:35	9	3	0	**12**	14:08
16:40	13	2	0	**15**	14:02
16:45	11	0	0	**11**	11:18
16:50	7	0	0	**7**	11:59
16:55	5	3	0	**8**	11:07
17:00	2	2	0	**4**	8:18
17:05	3	0	0	**3**	4:31
17:10	1	1	0	**2**	3:46
17:15	2	3	0	**5**	3:53
17:20	0	0	0	**0**	2:57
17:25	1	0	0	**1**	4:07
17:30	1	0	0	**1**	2:49
17:35	0	0	0	**0**	3:12
17:40	1	1	0	**2**	2:52
17:45	3	0	0	**3**	5:20
17:50	5	3	0	**8**	6:27
17:55	4	2	0	**6**	8:28
18:00	3	0	0	**3**	12:32

MAX QUEUE: 21
AVERAGE QUEUE: 10.0

AVERAGE: 21:22

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 3561 Hamner Ave
CITY: Norco, CA

DATE: 5/17/2025
DAY: Saturday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
10:00	5	3	0	**8**	13:11
10:05	6	7	0	**13**	11:21
10:10	13	6	0	**19**	12:23
10:15	14	3	3	**20**	11:08
10:20	17	3	7	**27**	13:05
10:25	12	6	2	**20**	12:28
10:30	14	4	2	**20**	11:29
10:35	15	5	1	**21**	13:37
10:40	19	2	4	**25**	14:55
10:45	17	3	4	**24**	17:19
10:50	15	5	4	**24**	14:51
10:55	18	3	1	**22**	17:44
11:00	14	1	0	**15**	13:25
11:05	13	2	0	**15**	12:19
11:10	16	3	1	**20**	13:05
11:15	15	4	3	**22**	11:15
11:20	18	0	0	**18**	12:41
11:25	14	1	1	**16**	16:31
11:30	16	5	1	**22**	15:35
11:35	11	2	1	**14**	10:32
11:40	11	3	0	**14**	13:37
11:45	12	0	0	**12**	10:57
11:50	12	4	0	**16**	11:33
11:55	14	6	0	**20**	16:34
12:00	15	4	0	**19**	13:31
12:05	15	2	2	**19**	12:55
12:10	15	4	2	**21**	15:02
12:15	12	3	1	**16**	12:12
12:20	13	3	1	**17**	11:03
12:25	10	4	0	**14**	12:13
12:30	14	3	1	**18**	10:51
12:35	12	9	0	**21**	10:32
12:40	13	4	0	**17**	11:18
12:45	14	5	0	**19**	15:26
12:50	16	6	2	**24**	17:27
12:55	12	4	0	**16**	16:27
13:00	15	3	2	**20**	16:38
13:05	16	2	0	**18**	14:09
13:10	16	3	1	**20**	11:13
13:15	13	2	0	**15**	11:52
13:20	11	4	0	**15**	12:17
13:25	9	5	4	**18**	11:46
13:30	14	3	0	**17**	8:44
13:35	11	4	0	**15**	10:45
13:40	10	6	0	**16**	12:22
13:45	15	3	0	**18**	14:56
13:50	13	4	0	**17**	13:25
13:55	12	1	0	**13**	11:40
14:00	5	2	0	**7**	7:41

MAX QUEUE: 27
AVERAGE QUEUE: 17.9

AVERAGE: 13:01

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 3561 Hamner Ave
CITY: Norco, CA

DATE: Multiple
DAY: Multiple

Site Averages

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	16	8.1	10:18
Weekday PM	21	10.0	21:22
Saturday Midday	27	17.9	13:01
SITE AVERAGES	**21.3**	**12.0**	**14:53**

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
6:00	3	0	0	**3**	3:05
6:05	3	0	0	**3**	8:41
6:10	1	0	0	**1**	10:30
6:15	4	0	0	**4**	9:54
6:20	6	0	0	**6**	7:20
6:25	5	0	0	**5**	9:46
6:30	6	0	0	**6**	5:20
6:35	6	0	0	**6**	8:55
6:40	5	0	0	**5**	12:51
6:45	4	0	0	**4**	5:59
6:50	4	0	0	**4**	6:54
6:55	4	0	0	**4**	8:16
7:00	4	0	0	**4**	7:16
7:05	4	0	0	**4**	7:34
7:10	4	0	0	**4**	6:40
7:15	3	0	0	**3**	9:08
7:20	4	0	0	**4**	5:53
7:25	2	0	0	**2**	2:51
7:30	4	0	0	**4**	5:39
7:35	4	0	0	**4**	4:19
7:40	5	0	0	**5**	5:28
7:45	3	0	0	**3**	6:45
7:50	5	0	0	**5**	5:00
7:55	8	0	0	**8**	6:38
8:00	6	0	0	**6**	8:17
8:05	11	0	0	**11**	17:34
8:10	9	2	0	**11**	11:58
8:15	7	0	0	**7**	8:09
8:20	8	0	0	**8**	10:05
8:25	9	4	0	**13**	7:11
8:30	11	5	0	**16**	11:50
8:35	11	4	0	**15**	13:58
8:40	11	1	0	**12**	14:50
8:45	9	0	0	**9**	19:38
8:50	8	0	0	**8**	10:53
8:55	4	0	0	**4**	3:22
9:00	5	0	0	**5**	6:00

MAX QUEUE: 16
AVERAGE QUEUE: 6.1

AVERAGE: 8:29

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
15:00	4	0	0	**4**	8:21
15:05	4	0	0	**4**	12:35
15:10	4	0	0	**4**	6:10
15:15	6	0	0	**6**	6:08
15:20	1	0	0	**1**	4:25
15:25	5	0	0	**5**	5:05
15:30	3	0	0	**3**	4:03
15:35	4	0	0	**4**	4:40
15:40	5	0	0	**5**	7:33
15:45	4	0	0	**4**	4:46
15:50	4	0	0	**4**	7:49
15:55	4	0	0	**4**	5:09
16:00	4	0	0	**4**	5:23
16:05	9	0	0	**9**	7:05
16:10	10	0	0	**10**	7:59
16:15	7	0	0	**7**	11:53
16:20	10	1	0	**11**	10:45
16:25	7	0	0	**7**	8:40
16:30	8	0	0	**8**	10:14
16:35	7	0	0	**7**	9:39
16:40	7	0	0	**7**	13:20
16:45	5	0	0	**5**	8:09
16:50	9	2	0	**11**	9:06
16:55	13	0	0	**13**	9:37
17:00	8	0	0	**8**	11:06
17:05	11	0	0	**11**	12:11
17:10	12	0	0	**12**	16:26
17:15	10	0	0	**10**	19:52
17:20	2	0	0	**2**	3:17
17:25	3	0	0	**3**	3:46
17:30	2	0	0	**2**	3:16
17:35	4	0	0	**4**	5:36
17:40	4	0	0	**4**	5:30
17:45	6	0	0	**6**	6:02
17:50	5	0	0	**5**	4:20
17:55	5	0	0	**5**	6:06
18:00	6	0	0	**6**	7:53

MAX QUEUE: 13
AVERAGE QUEUE: 6.1

AVERAGE: 7:56

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

DATE: 5/17/2025
DAY: Saturday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
10:00	9	3	0	**12**	10:04
10:05	9	1	0	**10**	10:28
10:10	7	3	0	**10**	11:19
10:15	8	2	0	**10**	8:21
10:20	9	3	0	**12**	10:01
10:25	11	4	0	**15**	9:57
10:30	8	4	0	**12**	9:40
10:35	10	4	0	**14**	12:46
10:40	10	4	0	**14**	9:06
10:45	11	6	0	**17**	12:43
10:50	10	5	0	**15**	13:07
10:55	10	5	0	**15**	13:34
11:00	9	1	0	**10**	13:26
11:05	9	0	0	**9**	9:16
11:10	11	2	0	**13**	8:36
11:15	12	1	0	**13**	10:37
11:20	9	0	0	**9**	12:11
11:25	7	0	0	**7**	8:37
11:30	7	0	0	**7**	5:33
11:35	11	2	0	**13**	6:00
11:40	10	0	0	**10**	9:39
11:45	6	0	0	**6**	10:54
11:50	7	0	0	**7**	2:53
11:55	11	0	0	**11**	7:08
12:00	7	0	0	**7**	9:35
12:05	3	0	0	**3**	4:43
12:10	5	0	0	**5**	5:12
12:15	2	0	0	**2**	4:44
12:20	4	0	0	**4**	6:33
12:25	11	6	0	**17**	5:57
12:30	11	6	0	**17**	9:46
12:35	12	2	0	**14**	15:10
12:40	11	0	0	**11**	11:30
12:45	12	3	0	**15**	14:19
12:50	10	0	0	**10**	9:51
12:55	9	4	0	**13**	11:53
13:00	10	7	0	**17**	7:38
13:05	12	6	0	**18**	9:55
13:10	12	4	0	**16**	15:53
13:15	11	0	0	**11**	15:02
13:20	4	0	0	**4**	11:54
13:25	3	0	0	**3**	4:02
13:30	10	1	0	**11**	5:13
13:35	10	0	0	**10**	10:42
13:40	11	1	0	**12**	13:43
13:45	11	5	0	**16**	15:47
13:50	10	1	0	**11**	8:18
13:55	9	1	0	**10**	10:54
14:00	8	0	0	**8**	9:35

MAX QUEUE: 18
AVERAGE QUEUE: 10.9

AVERAGE: 9:52

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

DATE: Multiple
DAY: Multiple

Site Averages

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	16	6.1	8:29
Weekday PM	13	6.1	7:56
Saturday Midday	18	10.9	9:52
SITE AVERAGES	**15.7**	**7.7**	**8:46**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 877 E Hospitality Lane
CITY: San Bernardino, CA

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
6:00	1	0	0	**1**	5:55
6:05	1	0	0	**1**	5:40
6:10	2	0	0	**2**	3:16
6:15	2	1	0	**3**	4:30
6:20	2	2	0	**4**	7:49
6:25	2	0	0	**2**	7:43
6:30	0	0	0	**0**	4:01
6:35	1	3	0	**4**	6:01
6:40	2	3	0	**5**	6:41
6:45	4	2	0	**6**	11:46
6:50	5	1	0	**6**	15:14
6:55	7	0	0	**7**	19:04
7:00	4	0	0	**4**	15:01
7:05	2	0	0	**2**	2:51
7:10	4	0	0	**4**	2:57
7:15	2	2	0	**4**	2:55
7:20	2	1	0	**3**	7:34
7:25	2	3	0	**5**	5:20
7:30	3	0	0	**3**	1:25
7:35	2	1	0	**3**	4:38
7:40	2	0	0	**2**	3:48
7:45	3	2	0	**5**	2:29
7:50	0	2	0	**2**	7:04
7:55	2	1	0	**3**	4:43
8:00	0	4	0	**4**	4:13
8:05	3	0	0	**3**	7:19
8:10	0	3	0	**3**	3:45
8:15	1	1	0	**2**	3:23
8:20	0	2	0	**2**	4:10
8:25	0	1	0	**1**	4:53
8:30	0	2	0	**2**	5:04
8:35	2	1	0	**3**	6:09
8:40	2	0	0	**2**	5:18
8:45	2	1	0	**3**	4:09
8:50	1	3	0	**4**	3:16
8:55	3	0	0	**3**	6:20
9:00	0	2	0	**2**	1:57

MAX QUEUE: 7
AVERAGE QUEUE: 3.1

AVERAGE: 5:54

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 877 E Hospitality Lane
CITY: San Bernardino, CA

DATE: 5/20/2025
DAY: Tuesday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
15:00	5	0	0	**5**	9:27
15:05	2	2	0	**4**	6:37
15:10	2	3	0	**5**	5:23
15:15	2	5	0	**7**	9:04
15:20	2	6	0	**8**	10:01
15:25	5	3	0	**8**	13:04
15:30	4	3	0	**7**	12:43
15:35	5	0	0	**5**	7:57
15:40	2	0	0	**2**	3:48
15:45	1	0	0	**1**	3:43
15:50	1	2	0	**3**	3:39
15:55	1	1	0	**2**	2:27
16:00	1	0	0	**1**	3:29
16:05	1	0	0	**1**	5:37
16:10	0	1	0	**1**	3:14
16:15	0	0	0	**0**	4:35
16:20	4	1	0	**5**	3:36
16:25	2	0	0	**2**	5:43
16:30	0	0	0	**0**	2:10
16:35	2	0	0	**2**	6:47
16:40	2	0	0	**2**	7:53
16:45	3	0	0	**3**	5:08
16:50	1	0	0	**1**	3:27
16:55	1	1	0	**2**	2:48
17:00	1	1	0	**2**	3:46
17:05	3	3	0	**6**	4:32
17:10	2	5	0	**7**	6:13
17:15	2	6	0	**8**	8:43
17:20	3	3	0	**6**	14:04
17:25	2	6	0	**8**	15:50
17:30	2	3	0	**5**	18:11
17:35	5	0	0	**5**	15:04
17:40	2	0	0	**2**	17:41
17:45	0	2	0	**2**	5:46
17:50	1	2	0	**3**	5:27
17:55	1	6	0	**7**	6:14
18:00	4	5	0	**9**	15:22

MAX QUEUE: 9
AVERAGE QUEUE: 4.0

AVERAGE: 7:32

Counts Unlimited, Inc.
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951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 877 E Hospitality Lane
CITY: San Bernardino, CA

DATE: 5/17/2025
DAY: Saturday

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance Overflow	**TOTAL**	Average Time per Customer (mm:ss)
10:00	6	4	0	**10**	12:58
10:05	6	2	0	**8**	14:51
10:10	2	5	0	**7**	13:37
10:15	4	1	0	**5**	16:10
10:20	3	4	0	**7**	5:10
10:25	4	3	0	**7**	9:26
10:30	6	2	0	**8**	11:53
10:35	2	4	0	**6**	8:05
10:40	3	3	0	**6**	10:27
10:45	3	3	0	**6**	7:44
10:50	6	0	0	**6**	12:16
10:55	5	1	0	**6**	13:26
11:00	3	0	0	**3**	8:32
11:05	2	2	0	**4**	8:12
11:10	2	3	0	**5**	8:24
11:15	3	2	0	**5**	7:44
11:20	3	0	0	**3**	6:57
11:25	1	0	0	**1**	3:04
11:30	3	1	0	**4**	4:10
11:35	0	2	0	**2**	3:29
11:40	1	2	0	**3**	3:56
11:45	2	6	0	**8**	7:56
11:50	4	1	0	**5**	9:01
11:55	2	4	0	**6**	13:31
12:00	4	1	0	**5**	6:38
12:05	3	2	0	**5**	7:54
12:10	3	3	0	**6**	10:10
12:15	2	1	0	**3**	8:13
12:20	2	2	0	**4**	7:08
12:25	4	5	0	**9**	6:40
12:30	2	8	0	**10**	8:41
12:35	2	7	0	**9**	10:53
12:40	3	8	0	**11**	13:47
12:45	2	9	0	**11**	14:19
12:50	2	4	0	**6**	11:24
12:55	3	2	0	**5**	12:42
13:00	1	2	0	**3**	5:37
13:05	2	2	0	**4**	5:09
13:10	4	3	0	**7**	4:43
13:15	5	3	0	**8**	6:34
13:20	2	2	0	**4**	5:13
13:25	3	3	0	**6**	7:09
13:30	4	2	0	**6**	10:12
13:35	7	1	0	**8**	11:29
13:40	5	3	0	**8**	7:14
13:45	5	2	0	**7**	8:09
13:50	5	2	0	**7**	11:55
13:55	4	2	0	**6**	9:20
14:00	4	4	0	**8**	10:04

MAX QUEUE: 11
AVERAGE QUEUE: 6.1

AVERAGE: 9:01

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

DRIVE THRU SURVEY

LOCATION: Dutch Bros, 877 E Hospitality Lane
CITY: San Bernardino, CA

DATE: Multiple
DAY: Multiple

Site Averages

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	7	3.1	5:54
Weekday PM	9	4.0	7:32
Saturday Midday	11	6.1	9:01
SITE AVERAGES	**9**	**4.4**	**7:29**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878

DRIVE THRU SURVEY

Site Averages

LOCATION: Dutch Bros, 9067 Warner Ave
CITY: Fountain Valley

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	8	3.8	5:57
Weekday PM	29	15.4	16:51
Saturday Midday	32	21.4	18:31
SITE AVERAGES	**23.0**	**13.5**	**13:46**

LOCATION: Dutch Bros, 3561 Hamner Ave
CITY: Norco, CA

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	16	8.1	10:18
Weekday PM	21	10.0	21:22
Saturday Midday	27	17.9	13:01
SITE AVERAGES	**21.3**	**12.0**	**14:53**

LOCATION: Dutch Bros, 13322 Limonite Ave
CITY: Eastvale, CA

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	16	6.1	8:29
Weekday PM	13	6.1	7:56
Saturday Midday	18	10.9	9:52
SITE AVERAGES	**15.7**	**7.7**	**8:46**

LOCATION: Dutch Bros, 877 E Hospitality Lane
CITY: San Bernardino, CA

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	7	3.1	5:54
Weekday PM	9	4.0	7:32
Saturday Midday	11	6.1	9:01
SITE AVERAGES	**9.0**	**4.4**	**7:29**

4-SITE AVERAGE

Day / Time	Max Queue	Average Queue	Average Time per Customer (mm:ss)
Weekday AM	11.8	5.3	7:39
Weekday PM	18.0	8.9	13:25
Saturday Midday	22.0	14.1	12:36
4-SITE AVERAGE	**17.25**	**9.4**	**11:14**

Counts Unlimited, Inc.
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951-268-6268

Counts Unlimited, Inc.
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Corona, CA 92878
(951) 268-6268

City of National City
N/S: Prospect Street
E/W: Sweetwater Road
Weather: Clear

File Name : 01_NLC_Pro_Sw AM
Site Code : 00325619
Start Date : 5/28/2025
Page No : 1

Groups Printed- Total Volume

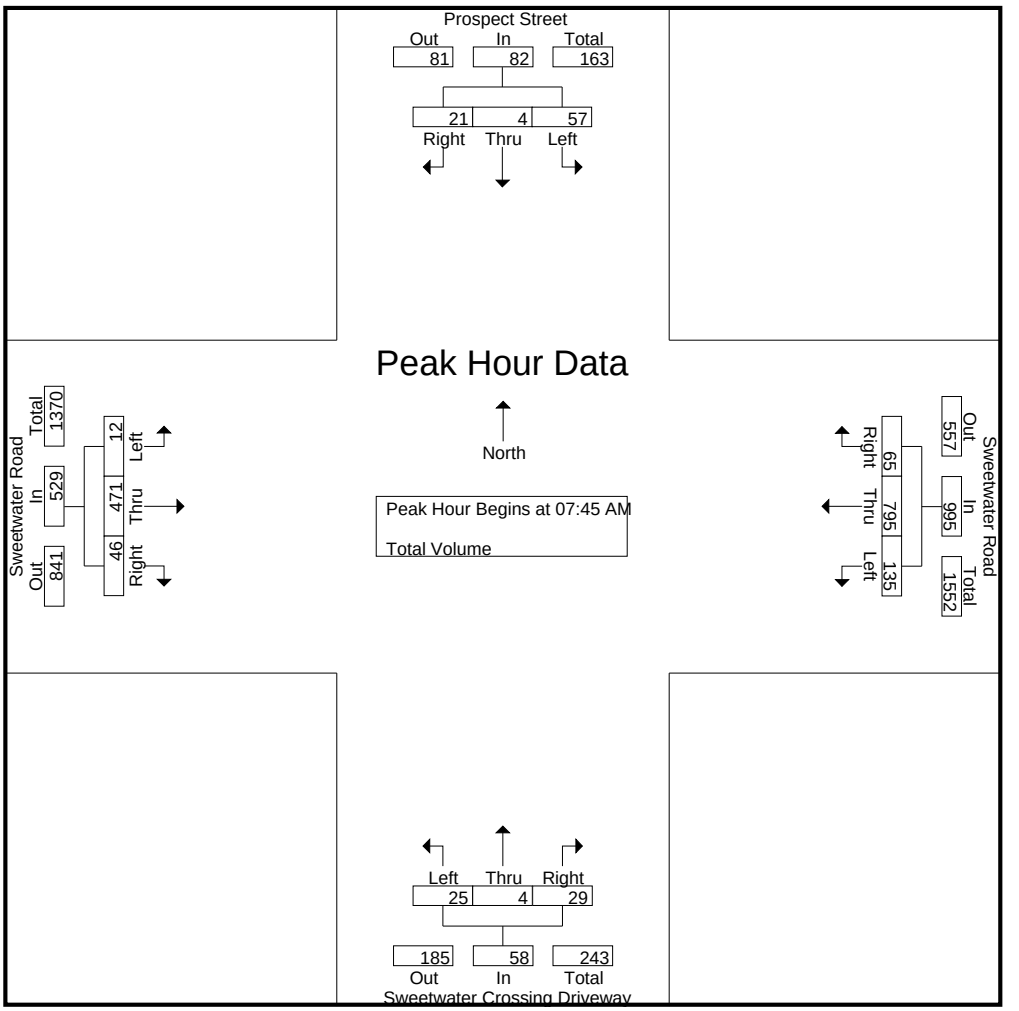
	Prospect Street Southbound				Sweetwater Road Westbound				Sweetwater Crossing Driveway Northbound				Sweetwater Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	9	2	2	13	16	107	10	133	10	0	6	16	0	65	3	68	230
07:15 AM	15	0	4	19	17	177	4	198	11	0	7	18	0	75	9	84	319
07:30 AM	11	0	5	16	16	159	14	189	8	0	7	15	2	94	9	105	325
07:45 AM	12	2	3	17	24	201	12	237	7	0	4	11	0	103	5	108	373
Total	47	4	14	65	73	644	40	757	36	0	24	60	2	337	26	365	1247
08:00 AM	10	0	9	19	31	182	15	228	5	0	4	9	5	121	14	140	396
08:15 AM	22	1	5	28	38	258	16	312	5	1	11	17	5	124	16	145	502
08:30 AM	13	1	4	18	42	154	22	218	8	3	10	21	2	123	11	136	393
08:45 AM	15	1	2	18	37	151	22	210	3	2	13	18	0	118	7	125	371
Total	60	3	20	83	148	745	75	968	21	6	38	65	12	486	48	546	1662
Grand Total	107	7	34	148	221	1389	115	1725	57	6	62	125	14	823	74	911	2909
Apprch %	72.3	4.7	23		12.8	80.5	6.7		45.6	4.8	49.6		1.5	90.3	8.1		
Total %	3.7	0.2	1.2	5.1	7.6	47.7	4	59.3	2	0.2	2.1	4.3	0.5	28.3	2.5	31.3	

	Prospect Street Southbound				Sweetwater Road Westbound				Sweetwater Crossing Driveway Northbound				Sweetwater Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	12	**2**	3	17	24	201	12	237	7	0	4	11	0	103	5	108	373
08:00 AM	10	0	**9**	19	31	182	15	228	5	0	4	9	**5**	121	14	140	396
08:15 AM	**22**	1	5	**28**	38	**258**	16	**312**	5	1	**11**	17	5	**124**	**16**	**145**	**502**
08:30 AM	13	1	4	18	**42**	154	**22**	218	**8**	**3**	10	**21**	2	123	11	136	393
Total Volume	57	4	21	82	135	795	65	995	25	4	29	58	12	471	46	529	1664
% App. Total	69.5	4.9	25.6		13.6	79.9	6.5		43.1	6.9	50		2.3	89	8.7		
PHF	.648	.500	.583	.732	.804	.770	.739	.797	.781	.333	.659	.690	.600	.950	.719	.912	.829

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of National City
N/S: Prospect Street
E/W: Sweetwater Road
Weather: Clear

File Name : 01_NLC_Pro_Sw AM
Site Code : 00325619
Start Date : 5/28/2025
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM				07:45 AM				08:00 AM				08:00 AM			
+0 mins.	10	0	**9**	19	24	201	12	237	5	0	4	9	**5**	121	14	140
+15 mins.	**22**	**1**	5	**28**	31	182	15	228	5	1	11	17	5	**124**	**16**	**145**
+30 mins.	13	1	4	18	38	**258**	16	**312**	**8**	**3**	10	**21**	2	123	11	136
+45 mins.	15	1	2	18	**42**	154	**22**	218	3	2	**13**	18	0	118	7	125
Total Volume	60	3	20	83	135	795	65	995	21	6	38	65	12	486	48	546
% App. Total	72.3	3.6	24.1		13.6	79.9	6.5		32.3	9.2	58.5		2.2	89	8.8	
PHF	.682	.750	.556	.741	.804	.770	.739	.797	.656	.500	.731	.774	.600	.980	.750	.941

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City of National City
N/S: Prospect Street
E/W: Sweetwater Road
Weather: Clear

File Name : 01_NLC_Pro_Sw PM
Site Code : 00325619
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Groups Printed- Total Volume

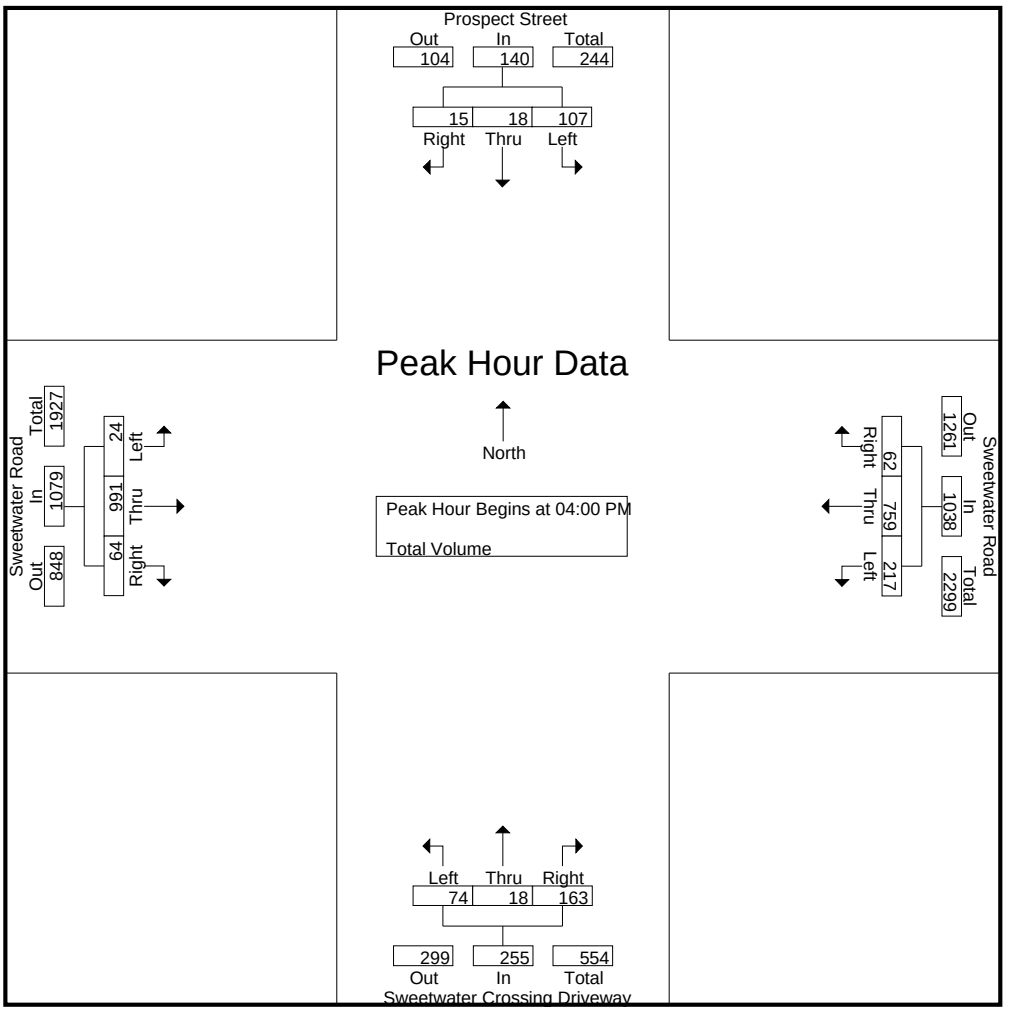
	Prospect Street Southbound				Sweetwater Road Westbound				Sweetwater Crossing Driveway Northbound				Sweetwater Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	29	7	5	41	53	207	17	277	23	6	43	72	5	237	25	267	657
04:15 PM	29	2	0	31	69	205	16	290	14	5	40	59	6	261	14	281	661
04:30 PM	24	5	3	32	43	177	11	231	22	6	46	74	5	255	10	270	607
04:45 PM	25	4	7	36	52	170	18	240	15	1	34	50	8	238	15	261	587
Total	107	18	15	140	217	759	62	1038	74	18	163	255	24	991	64	1079	2512
05:00 PM	27	3	3	33	55	190	18	263	17	5	36	58	9	256	17	282	636
05:15 PM	17	4	4	25	67	173	17	257	9	6	20	35	6	268	19	293	610
05:30 PM	26	10	7	43	58	151	14	223	12	2	42	56	2	261	21	284	606
05:45 PM	28	2	3	33	46	168	19	233	15	3	36	54	8	203	22	233	553
Total	98	19	17	134	226	682	68	976	53	16	134	203	25	988	79	1092	2405
Grand Total	205	37	32	274	443	1441	130	2014	127	34	297	458	49	1979	143	2171	4917
Apprch %	74.8	13.5	11.7		22	71.5	6.5		27.7	7.4	64.8		2.3	91.2	6.6		
Total %	4.2	0.8	0.7	5.6	9	29.3	2.6	41	2.6	0.7	6	9.3	1	40.2	2.9	44.2	

	Prospect Street Southbound				Sweetwater Road Westbound				Sweetwater Crossing Driveway Northbound				Sweetwater Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	**29**	**7**	5	**41**	53	**207**	17	277	**23**	**6**	43	72	5	237	**25**	267	657
04:15 PM	29	2	0	31	**69**	205	16	**290**	14	5	40	59	6	**261**	14	**281**	**661**
04:30 PM	24	5	3	32	43	177	11	231	22	6	**46**	**74**	5	255	10	270	607
04:45 PM	25	4	**7**	36	52	170	**18**	240	15	1	34	50	**8**	238	15	261	587
Total Volume	107	18	15	140	217	759	62	1038	74	18	163	255	24	991	64	1079	2512
% App. Total	76.4	12.9	10.7		20.9	73.1	6		29	7.1	63.9		2.2	91.8	5.9		
PHF	.922	.643	.536	.854	.786	.917	.861	.895	.804	.750	.886	.861	.750	.949	.640	.960	.950

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Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:00 PM				04:00 PM				04:00 PM				04:45 PM			
+0 mins.	**29**	**7**	5	**41**	53	**207**	17	277	**23**	**6**	43	72	8	238	15	261
+15 mins.	29	2	0	31	**69**	205	16	**290**	14	5	40	59	**9**	256	17	282
+30 mins.	24	5	3	32	43	177	11	231	22	6	**46**	**74**	6	**268**	19	**293**
+45 mins.	25	4	**7**	36	52	170	**18**	240	15	1	34	50	2	261	**21**	284
Total Volume	107	18	15	140	217	759	62	1038	74	18	163	255	25	1023	72	1120
% App. Total	76.4	12.9	10.7		20.9	73.1	6		29	7.1	63.9		2.2	91.3	6.4	
PHF	.922	.643	.536	.854	.786	.917	.861	.895	.804	.750	.886	.861	.694	.954	.857	.956

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Groups Printed- Total Volume

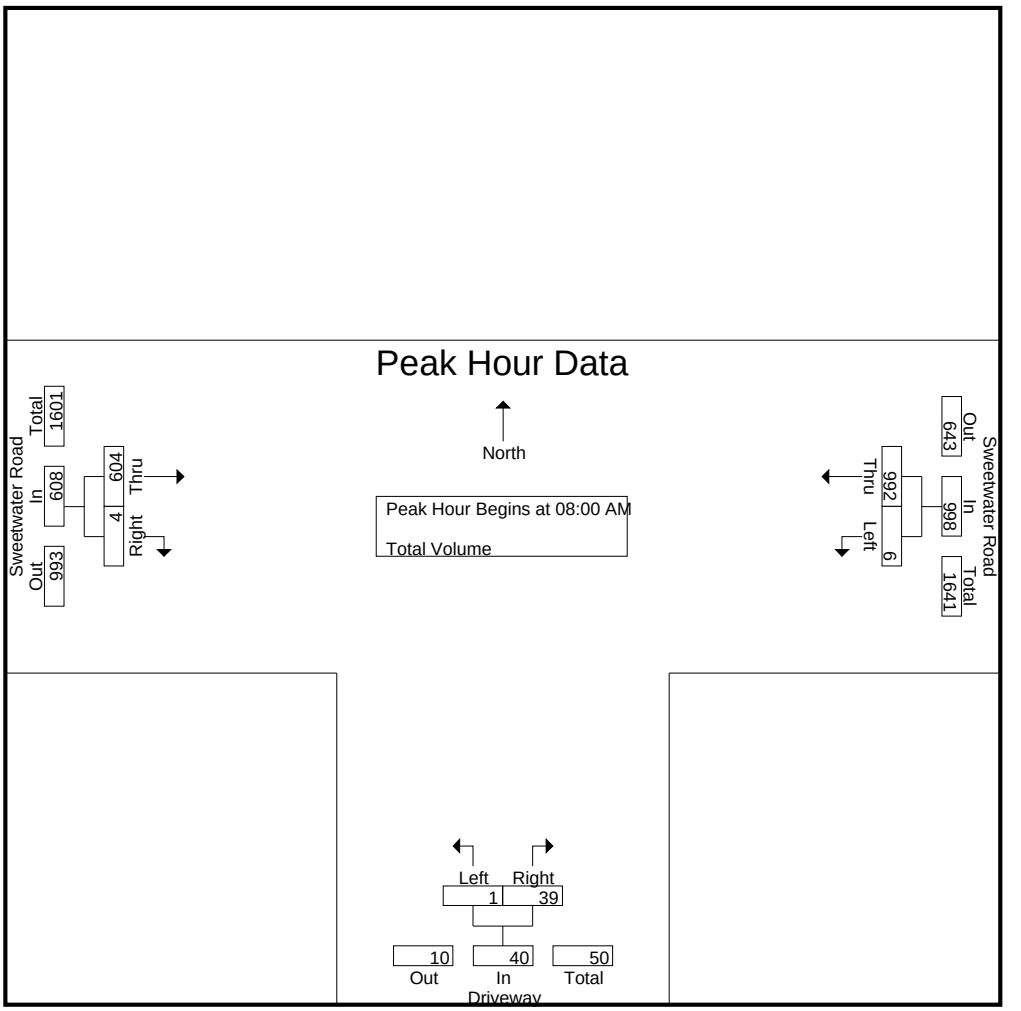
	Sweetwater Road Westbound			Driveway Northbound			Sweetwater Road Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	0	144	144	0	8	8	83	1	84	236
07:15 AM	0	190	190	0	10	10	94	2	96	296
07:30 AM	0	195	195	1	10	11	120	2	122	328
07:45 AM	1	239	240	0	8	8	108	0	108	356
Total	1	768	769	1	36	37	405	5	410	1216
08:00 AM	0	247	247	0	6	6	141	0	141	394
08:15 AM	1	321	322	0	11	11	165	0	165	498
08:30 AM	3	209	212	0	13	13	146	3	149	374
08:45 AM	2	215	217	1	9	10	152	1	153	380
Total	6	992	998	1	39	40	604	4	608	1646
Grand Total	7	1760	1767	2	75	77	1009	9	1018	2862
Apprch %	0.4	99.6		2.6	97.4		99.1	0.9		
Total %	0.2	61.5	61.7	0.1	2.6	2.7	35.3	0.3	35.6	

	Sweetwater Road Westbound			Driveway Northbound			Sweetwater Road Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	247	247	0	6	6	141	0	141	394
08:15 AM	1	**321**	**322**	0	11	11	**165**	0	**165**	**498**
08:30 AM	**3**	209	212	0	**13**	**13**	146	**3**	149	374
08:45 AM	2	215	217	**1**	9	10	152	1	153	380
Total Volume	6	992	998	1	39	40	604	4	608	1646
% App. Total	0.6	99.4		2.5	97.5		99.3	0.7		
PHF	.500	.773	.775	.250	.750	.769	.915	.333	.921	.826

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Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:45 AM			08:00 AM			08:00 AM		
+0 mins.	1	239	240	0	6	6	141	0	141
+15 mins.	0	247	247	0	11	11	**165**	0	**165**
+30 mins.	1	**321**	**322**	0	**13**	**13**	146	**3**	149
+45 mins.	**3**	209	212	**1**	9	10	152	1	153
Total Volume	5	1016	1021	1	39	40	604	4	608
% App. Total	0.5	99.5		2.5	97.5		99.3	0.7	
PHF	.417	.791	.793	.250	.750	.769	.915	.333	.921

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Groups Printed- Total Volume

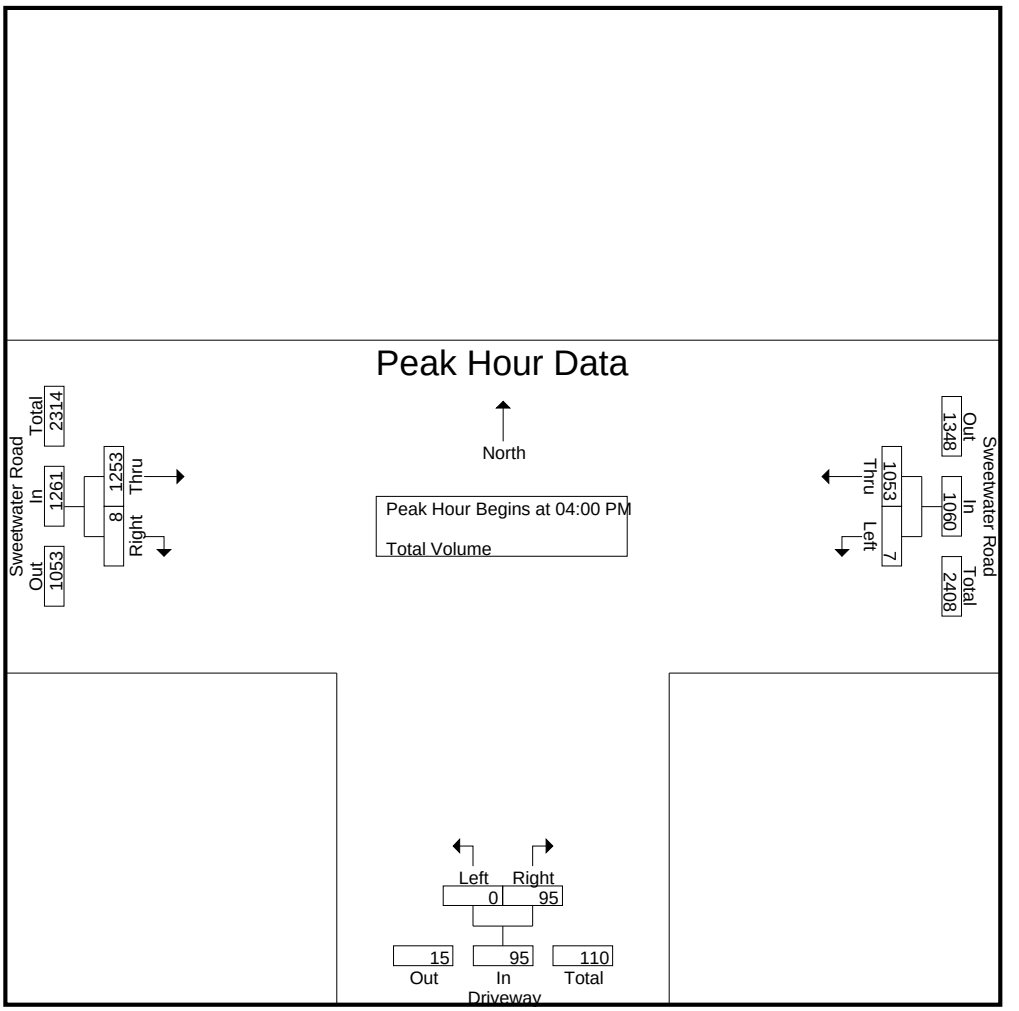
	Sweetwater Road Westbound			Driveway Northbound			Sweetwater Road Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	3	296	299	0	27	27	307	4	311	637
04:15 PM	0	278	278	0	31	31	323	2	325	634
04:30 PM	1	259	260	0	23	23	338	1	339	622
04:45 PM	3	220	223	0	14	14	285	1	286	523
Total	7	1053	1060	0	95	95	1253	8	1261	2416
05:00 PM	0	260	260	0	22	22	297	3	300	582
05:15 PM	0	259	259	0	19	19	308	4	312	590
05:30 PM	3	216	219	0	38	38	314	4	318	575
05:45 PM	1	238	239	0	33	33	266	3	269	541
Total	4	973	977	0	112	112	1185	14	1199	2288
Grand Total	11	2026	2037	0	207	207	2438	22	2460	4704
Apprch %	0.5	99.5		0	100		99.1	0.9		
Total %	0.2	43.1	43.3	0	4.4	4.4	51.8	0.5	52.3	

	Sweetwater Road Westbound			Driveway Northbound			Sweetwater Road Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:00 PM										
04:00 PM	**3**	**296**	**299**	0	27	27	307	**4**	311	**637**
04:15 PM	0	278	278	0	**31**	**31**	323	2	325	634
04:30 PM	1	259	260	0	23	23	**338**	1	**339**	622
04:45 PM	3	220	223	0	14	14	285	1	286	523
Total Volume	7	1053	1060	0	95	95	1253	8	1261	2416
% App. Total	0.7	99.3		0	100		99.4	0.6		
PHF	.583	.889	.886	.000	.766	.766	.927	.500	.930	.948

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Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:00 PM			05:00 PM			04:00 PM		
+0 mins.	**3**	**296**	**299**	0	22	22	307	**4**	311
+15 mins.	0	278	278	0	19	19	323	2	325
+30 mins.	1	259	260	0	**38**	**38**	**338**	1	**339**
+45 mins.	3	220	223	0	33	33	285	1	286
Total Volume	7	1053	1060	0	112	112	1253	8	1261
% App. Total	0.7	99.3		0	100		99.4	0.6	
PHF	.583	.889	.886	.000	.737	.737	.927	.500	.930

ATTACHMENT C

PROJECT TRIP GENERATION

LSA

Table C-1: Project Trip Generation

Land Use	Size	Unit	Weekday Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Weekend Daily	Peak Hour In	Peak Hour Out	Peak Hour Total
Trip Rates													
Dutch Bros Coffee Shop[1]		site	2,168	72.00	66.00	138.00	65.00	65.00	130.00	1,836	63.00	62.00	125.00
Restaurant[2]		tsf	107.20	5.26	4.31	9.57	5.52	3.53	9.05	122.40	5.71	5.48	11.19
Project Trip Generation													
Dutch Bros Coffee Shop	1	site	2,168	72	66	138	65	65	130	1,836	63	62	125
Pass-By Reductions[3,4]			(1,084)	(36)	(33)	(69)	(33)	(32)	(65)	(918)	(32)	(31)	(63)
Total			1,084	36	33	69	32	33	65	918	31	31	62
Previous Use Trip Generation[4]													
Restaurant	3.916	tsf	420	21	16	37	22	14	36	479	22	22	44
Pass-By Reductions[5]			(92)	0	0	0	(9)	(6)	(15)	(105)	0	0	0
Total			328	21	16	37	13	8	21	374	22	22	44
Net Trips (Project - Previous Use)[4]			**756**	**15**	**17**	**32**	**19**	**25**	**44**	**544**	**9**	**9**	**18**

Source: Compiled by LSA (2025).

[1] Trip Rates based on Counts Unlimited trip generation surveys of Dutch Bros. Coffee Shops in Fountain Valley, Norco, Eastvale, and San Bernardino in May 2025.

[2] Trip Rates from the Institute of Transportation Engineers (ITE) *Trip Generation* Manual, 11th Edition (2021), Land Use 932 (High-Turnover [Sit-Down] Restaurant), Setting/Location - General Urban/Suburban.

[3] A conservative 50 percent pass-by reduction has been applied to the proposed project for weekday and weekend daily and peak-hour conditions.

[4] For informational purposes only. The full project trip generation was assumed. Trip reductions (for pass-by and the previous use) were not included to present a conservative access (level of service) analysis of the study area locations.

[5] Pass-By Reductions from the ITE *Trip Generation* Manual, Land Use 932 (High-Turnover [Sit-Down] Restaurant). No AM and 43% PM pass-by rates were applied. Since a Daily pass-by rate is not available, the average of the AM and PM pass-by rates was used (22%). For weekends, no peak-hour and 22% Daily pass-by rates were applied.

tsf = thousand square feet

ATTACHMENT D

HCM WORKSHEETS

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	471	46	135	795	65	25	4	29	57	4	21
Future Volume (veh/h)	12	471	46	135	795	65	25	4	29	57	4	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	13	496	48	142	837	68	26	4	31	60	4	22
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	24	1262	563	188	1458	118	363	15	118	246	4	23
Arrive On Green	0.01	0.36	0.36	0.11	0.44	0.44	0.08	0.08	0.08	0.08	0.08	0.08
Sat Flow, veh/h	1781	3554	1585	1781	3328	270	1385	184	1429	758	51	278
Grp Volume(v), veh/h	13	496	48	142	447	458	26	0	35	86	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1822	1385	0	1613	1087	0	0
Q Serve(g_s), s	0.2	3.5	0.7	2.6	6.3	6.3	0.0	0.0	0.7	2.0	0.0	0.0
Cycle Q Clear(g_c), s	0.2	3.5	0.7	2.6	6.3	6.3	0.5	0.0	0.7	2.7	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.15	1.00		0.89	0.70		0.26
Lane Grp Cap(c), veh/h	24	1262	563	188	778	798	363	0	134	274	0	0
V/C Ratio(X)	0.54	0.39	0.09	0.76	0.57	0.57	0.07	0.00	0.26	0.31	0.00	0.00
Avail Cap(c_a), veh/h	289	3042	1357	749	1980	2030	1175	0	1081	1149	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	16.3	8.0	7.1	14.5	7.0	7.0	14.2	0.0	14.3	15.6	0.0	0.0
Incr Delay (d2), s/veh	17.1	0.2	0.1	6.1	0.7	0.7	0.1	0.0	1.0	0.7	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.8	0.1	1.1	1.4	1.4	0.2	0.0	0.2	0.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	33.5	8.2	7.2	20.5	7.7	7.7	14.3	0.0	15.3	16.2	0.0	0.0
LnGrp LOS	C	A	A	C	A	A	B		B	B		
Approach Vol, veh/h		557			1047			61			86	
Approach Delay, s/veh		8.7			9.4			14.9			16.2	
Approach LOS		A			A			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.6	17.2		7.5	5.9	20.0		7.5				
Change Period (Y+Rc), s	5.1	5.4		* 4.7	5.4	* 5.4		4.7				
Max Green Setting (Gmax), s	14.0	28.5		* 23	5.4	* 37		22.3				
Max Q Clear Time (g_c+I1), s	4.6	5.5		4.7	2.2	8.3		2.7				
Green Ext Time (p_c), s	0.2	3.3		0.4	0.0	6.3		0.2				

Intersection Summary		
HCM 7th Control Delay, s/veh	9.7	
HCM 7th LOS	A	

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	604	4	0	992	0	39
Future Vol, veh/h	604	4	0	992	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	657	4	0	1078	0	42

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	328
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	-	0	-	0	667
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	667
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	10.76
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	667	-	-	-
HCM Lane V/C Ratio	0.064	-	-	-
HCM Ctrl Dly (s/v)	10.8	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0.2	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	991	64	217	759	62	74	18	163	107	18	15
Future Volume (veh/h)	24	991	64	217	759	62	74	18	163	107	18	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	25	1043	67	228	799	65	78	19	172	113	19	16
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	40	1329	593	279	1676	136	437	36	325	220	36	19
Arrive On Green	0.02	0.37	0.37	0.16	0.50	0.50	0.22	0.22	0.22	0.22	0.22	0.22
Sat Flow, veh/h	1781	3554	1585	1781	3328	271	1373	160	1449	524	161	83
Grp Volume(v), veh/h	25	1043	67	228	427	437	78	0	191	148	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1822	1373	0	1609	769	0	0
Q Serve(g_s), s	0.9	16.1	1.7	7.7	9.7	9.7	0.0	0.0	6.5	6.1	0.0	0.0
Cycle Q Clear(g_c), s	0.9	16.1	1.7	7.7	9.7	9.7	2.8	0.0	6.5	12.6	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.15	1.00		0.90	0.76		0.11
Lane Grp Cap(c), veh/h	40	1329	593	279	895	917	437	0	361	275	0	0
V/C Ratio(X)	0.62	0.78	0.11	0.82	0.48	0.48	0.18	0.00	0.53	0.54	0.00	0.00
Avail Cap(c_a), veh/h	155	1632	728	402	1062	1089	622	0	578	463	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	30.1	17.2	12.7	25.3	10.1	10.1	19.8	0.0	21.2	25.6	0.0	0.0
Incr Delay (d2), s/veh	14.7	2.1	0.1	8.3	0.4	0.4	0.2	0.0	1.2	1.6	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	5.9	0.5	3.6	3.2	3.2	0.9	0.0	2.4	2.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	44.7	19.3	12.8	33.6	10.5	10.5	19.9	0.0	22.4	27.2	0.0	0.0
LnGrp LOS	D	B	B	C	B	B	B		C	C		
Approach Vol, veh/h		1135			1092			269			148	
Approach Delay, s/veh		19.5			15.3			21.7			27.2	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.8	28.6		18.6	6.8	36.6		18.6				
Change Period (Y+Rc), s	5.1	5.4		* 4.7	5.4	* 5.4		4.7				
Max Green Setting (Gmax), s	14.0	28.5		* 23	5.4	* 37		22.3				
Max Q Clear Time (g_c+I1), s	9.7	18.1		14.6	2.9	11.7		8.5				
Green Ext Time (p_c), s	0.2	5.1		0.5	0.0	5.7		1.2				

Intersection Summary		
HCM 7th Control Delay, s/veh	18.4	
HCM 7th LOS	B	

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1253	8	0	1053	0	95
Future Vol, veh/h	1253	8	0	1053	0	95
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1362	9	0	1145	0	103

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	681
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	-	0	-	0	393
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	393
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	17.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	393	-	-	-
HCM Lane V/C Ratio	0.263	-	-	-
HCM Ctrl Dly (s/v)	17.4	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	1	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	478	71	171	795	65	55	7	39	57	8	21
Future Volume (veh/h)	12	478	71	171	795	65	55	7	39	57	8	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	13	503	75	180	837	68	58	7	41	60	8	22
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	24	1148	512	240	1449	118	376	22	127	239	8	23
Arrive On Green	0.01	0.32	0.32	0.13	0.44	0.44	0.09	0.09	0.09	0.09	0.09	0.09
Sat Flow, veh/h	1781	3554	1585	1781	3328	270	1380	236	1385	671	89	246
Grp Volume(v), veh/h	13	503	75	180	447	458	58	0	48	90	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1822	1380	0	1621	1006	0	0
Q Serve(g_s), s	0.2	3.8	1.1	3.3	6.4	6.4	0.0	0.0	0.9	2.1	0.0	0.0
Cycle Q Clear(g_c), s	0.2	3.8	1.1	3.3	6.4	6.4	1.0	0.0	0.9	3.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.15	1.00		0.85	0.67		0.24
Lane Grp Cap(c), veh/h	24	1148	512	240	774	793	376	0	148	270	0	0
V/C Ratio(X)	0.54	0.44	0.15	0.75	0.58	0.58	0.15	0.00	0.32	0.33	0.00	0.00
Avail Cap(c_a), veh/h	285	3002	1339	739	1954	2003	1161	0	1072	1122	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	16.5	9.0	8.1	14.0	7.2	7.2	14.4	0.0	14.3	15.8	0.0	0.0
Incr Delay (d2), s/veh	17.2	0.3	0.1	4.7	0.7	0.7	0.2	0.0	1.2	0.7	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.9	0.3	1.3	1.5	1.5	0.4	0.0	0.3	0.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	33.7	9.3	8.2	18.7	7.9	7.9	14.6	0.0	15.6	16.5	0.0	0.0
LnGrp LOS	C	A	A	B	A	A	B		B	B		
Approach Vol, veh/h		591			1085			106			90	
Approach Delay, s/veh		9.7			9.7			15.0			16.5	
Approach LOS		A			A			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.6	16.3		7.8	5.9	20.1		7.8				
Change Period (Y+Rc), s	5.1	5.4		* 4.7	5.4	* 5.4		4.7				
Max Green Setting (Gmax), s	14.0	28.5		* 23	5.4	* 37		22.3				
Max Q Clear Time (g_c+I1), s	5.3	5.8		5.0	2.2	8.4		3.0				
Green Ext Time (p_c), s	0.3	3.4		0.4	0.0	6.3		0.4				

Intersection Summary			
HCM 7th Control Delay, s/veh		10.3	
HCM 7th LOS		B	

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	614	11	0	1028	0	62
Future Vol, veh/h	614	11	0	1028	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	667	12	0	1117	0	67

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	334
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	-	0	-	0	662
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	662
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	11.05
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	662	-	-	-
HCM Lane V/C Ratio	0.102	-	-	-
HCM Ctrl Dly (s/v)	11.1	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0.3	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	998	87	249	759	62	103	21	173	107	21	15
Future Volume (veh/h)	24	998	87	249	759	62	103	21	173	107	21	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	25	1051	92	262	799	65	108	22	182	113	22	16
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	40	1297	579	310	1705	139	435	41	336	212	39	19
Arrive On Green	0.02	0.37	0.37	0.17	0.51	0.51	0.23	0.23	0.23	0.23	0.23	0.23
Sat Flow, veh/h	1781	3554	1585	1781	3328	271	1370	174	1438	503	169	80
Grp Volume(v), veh/h	25	1051	92	262	427	437	108	0	204	151	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1822	1370	0	1612	751	0	0
Q Serve(g_s), s	0.9	17.8	2.6	9.5	10.3	10.3	0.0	0.0	7.4	6.7	0.0	0.0
Cycle Q Clear(g_c), s	0.9	17.8	2.6	9.5	10.3	10.3	4.3	0.0	7.4	14.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.15	1.00		0.89	0.75		0.11
Lane Grp Cap(c), veh/h	40	1297	579	310	910	933	435	0	376	270	0	0
V/C Ratio(X)	0.63	0.81	0.16	0.85	0.47	0.47	0.25	0.00	0.54	0.56	0.00	0.00
Avail Cap(c_a), veh/h	144	1516	676	373	987	1012	573	0	538	412	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	32.4	19.1	14.3	26.7	10.5	10.5	21.3	0.0	22.5	27.4	0.0	0.0
Incr Delay (d2), s/veh	15.4	3.0	0.1	14.1	0.4	0.4	0.3	0.0	1.2	1.8	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	6.9	0.8	5.0	3.4	3.5	1.4	0.0	2.8	2.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	47.8	22.1	14.4	40.8	10.8	10.8	21.6	0.0	23.7	29.2	0.0	0.0
LnGrp LOS	D	C	B	D	B	B	C		C	C		
Approach Vol, veh/h		1168			1126			312			151	
Approach Delay, s/veh		22.0			17.8			22.9			29.2	
Approach LOS		C			B			C			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.7	29.8		20.3	6.9	39.6		20.3				
Change Period (Y+Rc), s	5.1	5.4		* 4.7	5.4	* 5.4		4.7				
Max Green Setting (Gmax), s	14.0	28.5		* 23	5.4	* 37		22.3				
Max Q Clear Time (g_c+I1), s	11.5	19.8		16.2	2.9	12.3		9.4				
Green Ext Time (p_c), s	0.2	4.6		0.4	0.0	5.7		1.3				

Intersection Summary		
HCM 7th Control Delay, s/veh	20.8	
HCM 7th LOS	C	

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1263	15	0	1085	0	118
Future Vol, veh/h	1263	15	0	1085	0	118
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1373	16	0	1179	0	128

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	686
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	-	0	-	0	390
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	390
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	18.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	390	-	-	-
HCM Lane V/C Ratio	0.329	-	-	-
HCM Ctrl Dly (s/v)	18.7	-	-	-
HCM Lane LOS	C	-	-	-
HCM 95th %tile Q(veh)	1.4	-	-	-

ATTACHMENT E

DUTCH BROS COFFEE TMP AND SITE SUMMARY

Standard Edition
Revised as of 02/19/2025

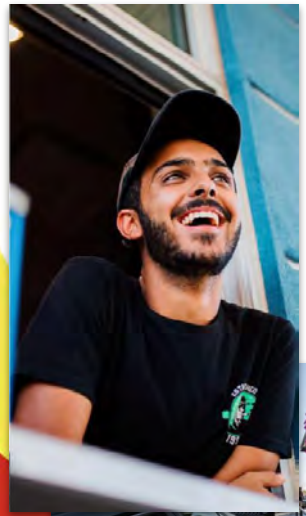
Traffic Management Plan
&
Site Summary

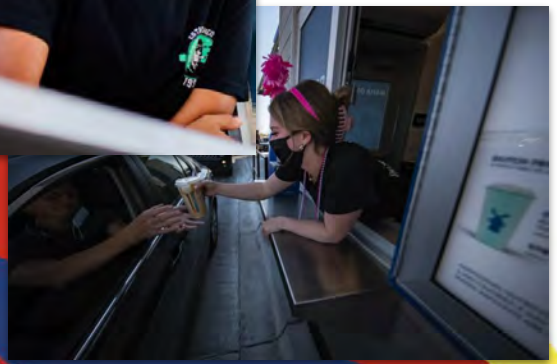
CA4707 | National City
1838 Sweetwater Road

Operator:TBD
Coach:TBD
Regional Activation Coach:TBD
Construction Manager:John Caglia
Construction Coordinator:Kelsey Staton

Created By:
Kyle Dallas | Site & Traffic Plan Administrator
C: 602.525.8737
E: Kyle.Dallas@DutchBros.com

Speed, Quality, Service





Timing Standards

45 seconds per car (at window). Speed timings conducted weekly in addition to a quarterly company wide evaluation.

Escape Lane

An escape lane permits customers to leave the line as soon as their drinks are delivered by a drink runner.

Peak Hours

DB will staff an additional traffic controller during peak hours as needed.

Speed, Quality, Service





Off-Site Operations

DB always evaluates the need of off-duty police officer support during our grand opening period.

Off duty police officers provide off-site support during business hours as determined necessary by DB leadership. Their job is to safely direct customer vehicles to and from a location. Prevent vehicles from blocking critical drives or otherwise restricting traffic flow (off-site).

Staffing Model

Schedules are written a minimum of 1-2 weeks in advance (in accordance with state and local guidelines) based on gross sales, trends, local events, and weather.

Outside Traffic Management



Line Buster (LB)

Job Duty: Increase speed of the customers experience by taking orders while ensuring 2’ gap between cars. Ensuring when the line pulls forward the customers moves forward.



Drink Runner (DR)

Job Duty: Deliver completed drinks to the customer in line before reaching the window. Ensuring escape lane is used to minimize service time.

Dutch Bros. Traffic Controller (DBTC)

Job Duty: Direct traffic in and out of location. Preventing vehicles from blocking critical drives or otherwise restricting traffic flow (on-site).



Third Party Traffic Controller or Off Duty Police Officer (TC)

Job Duty: Direct traffic in and out of location. Preventing vehicles from blocking critical drives or otherwise restricting traffic flow (off-site).

Additional Information

Full Shop Meetings:

- Monthly meetings in which all shop personnel are required to attend. Discuss traffic plans and new commitments in detail.

Pre-Shift Huddles:

- Before each shift (morning, noon, night) the crew goes over updates, important communication, issues, and ensures strategy is set for the shift

Promotional Days / Major Holidays / Sticker Days:

- Dutch will determine if needed and hire a Third-Party Traffic Control Company to come in when the Stacking could possibly be an issue.

Evolving Traffic Plan:

- The Grand Opening plan will be utilized whenever necessary to mitigate traffic congestion that may occur from our new shop opening. We reserve the right to adjust the plan as conditions dictate, and expect that after the initial community response, our traffic patterns will settle to a predictable level within the first 90 days of operation.

Directional Signage Examples



Staffing Plan



Traffic Plan Legend

LB ------- Line Buster
DR ------- Drink Runner
DBTC --- Dutch Bros Traffic Controller
TC ------- Off Duty Police Officer

------ No Stacking
------ Ingress
------ Egress

Not every position will be shown on Grand Opening Staffing Plan. Subject to site by site staffing needs.

Special Things to Note:

1. n/a
2. n/a
3. n/a

Signage Plan



Special Things to Note:

1. n/a
2. n/a
3. n/a



City of National City Planning Commission Meeting

MEETING OF OCTOBER 20, 2025

Public Hearing

CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH COFFEE SHOP (DUTCH BROS COFFEE) TO BE LOCATED AT 1838 SWEETWATER ROAD

Overhead



Site Characteristics

- 1838 Sweetwater Road
  - MXD-2 (Major Mixed-Use District)
  - 0.45-acre parcel
    - Sweetwater Crossings Shopping Center
    - Replacing the vacant Pizza Hut building
  - Area is Commercial
    - Subway, Boba Time, etc. to the north
      - Across Sweetwater Road is Sweetwater Plaza Shopping Center and some residences
    - Texas Roadhouse and Denny's to the east
    - LA Fitness to the south
    - Sweetwater Crossing Shopping Center (CVS, Mors) to the west

Site Photos





Site Photos





Site Photos

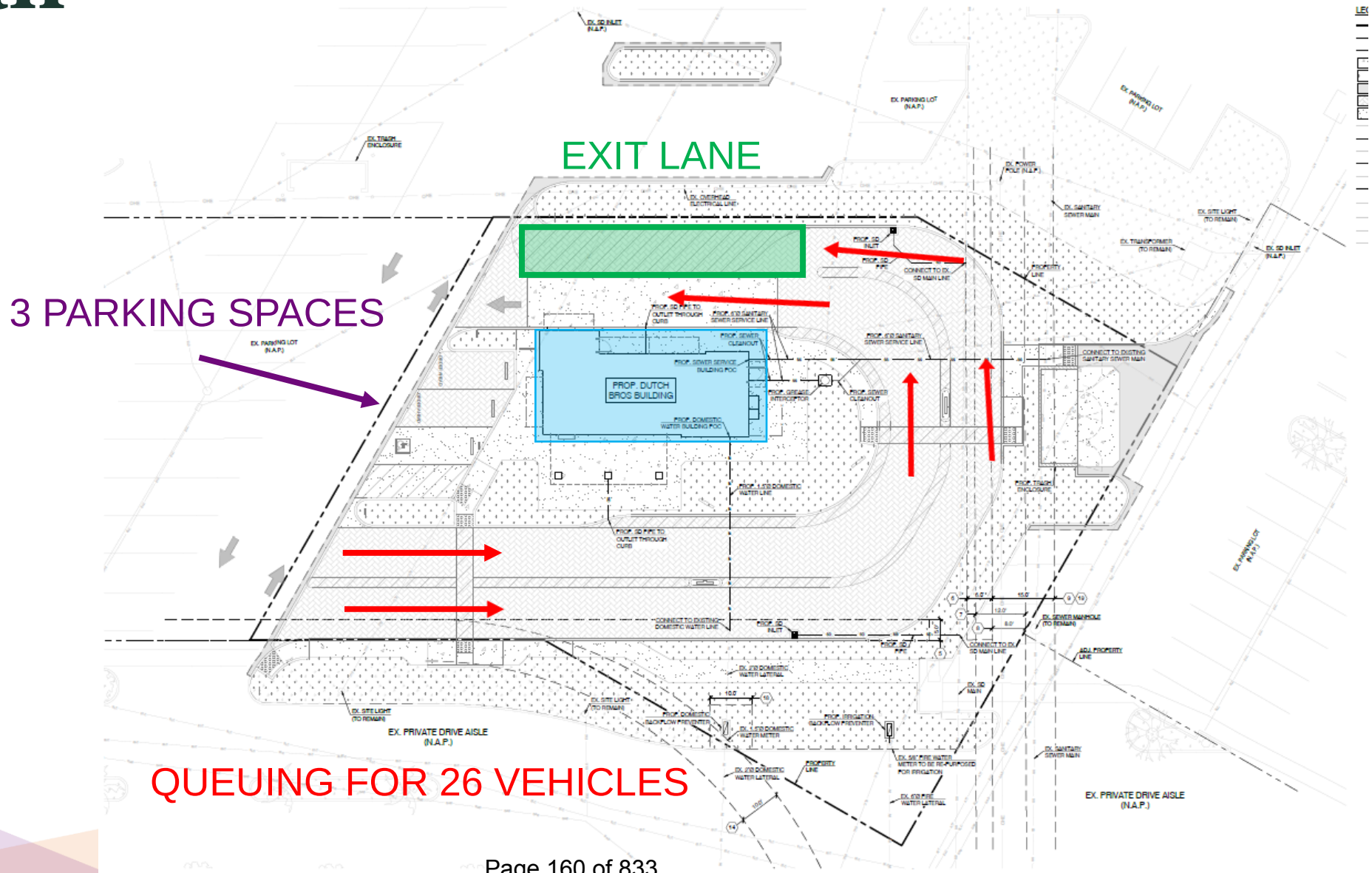




Proposal

- 950 Square Foot Drive-Through Coffee Shop (Dutch Bros Coffee)
  - Dual drive-through lanes with queuing for 26 vehicles
    - Person-to-person ordering
    - Exit lane
    - Walk-up window
    - Three parking spaces
    - Access from Sweetwater Road
    - 5 a.m. to 12 a.m. daily
    - New business would employ between eight and ten people

Site Plan


EXIT LANE
3 PARKING SPACES
QUEUING FOR 26 VEHICLES
PROP. DUTCH BROS BUILDING
EX. PRIVATE DRIVE AISLE (N.A.P.)
EX. PRIVATE DRIVE AISLE (N.A.P.)

Site Plan



Site Plan


Sweetwater Rd
DUTCH BROS
DO NOT BLOCK
ENTRANCE
PICK SHORTEST LINE
MERGE HERE
EXIT HERE

Analysis

- Proposal Consistent with General Plan
  - Policies related to fast food
    - HEJ-4.2: Encourage the development of healthy food establishments in areas with a high concentration of fast foot establishments, convenience stores, and liquor stores.
      - Coffee shop allowed by right without drive-through lane
    - HEJ-5.4: Discourage unhealthy fast food outlets from locating near schools.
      - Located over a half-mile from closest school (Sweetwater High School)
- Proposal Consistent with Land Use Code
  - A coffee shop with a drive-through is a conditionally-allowed use in MXD-2 zone
  - Chapter 18.41 – Site Planning Standards – has specific requirements for drive-through businesses
    - Minimum queuing distances, interior turning radius, location of drive-through window and landscaping requirements

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Analysis (cont.)

- Land Use Code (CONT.)
  - Minimum queuing distance
    - Traffic analysis used other Dutch Bros Coffee locations – Average maximum queuing not expect to exceed 17.25 vehicles
    - Proposed drive-through has space for 26 vehicles before impacting the shopping center circulation
    - Person-to-person ordering and exit lane proposed
  - Minimum interior turning radius of 25 feet
    - Site plan shows lesser interior turn radii of 20 feet – approved by City Engineer
    - Drive-through window location
      - If facing right-of-way, code requires a minimum 10-ft landscape buffer with trees and minimum three-foot high hedges
      - Drive-though window is facing the shopping center and landscape buffer is provided

Analysis (cont.)

- Land Use Code (CONT.)
  - Design requirements
    - Limited requirements for project of this type in the MXD-2 zone
      - Architectural variation, setbacks, height, etc.
    - Request is for the drive-through lane and the architecture of the proposed building is conceptual in nature
    - Conditions related to design, site development, and landscaping
    - Project would be allowed by right without the drive-through

Analysis (cont.)

- Traffic
  - Project expected to generate approximately 756 weekday & 544 weekend net new daily trips
    - Half the trips are pass-by
      - A pass-by trip is a trip where an intermediate stop is made on the way from the origin to the primary destination of the trip without making a route diversion
    - Project-related traffic would not result in the need for any street system improvements
      - Accessed off of signalized Sweetwater Road and Prospect Steet intersection
    - Study included Vehicle Miles Traveled (VMT) analysis – screened out of CEQA
- Noise
  - Typical concern for drive-through businesses
    - Ordering Speakers: Dutch Bros uses person to person ordering
    - Operating Hours: 5 a.m. to 12 a.m. , similar to nearby drive-though's

California Environmental Quality Act (CEQA)

- Determine To Be Categorically Exempt From Environmental Review Pursuant To Class 32, Section 15332 (In-fill Development Projects)
  - Notice of exemption will be filed subsequent to an approval

Conditions / Summary

- Conditions of Approval
  - Building and Fire Code compliance
  - Engineering comments
  - Design requirements and compliance with LUC
  - Landscape Plan
- Proposed use consistent with General Plan
  - Project is consistent with General Plan and Land Use Code
    - Consistent applicable design requirements
    - Meets applicable Site Planning Standards

Options

- FIND PROJECT EXEMPT FROM CEQA & APPROVE 2025-29 CUP BASED ON FINDINGS LISTED IN THE DRAFT RESOLUTION / FINDINGS DETERMINED BY THE COMMISSION; OR
- FIND PROJECT NOT EXEMPT FROM CEQA AND/OR DENY 2025-29 CUP BASED ON FINDINGS LISTED IN THE DRAFT RESOLUTION / FINDINGS DETERMINED BY THE COMMISSION; OR
- CONTINUE THE ITEM FOR ADDITIONAL INFORMATION
- STAFF RECOMMENDING APPROVAL
- NOTICE OF DECISION TO CITY COUNCIL

Next Regularly-Scheduled Meeting

NOVEMBER 4, 2025

AGENDA REPORT

Department: **Fire Department**
Prepared by: **Scott Robinson, Battalion Chief**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
One-year Extension of American Medical Response Contract with the City of National City

RECOMMENDATION:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Approving and Authorizing the Mayor to Execute the Tenth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc. to Continue to Provide Basic and Advanced Life Support Ambulance Transportation Services Effective from September 1, 2025 through August 31, 2026."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
The Fire Department seeks to extend the current contract with our ambulance provider, American Medical Response Ambulance Service, Inc. (AMR), for an additional year to allow the Department time to explore options for enhancing service delivery—either internally or through a third-party provider. AMR agrees to continue to pay the franchise fee to the City of National City in the amount of $318,023.00 during the term of this extension.

FINANCIAL STATEMENT:
There is no financial impact to the city. Patients with commercial insurance will see a 5% increase in transport fees. However, those covered by Medi-Cal or Medicare will not experience any increase, as their fees are capped by federal and state regulations**.**

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Public Safety

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - Agreement
Exhibit B - Resolution

Docusign Envelope ID: 73804012-BDDF-40E4-9F20-003391C910EB

TENTH AMENDMENT TO THE AGREEMENT
BY AND BETWEEN
THE CITY OF NATIONAL CITY
AND
AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.

This Tenth Amendment to the Agreement By and Between the City of National City and American Medical Response Ambulance Service, Inc. ("Tenth Amendment") is entered into this _____day of October 2025, by and between the City of National City ("CITY") and American Medical Response Ambulance Service, Inc., ("AMR").

RECITALS

A. WHEREAS, on June 20, 2006, CITY and AMR entered into an agreement entitled "Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc." as has been amended from time-to-time by those First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth amendments (collectively, the "Agreement"); and

B. WHEREAS, AMR has met all of the eligibility requirements for an extension of the Agreement as set forth in Section VI, Subsection E.1; and

C. WHEREAS, the parties wish to make certain changes to the Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual benefit to be derived therefrom, CITY and AMR agree as follows:

1. Section VI, Subsection E.1 is amended with the term of the Agreement being extended for an additional one year from the time the current Agreement expires on September 1st, 2025.

2. All base an ancillary charges on Schedule B.1 shall increase by 5% effective the first day of the Option Period.

3. The parties further agree that with the foregoing exceptions, each and every term and provision of the Agreement by and between the CITY and AMR, dated June 20, 2006, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Tenth Amendment to be executed the day and year first herein set forth.

[*Signature Page to Follow*]

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CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.

By: DocuSigned by: Sean Russell EEF85C1C1FB9400...
Sean Russell
Regional President

APPROVED AS TO FORM:

By: _____
Barry J. Schultz, City Attorney

Docusign Envelope ID: 73804012-BDDF-40E4-9F20-003391C910EB

Schedule B.1

Procedure code	9/1/24 – 9/1/25	Option Period*
1151 - ALS EMERGENCY BASE RATE	3,898.00	4092.9
1152 - ALS LEVEL 2	4,541.51	4768.5855
1251 - BLS EMERGENCY BASE RATE	2,066.00	2169.3
2151 - MILEAGE	125	131.25
1111 - TREAT NO TRANSPORT	760.14	798.147
3001 - OXYGEN	271.06	284.613
3008 - HOT PACK	30.7	32.235
3040 - 4X4 STERILE	8.24	8.652
3042 - ABDOMINAL PAD	8.6	9.03
3044 - ACE WRAP	24.12	25.326
3046 - ARMBOARD	22.38	23.499
3048 - BED PAN	32	33.6
3050 - BITE STICK	16.76	17.598
3051 - SMARTCAPNOLINE PEDIATRIC	65.62	68.901
3052 - BODILY WASTE DISP BAG	7.4	7.77
3053 - SMARTCAPNOLINE PLUS ADULT	76.56	80.388
3058 - BULB SYRINGE	28.76	30.198
3062 - BAG VALVE MASK DISP UNIT	363.96	382.158
3072 - CATHETER/INTERCATH NEEDL	48.46	50.883
3074 - CERVICAL COLLAR	387.96	407.358
3076 - CHUX	9.6	10.08
3078 - COLD PACK	32.86	34.503
3086 - CARDBOARD SPLINT	38.6	40.53
3088 - CPR STAT PADS ADULT	17.12	17.976
3092 - DEFIB COMBO PADS	155.94	163.737
3093 - ELECTRODES QUICK COMBO PEDS	156.72	164.556
3094 - DISP BLANKET	120.46	126.483
3096 - DISPOSABLE LINEN	32.86	34.503
3102 - ELECTRODE SET	35.72	37.506
3104 - EMESIS BASIN	5	5.25
3106 - ADDITIONAL ETT	63.9	67.095
3112 - FILTER LINE REG-ADULT/PED	38.78	40.719
3113 - BACTERIAL FILTER LTV VENT	21.78	22.869
3115 - FLTRLN SET W/AIRWAY ADAPTER	52.48	55.104
3118 - HUMIDIFIER W/ADAPTER	73.54	77.217

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3119 - BAG ASSIST NEBULIZER	47.54	49.917
3120 - HYPODERMIC NEEDLE	3.44	3.612
3121 - PEDIATRIC NEBULIZER	10.76	11.298
3124 - INFECTIOUS PRECAUTIONARY SRVC	245.08	257.334
3126 - INTUBATION	593.42	623.091
3130 - ISOLATION MASK	32.86	34.503
3132 - ISOLATION SUIT/KIT	219.04	229.992
3140 - KERLIX ROLL	34.54	36.267
3142 - LANCETS	1.66	1.743
3152 - MULTI TRAUMA DRESSING	62	65.1
3154 - NASAL CANNULA	14.7	15.435
3162 - NASAL PHARNGEAL AIRWAY	98.32	103.236
3168 - NON-REBREATHER MASK	46.18	48.489
3170 - OB KIT	233.12	244.776
3172 - ORAL PHARTNGEAL AIRWAY	32.54	34.167
3186 - PREP RAZOR	13.06	13.713
3190 - SKULL CAP	6.72	7.056
3192 - SOFT RESTRAINTS	80.48	84.504
3194 - STERILE WATER	41.08	43.134
3196 - GLOVES STERILE	14.7	15.435
3198 - STYLETTE/BOUGIE	126.2	132.51
3200 - SYRINGE	19.24	20.202
3204 - TAPE ADHESIVE	6.64	6.972
3208 - TRIANGULAR BANDAGE	34.08	35.784
3212 - TUBE TAMER	103.92	109.116
3214 - URINAL	18.88	19.824
3218 - VASELINE GAUZE	28.76	30.198
3220 - WASH BASIN DISP	19.68	20.664
3226 - NEBULIZER SETUP	40.82	42.861
3228 - SALEM SUMP TUBE	83.56	87.738
3234 - EKG STRIP	43.88	46.074
34626 - HEMOSTATIC GAUZE	226.54	237.867
36220 - EZ IO SUPPLY	364.42	382.641
4000 - ACTIVATED CHARCOAL	236.02	247.821
4002 - ADDITIONAL 250CC IV BAG	30.36	31.878
4004 - ADENOSINE	273.74	287.427
4005 - ALBUTEROL	58.24	61.152
4008 - AMIODARONE	20.64	21.672
4009 - ASPIRIN	7.62	8.001

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4010 - ATROPINE MULTIDOSE VIAL	180.14	189.147
4012 - ATROPINE PLS	100.56	105.588
40120 - ACETAMINOPHEN	317.06	332.913
4013 - ATROVENT	4.22	4.431
4014 - BENADRYL	99.72	104.706
4015 - BENZOIN SWABS	6.28	6.594
4018 - CALCIUM CHLORIDE	100.56	105.588
4019 - D5W 250CC	8.52	8.946
4024 - EPINEPHRINE 1 10000 PLS	100.56	105.588
4025 - EPINEPHRINE 1 1000 AMP	39.82	41.811
4027 - EXTRA 1000CC BAG	27.36	28.728
4028 - GLUCAGON	453.2	475.86
4029 - INSTA-GLUCOSE	36.7	38.535
4036 - IV SET-UP 1000CC	231.98	243.579
4037 - IV SET-UP 250CC	233.76	245.448
4042 - LIDOCAINE PLS	113.02	118.671
4049 - NARCAN	284.46	298.683
4052 - NITROGLYCERIN .4MG TAB	50.36	52.878
4053 - NORMAL SALINE	29.56	31.038
4057 - SODIUM BICARBONATE 10MEQ	105.24	110.502
4061 - VERSED	81.46	85.533
40613 - FENTANYL 50MCG/ML Vial 2ML	0.9	0.945
4062 - DEXTROSE 50% 50ML	100.56	105.588
4063 - ZOFRAN INJECTION	115.34	121.107
4064 - ZOFRAN ORAL	115.34	121.107
4066 - AMIODARONE SET-UP	85.5	89.775
41770 - KETAMINE	18.64	19.572
4673 - SODIUM CHLOR, SYR/12ML 0.9 10ML	4.86	5.103
5002 - BANDAGE SERVICE	167.56	175.938
5004 - BVM TO NEBULIZER ADAPTER	14.7	15.435
5005 - END TIDAL C02 MONITOR	272.98	286.629
5006 - CPR SERVICE	308.54	323.967
5009 - GLUCOMETER PROCEDURE	127.78	134.169
5016 - EKG MONITORING PROCEDURE	171.78	180.369
5018 - OB DELIVERY PROCEDURES	623.42	654.591
5020 - RESTRAINT PROCEDURES	164.22	172.431
5021 - SPLINTING SERVICE	191.9	201.495
5022 - SPINAL PRECAUTION SERVICE	746.86	784.203

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5023 - SUCTIONING PROCEDURES	290.76	305.298
5041 - PORTABLE WARMER	295.62	310.401
5044 - PULSE OXIMETRY	136.88	143.724
5050 - TRACTION SPLINT	375.62	394.401
5052 - CONTINUOUS POSITIVE AIRWAY PRE	897.48	942.354
5607 - PACING EXTERNAL PROCEDURE	308.54	323.967
56220 - EZ IO PROCEDURE	308.54	323.967
6001 - ADDITIONAL ATTENDANT	2,396.92	2516.766
6004 - PRESSURE INFUSION BAG	57.64	60.522
6024 - PEEP VALVE	144.9	152.145

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE TENTH AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF NATIONAL CITY AND AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. TO CONTINUE TO PROVIDE BASIC AND ADVANCED LIFE SUPPORT AMBULANCE TRANSPORTATION SERVICES EFFECTIVE FROM SEPTEMBER 1, 2025 THROUGH AUGUST 31, 2026.

WHEREAS, on June 20, 2006, the City of National City and American Medical Response Ambulance Service, Inc. (AMR) entered into an agreement entitled "Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc." and has been amended from time-to-time by those First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth amendments (collectively, the "Agreement"); and

WHEREAS, AMR has met all the eligibility requirements for an extension of the Agreement as set forth in Section VI, Subsection E.1; and

WHEREAS, the National City Fire Department is seeking to exercise a one-year extension of the Agreement covering the time period from September 1, 2025 through August 31, 2026 (the Option Period); and

WHEREAS, all base and ancillary charges will increase by 5% effective the first day of the Option Period as shown in Schedule B.1 of the Tenth amendment to the agreement; and

WHEREAS, AMR will make franchise fee payments to the City in fiscal year 2025-26 in the same amount as in Fiscal Year 2024-25 ($318,023).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby authorizes the Mayor to execute the Tenth Amendment to the Agreement with American Medical Response Ambulance Service, Inc., attached to the Agenda Report as Exhibit A, to continue to provide basic and advanced life support ambulance transportation services effective September 1, 2025 through August 31, 2026.

Section 2. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

AGENDA REPORT

Department: City Manager's Office
Prepared by: Pedro Garcia, Economic Development Manager
Meeting Date: Tuesday, November 4, 2025
Approved by: Scott W. Huth, Interim City Manager

SUBJECT:
Professional Services Agreement with SCI Consulting Group for Ongoing Cannabis Program Support Services — Term Through June 30, 2027; Not-to-Exceed $47,000 Per Fiscal Year.

RECOMMENDATION:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute an Agreement with SCI Consulting Group for Ongoing Cannabis Program Support Services for a Not-To-Exceed Amount of $47,000 Per Fiscal Year."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
The City has utilized SCI Consulting Group for cannabis program support since 2023, including process development, annual compliance inspections for licensed operators, and financial audits as needed. The prior agreement concluded on June 30, 2025. To maintain continuity now that dispensaries are operational, staff recommends approving a new Professional Services Agreement with SCI that continues these services through June 30, 2027. Services under SCI's revised scope (Sept. 2025) include: (1) technical assistance/subject-matter expertise, (2) annual compliance audits, and (3) financial audits at the City's discretion, on an as-needed basis consistent with program needs.

This action does not initiate a new program; it sustains ongoing support to verify operator compliance, apply fair and consistent enforcement, and protect public revenues through targeted financial review capacity.

FINANCIAL STATEMENT:
Total compensation under the agreement shall not exceed $47,000 per fiscal year for services during the term through June 30, 2027. Funds are available in the City Manager's budget in account no. 100-10-13-13100-7213- Professional Services.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Agreement
Exhibit B – Scope of Services
Exhibit C – Resolution

AGREEMENT
BY AND BETWEEN
THE CITY OF NATIONAL CITY
AND
SCI CONSULTING GROUP

THIS AGREEMENT is entered into on this 4th day of November 2025, by and between the CITY OF NATIONAL CITY, a municipal corporation (the "CITY"), and SCI CONSULTING GROUP, a California corporation (the "CONSULTANT").

R E C I T A L S

WHEREAS, the CITY desires to employ a CONSULTANT to provide management and monitoring services related to CITY's cannabis permitting program and regulations.

WHEREAS, the CITY has determined that the CONSULTANT is a public finance and urban economic consulting firm and is qualified by experience and ability to perform the services desired by the CITY, and the CONSULTANT is willing to perform such services.

NOW, THEREFORE, THE PARTIES HERETO DO MUTUALLY AGREE AS FOLLOWS:

1. **ENGAGEMENT OF CONSULTANT.** The CITY agrees to engage the CONSULTANT to provide ongoing cannabis program management, monitoring, and support services, and the CONSULTANT agrees to perform the services set forth here in accordance with all terms and conditions contained herein.

The CONSULTANT represents that all services shall be performed directly by the CONSULTANT or under direct supervision of the CONSULTANT.

2. **EFFECTIVE DATE AND LENGTH OF AGREEMENT.** This Agreement shall not become effective and binding until fully executed by both the CITY and the CONSULTANT. The duration of this Agreement is from the effective date through June 30, 2027. This Agreement may be extended by mutual agreement upon the same terms and conditions for an additional one (1) year term. The Parties may exercise up to three (3) one-year extensions. Any extension of this Agreement must be approved in writing by the City Manager.

3. **SCOPE OF SERVICES.** The CONSULTANT will perform services as set forth in the attached Exhibit "A".

The CONSULTANT shall be responsible for all research and reviews related to the work and shall not rely on personnel of the CITY for such services, except as authorized in advance by the CITY. The CONSULTANT shall appear at meetings specified in Exhibit "A" to keep staff and City Council advised of the progress on the project.

The CITY may unilaterally, or upon request from the CONSULTANT, from time to time reduce or increase the Scope of Services to be performed by the CONSULTANT under this Agreement. Upon doing so, the CITY and the CONSULTANT agree to meet in good faith and confer for the purpose of negotiating a corresponding reduction or increase in the compensation associated with said change in services.

4. **PROJECT COORDINATION AND SUPERVISION.** The City Manager's Office hereby is designated as the Project Coordinator for the CITY and will monitor the progress and execution of this Agreement. The CONSULTANT shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this Agreement for the CONSULTANT. Kyle Tankard or his designee thereby is designated as the Project Director for the CONSULTANT.

5. **COMPENSATION AND PAYMENT.** The compensation for the CONSULTANT shall be based on monthly billing covering actual work performed. Billings shall include labor classifications, respective rates, hours worked and also materials, if any. The total cost for all work described in Exhibit "A" shall not exceed $47,000 per fiscal year. The compensation for the CONSULTANT'S work shall not exceed the rates set forth in Exhibit "A". Monthly invoices will be processed for payment and remitted within thirty (30) days from receipt of invoice, provided that work is accomplished consistent with Exhibit "A", as determined by the CITY.

The CONSULTANT shall maintain all books, documents, papers, employee time sheets, accounting records, and other evidence pertaining to costs incurred, and shall make such materials available at its office at all reasonable times during the term of this Agreement and for three (3) years from the date of final payment under this Agreement, for inspection by the CITY, and for furnishing of copies to the CITY, if requested.

6. **ACCEPTABILITY OF WORK.** The CITY shall decide any and all questions which may arise as to the quality or acceptability of the services performed and the manner of performance, the acceptable completion of this Agreement, and the amount of compensation due. In the event the CONSULTANT and the CITY cannot agree to the quality or acceptability of the work, the manner of performance and/or the compensation payable to the CONSULTANT in this Agreement, the CITY or the CONSULTANT shall give to the other written notice. Within ten (10) business days, the CONSULTANT and the CITY shall each prepare a report which supports their position and file the same with the other party. The CITY shall, with reasonable diligence, determine the quality or acceptability of the work, the manner of performance and/or the compensation payable to the CONSULTANT.

7. **DISPOSITION AND OWNERSHIP OF DOCUMENTS.** The Memoranda, Reports, Maps, Drawings, Plans, Specifications, and other documents prepared by the CONSULTANT for this project, whether paper or electronic, shall: (1) be free from defects; (2) become the property of the CITY for use with respect to this project; and (3) shall be turned over to the CITY upon completion of the project, or any phase thereof, as contemplated by this Agreement.

Contemporaneously with the transfer of documents, the CONSULTANT hereby assigns to the CITY, and CONSULTANT thereby expressly waives and disclaims any copyright in, and the right to reproduce, all written material, drawings, plans, specifications, or other work prepared under this Agreement, except upon the CITY'S prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONSULTANT shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

The CONSULTANT agrees that the CITY may use, reuse, alter, reproduce, modify, assign, transfer, or in any other way, medium, or method utilize the CONSULTANT'S written

work product for the CITY'S purposes, and the CONSULTANT expressly waives and disclaims any residual rights granted to it by Civil Code Sections 980 through 989 relating to intellectual property and artistic works.

Any modification or reuse by the CITY of documents, drawings, or specifications prepared by the CONSULTANT shall relieve the CONSULTANT from liability under Section 15, but only with respect to the effect of the modification or reuse by the CITY, or for any liability to the CITY should the documents be used by the CITY for some project other than what was expressly agreed upon within the Scope of Services of this project, unless otherwise mutually agreed.

8. **INDEPENDENT CONTRACTOR.** Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners, or joint venturers with one another. Neither the CONSULTANT nor the CONSULTANT'S employees are employees of the CITY, and are not entitled to any of the rights, benefits, or privileges of the CITY'S employees, including but not limited to retirement, medical, unemployment, or workers' compensation insurance.

This Agreement contemplates the personal services of the CONSULTANT and the CONSULTANT'S employees, and it is recognized by the parties that a substantial inducement to the CITY for entering into this Agreement was, and is, the professional reputation and competence of the CONSULTANT and its employees. Neither this Agreement, nor any interest herein, may be assigned by the CONSULTANT without the prior written consent of the CITY. Nothing herein contained is intended to prevent the CONSULTANT from employing or hiring as many employees, or SUBCONSULTANTS, as the CONSULTANT may deem necessary for the proper and efficient performance of this Agreement. All agreements by CONSULTANT with its SUBCONSULTANT(S) shall require the SUBCONSULTANT(S) to adhere to the applicable terms of this Agreement.

9. **CONTROL.** Neither the CITY, nor its officers, agents, or employees shall have any control over the conduct of the CONSULTANT or any of the CONSULTANT'S employees, except as set forth in this Agreement. The CONSULTANT, or the CONSULTANT'S agents, servants, or employees are not in any manner agents, servants, or employees of the CITY. The CONSULTANT and its agents, servants, and employees are wholly independent from the CITY and CONSULTANT'S obligations to the CITY are solely prescribed by this Agreement.

10. **COMPLIANCE WITH APPLICABLE LAW.** The CONSULTANT, in the performance of the services to be provided herein, shall comply with all applicable state and federal statutes and regulations, and all applicable ordinances, rules, and regulations of the City of National City, whether now in force or subsequently enacted. The CONSULTANT and each of its SUBCONSULTANT(S), shall obtain and maintain a current City of National City business license prior to and during performance of any work pursuant to this Agreement.

11. **LICENSES, PERMITS, ETC.** The CONSULTANT represents and covenants that it has all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession. CONSULTANT must promptly produce a copy of any such license, permit, or approval to CITY upon request. The CONSULTANT represents and covenants that the CONSULTANT shall, at its sole cost and expense, keep in effect at all times during the

term of this Agreement, any license, permit, or approval which is legally required for the CONSULTANT to practice its profession.

12. **STANDARD OF CARE.**

A. The CONSULTANT, in performing any services under this Agreement, shall perform in a manner consistent with that level of care and skill ordinarily exercised by members of the CONSULTANT'S trade or profession currently practicing under similar conditions and in similar locations. The CONSULTANT shall take all special precautions necessary to protect the CONSULTANT'S employees and members of the public from risk of harm arising out of the nature of the work and/or the conditions of the work site.

B. Unless disclosed in writing prior to the date of this Agreement, the CONSULTANT warrants to the CITY that it is not now, nor has it for the five (5) years preceding, been debarred by a governmental agency or involved in debarment, arbitration or litigation proceedings concerning the CONSULTANT'S professional performance or the furnishing of materials or services relating thereto.

C. The CONSULTANT is responsible for identifying any unique products, treatments, processes or materials whose availability is critical to the success of the project the CONSULTANT has been retained to perform, within the time requirements of the CITY, or, when no time is specified, then within a commercially reasonable time. Accordingly, unless the CONSULTANT has notified the CITY otherwise, the CONSULTANT warrants that all products, materials, processes or treatments identified in the project documents prepared for the CITY are reasonably commercially available. Any failure by the CONSULTANT to use due diligence under this sub-section will render the CONSULTANT liable to the CITY for any increased costs that result from the CITY'S later inability to obtain the specified items or any reasonable substitute within a price range that allows for project completion in the time frame specified or, when not specified, then within a commercially reasonable time.

13. **DRUG FREE WORKPLACE.** The CONSULTANT agrees to comply with the CITY's Drug-Free Workplace requirements. Every person awarded a contract by the CITY for the provision of services shall certify to the CITY that it will provide a drug-free workplace. Any subcontract entered into by the CONSULTANT pursuant to this Agreement shall contain this provision.

14. **NON-DISCRIMINATION PROVISIONS.** The CONSULTANT shall not discriminate against any employee or applicant for employment because of age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. The CONSULTANT will take positive action to insure that applicants are employed without regard to their age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places available to employees and applicants for employment any notices provided by the CITY setting forth the provisions of this non-discrimination clause.

15. **CONFIDENTIAL INFORMATION.** The CITY may from time to time communicate to the CONSULTANT certain confidential information to enable the

CONSULTANT to effectively perform the services to be provided herein. The CONSULTANT shall treat all such information as confidential and shall not disclose any part thereof without the prior written consent of the CITY. The CONSULTANT shall limit the use and circulation of such information, even within its own organization, to the extent necessary to perform the services to be provided herein. The foregoing obligation of this Section 15, however, shall not apply to any part of the information that (i) has been disclosed in publicly available sources of information; (ii) is, through no fault of the CONSULTANT, hereafter disclosed in publicly available sources of information; (iii) is already in the possession of the CONSULTANT without any obligation of confidentiality; or (iv) has been or is hereafter rightfully disclosed to the CONSULTANT by a third party, but only to the extent that the use or disclosure thereof has been or is rightfully authorized by that third party.

The CONSULTANT shall not disclose any reports, recommendations, conclusions or other results of the services or the existence of the subject matter of this Agreement without the prior written consent of the CITY. In its performance hereunder, the CONSULTANT shall comply with all legal obligations it may now or hereafter have respecting the information or other property of any other person, firm or corporation.

CONSULTANT shall be liable to CITY for any damages caused by breach of this condition, pursuant to the provisions of Section 16.

16. **INDEMNIFICATION AND HOLD HARMLESS.** To the maximum extent provided by law, The CONSULTANT agrees to defend, indemnify and hold harmless the City of National City, its officers, officials, agents, employees, and volunteers against and from any and all liability, loss, damages to property, injuries to, or death of any person or persons, and all claims, demands, suits, actions, proceedings, reasonable attorneys' fees, and defense costs, of any kind or nature, including workers' compensation claims, of or by anyone whomsoever, resulting from or arising out of the CONSULTANT'S performance or other obligations under this Agreement; provided, however, that this indemnification and hold harmless shall not include any claims or liability arising from the established sole negligence or willful misconduct of the CITY, its agents, officers, employees or volunteers. CITY will cooperate reasonably in the defense of any action, and CONSULTANT shall employ competent counsel, reasonably acceptable to the City Attorney.

The indemnity, defense, and hold harmless obligations contained herein shall survive the termination of this Agreement for any alleged or actual omission, act, or negligence under this Agreement that occurred during the term of this Agreement.

17. **EMPLOYEE PAYMENTS AND INDEMNIFICATION**.

17.1 PERS Eligibility Indemnification. If CONTRACTOR's employee(s) providing services under this Agreement claims, or is determined by a court of competent jurisdiction or the California Public Employees Retirement System ("PERS") to be eligible for enrollment in PERS of the CITY, CONTRACTOR shall indemnify, defend, and hold harmless CITY for the payment of any employer and employee contributions for PERS benefits on behalf of the employee as well as for payment of any penalties and interest on such contributions which would otherwise be the responsibility of the CITY.

CONTRACTOR'S employees providing service under this Agreement shall not: (1) qualify for any compensation and benefit under PERS; (2) be entitled to any benefits under PERS; (3) enroll in PERS as an employee of CITY; (4) receive any employer contributions paid

by CITY for PERS benefits; or (5) be entitled to any other PERS-related benefit that would accrue to a CITY employee. CONTRACTOR's employees hereby waive any claims to benefits or compensation described in this Section 17. This Section 17 applies to CONTRACTOR notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary.

17.2 Limitation of CITY Liability. The payment made to CONTRACTOR under this Agreement shall be the full and complete compensation to which CONTRACTOR and CONTRACTOR's officers, employees, agents, and subcontractors are entitled for performance of any work under this Agreement. Neither CONTRACTOR nor CONTRACTOR's officers, employees, agents, and subcontractors are entitled to any salary or wages, or retirement, health, leave or other fringe benefits applicable to CITY employees. The CITY will not make any federal or state tax withholdings on behalf of CONTRACTOR. The CITY shall not be required to pay any workers' compensation insurance on behalf of CONTRACTOR.

17.3 Indemnification for Employee Payments. CONTRACTOR agrees to defend and indemnify the CITY for any obligation, claim, suit, or demand for tax, retirement contribution including any contribution to PERS, social security, salary or wages, overtime payment, or workers' compensation payment which the CITY may be required to make on behalf of (1) CONTRACTOR, (2) any employee of CONTRACTOR, or (3) any employee of CONTRACTOR construed to be an employee of the CITY, for work performed under this Agreement. This is a continuing obligation that survives the termination of this Agreement.

18. **WORKERS' COMPENSATION.** The CONSULTANT shall comply with all of the provisions of the Workers' Compensation Insurance and Safety Acts of the State of California, the applicable provisions of Division 4 and 5 of the California Labor Code and all amendments thereto; and all similar State or federal acts or laws applicable; and shall indemnify, and hold harmless the CITY and its officers, employees, and volunteers from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description, including reasonable attorney's fees and defense costs presented, brought or recovered against the CITY or its officers, employees, or volunteers, for or on account of any liability under any of said acts which may be incurred by reason of any work to be performed by the CONSULTANT under this Agreement.

19. **INSURANCE.** The CONSULTANT, at its sole cost and expense, shall purchase and maintain, and shall require its SUBCONSULTANT(S), when applicable, to purchase and maintain throughout the term of this Agreement, the following insurance policies:

A. ☐ If checked, **Professional Liability** Insurance (errors and omissions) with minimum limits of $1,000,000 per occurrence.

B. **Automobile Insurance** covering all bodily injury and property damage incurred during the performance of this Agreement, with a minimum coverage of $1,000,000 combined single limit per accident. Such automobile insurance shall include owned, non-owned, and hired vehicles. The policy shall name the CITY and its officers, agents, employees, and volunteers as additional insureds, and a separate additional insured endorsement shall be provided.

C. **Commercial General Liability Insurance**, with minimum limits of either $2,000,000 per occurrence and $4,000,000 aggregate, or $1,000,000 per occurrence and $2,000,000 aggregate with a $2,000,000 umbrella policy, covering all bodily injury and property

damage arising out of its operations, work, or performance under this Agreement. The policy shall name the CITY and its officers, agents, employees, and volunteers as additional insureds, and a separate additional insured endorsement shall be provided. The general aggregate limit must apply solely to this "project" or "location". The "project" or "location" should be noted with specificity on an endorsement that shall be incorporated into the policy.

D. **Workers' Compensation Insurance** in an amount sufficient to meet statutory requirements covering all of CONSULTANT'S employees and employers' liability insurance with limits of at least $1,000,000 per accident. In addition, the policy shall be endorsed with a waiver of subrogation in favor of the CITY. Said endorsement shall be provided prior to commencement of work under this Agreement.

If CONSULTANT has no employees subject to the California Workers' Compensation and Labor laws, CONSULTANT shall execute a Declaration to that effect. Said Declaration shall be provided to CONSULTANT by CITY.

E. The aforesaid policies shall constitute primary insurance as to the CITY, its officers, officials, employees, and volunteers, so that any other policies held by the CITY shall not contribute to any loss under said insurance. Said policies shall provide for thirty (30) days prior written notice to the CITY's Risk Manager, at the address listed in subsection G below, of cancellation or material change.

F. If required insurance coverage is provided on a "claims made" rather than "occurrence" form, the CONSULTANT shall maintain such insurance coverage for three years after expiration of the term (and any extensions) of this Agreement. In addition, the "retro" date must be on or before the date of this Agreement.

G. The Certificate Holder for all policies of insurance required by this Section shall be:

City of National City
c/o Risk Manager
1243 National City Boulevard
National City, CA 91950-4397

H. Insurance shall be written with only insurers authorized to conduct business in California that hold a current policy holder's alphabetic and financial size category rating of not less than A:VII according to the current Best's Key Rating Guide, or a company of equal financial stability that is approved by the CITY'S Risk Manager. In the event coverage is provided by non-admitted "surplus lines" carriers, they must be included on the most recent List of Approved Surplus Line Insurers ("LASLI") and otherwise meet rating requirements.

I. This Agreement shall not take effect until certificate(s) or other sufficient proof that these insurance provisions have been complied with, are filed with and approved by the CITY'S Risk Manager. If the CONSULTANT does not keep all insurance policies required by this Section 19 in full force and effect at all times during the term of this Agreement, the CITY may treat the failure to maintain the requisite insurance as a breach of this Agreement and terminate the Agreement as provided herein.

J. All deductibles and self-insured retentions in excess of $10,000 must be disclosed to and approved by the CITY. CITY reserves the right to modify the insurance requirements of this Section 19, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

K. If the CONSULTANT maintains broader coverage or higher limits (or both) than the minimum limits shown above, the CITY shall be entitled to the broader coverage or higher limits (or both) maintained by the CONSULTANT. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

20. **LEGAL FEES.** If any party brings a suit or action against the other party arising from any breach of any of the covenants or agreements or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, then in that event, the prevailing party in such action or dispute, whether by final judgment or out-of-court settlement, shall be entitled to have and recover of and from the other party all costs and expenses of suit, including attorneys' fees.

For purposes of determining who is to be considered the prevailing party, it is stipulated that attorney's fees incurred in the prosecution or defense of the action or suit shall not be considered in determining the amount of the judgment or award. Attorney's fees to the prevailing party if other than the CITY shall, in addition, be limited to the amount of attorney's fees incurred by the CITY in its prosecution or defense of the action, irrespective of the actual amount of attorney's fees incurred by the prevailing party.

21. **TERMINATION.**

A. This Agreement may be terminated with or without cause by the CITY. Termination without cause shall be effective only upon 60-day's written notice to the CONSULTANT. During said 60-day period the CONSULTANT shall perform all services in accordance with this Agreement.

B. This Agreement may also be terminated immediately by the CITY for cause in the event of a material breach of this Agreement, misrepresentation by the CONSULTANT in connection with the formation of this Agreement or the performance of services, or the failure to perform services as directed by the CITY.

C. Termination with or without cause shall be effected by delivery of written Notice of Termination to the CONSULTANT as provided for herein.

D. In the event of termination, all finished or unfinished Memoranda Reports, Maps, Drawings, Plans, Specifications and other documents prepared by the CONSULTANT, whether paper or electronic, shall immediately become the property of and be delivered to the CITY, and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed on such documents and other materials up to the effective date of the Notice of Termination, not to exceed the amounts payable hereunder, and less any damages caused the CITY by the CONSULTANT'S breach, if any. Thereafter, ownership of said written material shall vest in the CITY all rights set forth in Section 7.

E. The CITY further reserves the right to immediately terminate this Agreement upon: (1) the filing of a petition in bankruptcy affecting the CONSULTANT; (2) a reorganization of the CONSULTANT for the benefit of creditors; or (3) a business reorganization, change in business name or change in business status of the CONSULTANT.

22. **NOTICES.** All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered; or sent by overnight mail (Federal Express or the like); or sent by registered or certified mail, postage prepaid, return receipt requested; or sent by ordinary mail, postage prepaid; or telegraphed or cabled; or delivered or sent by telex, telecopy, facsimile or fax; and shall be deemed received upon the earlier of (i) if personally

delivered, the date of delivery to the address of the person to receive such notice, (ii) if sent by overnight mail, the business day following its deposit in such overnight mail facility, (iii) if mailed by registered, certified or ordinary mail, five (5) days (ten (10) days if the address is outside the State of California) after the date of deposit in a post office, mailbox, mail chute, or other like facility regularly maintained by the United States Postal Service, (iv) if given by telegraph or cable, when delivered to the telegraph company with charges prepaid, or (v) if given by telex, telecopy, facsimile or fax, when sent. Any notice, request, demand, direction or other communication delivered or sent as specified above shall be directed to the following persons:

To CITY: Pedro Garcia
Economic Development Manager
City Manager's Office
City of National City
1243 National City Boulevard
National City, CA 91950-4397

To CONSULTANT:
John Bliss
President
SCI Consulting Group
4745 Mangels Boulevard
Fairfield, CA 94534

Notice of change of address shall be given by written notice in the manner specified in this Section. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent. Any notice, request, demand, direction or other communication sent by cable, telex, telecopy, facsimile or fax must be confirmed within forty-eight (48) hours by letter mailed or delivered as specified in this Section.

23. **CONFLICT OF INTEREST AND POLITICAL REFORM ACT OBLIGATIONS.** During the term of this Agreement, the CONSULTANT shall not perform services of any kind for any person or entity whose interests conflict in any way with those of the City of National City. The CONSULTANT also agrees not to specify any product, treatment, process or material for the project in which the CONSULTANT has a material financial interest, either direct or indirect, without first notifying the CITY of that fact. The CONSULTANT shall at all times comply with the terms of the Political Reform Act and the National City Conflict of Interest Code. The CONSULTANT shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONSULTANT has a financial interest as defined in Government Code Section 87103. The CONSULTANT represents that it has no knowledge of any financial interests that would require it to disqualify itself from any matter on which it might perform services for the CITY.

☐ If checked, the CONSULTANT shall comply with all of the reporting requirements of the Political Reform Act and the National City Conflict of Interest Code. Specifically, the CONSULTANT shall file a Statement of Economic Interests with the City Clerk

of the City of National City in a timely manner on forms which the CONSULTANT shall obtain from the City Clerk.

The CONSULTANT shall be strictly liable to the CITY for all damages, costs or expenses the CITY may suffer by virtue of any violation of this Section 23 by the CONSULTANT.

24. **PREVAILING WAGES**. State prevailing wage rates may apply to work performed under this Agreement. State prevailing wages rates apply to all public works contracts as set forth in California Labor Code, including but not limited to, Sections 1720, 1720.2, 1720.3, 1720.4, and 1771. Consultant is solely responsible to determine if State prevailing wage rates apply and, if applicable, pay such rates in accordance with all laws, ordinances, rules, and regulations.

25. **ADMINISTRATIVE PROVISIONS.**

A. *Computation of Time Periods.* If any date or time period provided for in this Agreement is or ends on a Saturday, Sunday or federal, state or legal holiday, then such date shall automatically be extended until 5:00 p.m. Pacific Time of the next day which is not a Saturday, Sunday or federal, state, or legal holiday.

B. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute but one and the same instrument.

C. *Captions.* Any captions to, or headings of, the sections or subsections of this Agreement are solely for the convenience of the parties hereto, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

D. *No Obligations to Third Parties.* Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, or obligate any of the parties hereto, to any person or entity other than the parties hereto.

E. *Exhibits and Schedules.* The Exhibits and Schedules attached hereto are hereby incorporated herein by this reference for all purposes. To the extent any exhibits, schedules, or provisions thereof conflict or are inconsistent with the terms and conditions contained in this Agreement, the terms and conditions of this Agreement shall control.

F. *Amendment to this Agreement.* The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

G. *Assignment & Assumption of Rights*. CONSULTANT shall not assign this Agreement, in whole or in part, to any other party without first obtaining the written consent of CITY.

H. *Waiver.* The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

I. *Applicable Law*. This Agreement shall be governed by and construed in accordance with the laws of the State of California. The venue for any legal action arising under this Agreement shall be in either state or federal court in the County of San Diego, State of California.

J. *Audit*. If this Agreement exceeds ten-thousand dollars ($10,000), the parties shall be subject to the examination and audit of the State Auditor for a period of three (3) years after final payment under the Agreement, per Government Code Section 8546.7.

K. *Entire Agreement.* This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between the

parties as to the subject matter hereof. No subsequent agreement, representation, or promise made by either party hereto, or by or to an employee, officer, agent or representative of any party hereto shall be of any effect unless it is in writing and executed by the party to be bound thereby.

L. *Successors and Assigns.* This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

M. *Subcontractors or Subconsultants.* The CITY is engaging the services of the CONSULTANT identified in this Agreement. The CONSULTANT shall not subcontract any portion of the work, unless such subcontracting was part of the original proposal or is allowed by the CITY in writing. In the event any portion of the work under this Agreement is subcontracted, the subconsultant(s) shall be required to comply with and agree to, for the benefit of and in favor of the CITY, both the insurance provisions in Section 19 and the indemnification and hold harmless provision of Section 16 of this Agreement.

N. *Construction.* The parties acknowledge and agree that (i) each party is of equal bargaining strength, (ii) each party has actively participated in the drafting, preparation and negotiation of this Agreement, (iii) each such party has consulted with or has had the opportunity to consult with its own, independent counsel and such other professional advisors as such party has deemed appropriate, relative to any and all matters contemplated under this Agreement, (iv) each party and such party's counsel and advisors have reviewed this Agreement, (v) each party has agreed to enter into this Agreement following such review and the rendering of such advice, and (vi) any rule or construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement, or any portions hereof, or any amendments hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

APPROVED AS TO FORM:

By: _____
Barry J. Schultz
City Attorney

SCI CONSULTING GROUP
(Corporation – signatures of two corporate officers required)
(Partnership or Sole proprietorship – one signature)

By: _____
(Name)

_____
(Print)

_____
(Title)

By: _____
(Name)

_____
(Print)

_____

(Title)

Proposal For

CITY OF NATIONAL CITY

Cannabis Consulting Services

In Response to:

Request for Proposal – Cannabis Consulting Services

Submitted By:

SCIConsultingGroup
Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

September 17, 2025

Pedro Garcia
Economic Development Manager
City of National City
1243 National City Boulevard
National City, CA 91950

Re: City of National City Request for Proposal - Cannabis Consulting Services

Dear Mr. Garcia:

SCIConsultingGroup ("SCI") and The Pun Group LLP, (collectively known as "the SCI Team") are pleased to submit this proposal in response to the City of National City's ("City") Request for Proposal for cannabis-related consulting services. The SCI Team proposes to provide the complete suite of services necessary for the successful management and oversight of the City's local cannabis program, as fully described in our Scope of Work:

1. Technical Assistance and Subject Matter Expertise
2. Compliance Inspections
3. *Optional - Financial Audits*

As one of California's leading local cannabis policy consulting firms, SCI has broad and direct experience providing support for regulated local cannabis businesses in various municipalities throughout the State. We have assisted with regulated cannabis policy and implementation for over 45 California municipalities over the past nine years. We believe our expert knowledge of the cannabis industry, coupled with our broad experience providing municipalities with regulation, revenue, and administration consulting services, will serve the City of National City well.

We look forward to the opportunity to assist the City with this important project. If you have any questions or require additional information, please do not hesitate to contact me. I can be reached via e-mail at john.bliss@sci-cg.com or on my cell phone at (707) 208-0940.

Sincerely,

[redacted]

John Bliss, P.E.
President, SCI Consulting Group
4745 Mangels Blvd.
Fairfield, CA 94534

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Experience and Qualifications

1. SCI Consulting Group

SCI is a public finance and urban economic consulting firm with over 35 years of expertise in assisting public agencies in California with developing policy, planning and successfully establishing new revenues (taxes, fees, assessments, regulations) for their service and capital improvement needs, and managing special levies.

SCI provides cannabis-related advice and broad consulting services to a variety of public agencies in California, including community support analysis, ordinance development, fee studies, taxation, implementation, application process development, application review and scoring, monitoring and compliance, business tax auditing, community outreach and engagement, and social equity consulting.

We were perhaps the very first consulting firm to provide a full suite of local cannabis policy implementation services to California municipalities and developed the "6 Key Elements of Cannabis Implementation" approach that is the standard today:

1. Community Research and Outreach (Meetings & Surveys)
2. Health and Safety & Land Use Regulations (Ordinance(s))
3. Full Cost Recovery (Regulatory Fees)
4. Revenue (Taxation Ballot Measures)
5. Local Industry Selections (Application and Selection Process)
6. Monitoring and Compliance

And more recently, we have added, and become a State leader in:

1. Social Equity (We are currently providing these services to the Cities of Adelanto, Richmond, Santa Rosa, and Vista)

Our core philosophy and approach towards the implementation of local cannabis policy is more broadly balanced than that of our competitors. Our philosophy comes from our genesis as a solution-based engineering firm that has evolved and developed in-house expertise in public policy, community outreach, and social equity. Although our quantitative and regulatory rigor, and attention to detail, are unsurpassed, we balance this with realistic approaches to a real-world challenge, fully understanding and supporting the City's challenging transition into a regulated and legal cannabis business arena. Hence, SCI balances enforcement of local and State code along with the need to support viable cannabis businesses and to shepherd non-compliant businesses into a safe and regulated environment.

Over the last seven years, SCI has emerged as one of California's premier local cannabis policy firms offering a full range of "one-stop-shop" services in support of the successful implementation of regulated cannabis business within a City or County. However, as we emphasized above, our approach is different that our competitors as we "balance enforcement of local and State code along with the need to support viable cannabis businesses and to shepherd non-compliant businesses into a safe and regulated environment."

2. The Pun Group

The Pun Group LLP, Certified Public Accountants, and Business Advisors, founded in 2012, is a limited liability partnership. We are a full-service accounting firm comprised of forty (40) professionals providing auditing, accounting, and advisory services to our clients. Our Governmental Division consists of thirty-five (35) full-time individuals. The Firm has no part-time employees. The Firm's headquarters located in Orange County, California, with four branches in San Diego (California), Walnut Creek (California), Las Vegas (Nevada), and Phoenix (Arizona).

The combination of our hands-on experience and practical knowledge exercised by our audit professionals makes the Firm unique in our field. Our technical expertise and thorough understanding of current regulations and issues—along with the Firm's commitment to hard work, integrity, and teamwork on every engagement—enable us to help our clients succeed.

Our Partners' Group—which includes Kenneth H. Pun, Coley Delaney, Frances J. Kuo, Kenneth A. Macias, John F. Georger, Jr., Gary M. Caporicci, and Heidy K. Chow—provide auditing, accounting, and advisory services to numerous governmental entities throughout the United States. With more than two hundred (200) years of combined experience in the industry, we have become a trusted business partner and are well-respected as leaders in the industry in one of the fastest-growing firms. With nearly 100 government and not-for-profit audit clients, our Partners have a real passion for the industry and believe we are unmatched regarding our municipal experience.

In 2018, The Pun Group teamed up with a Canadian Certified Public Accounting Firm to provide professional auditing services to a Los Angeles base Cannabis business (Cultivator and Distributor) to assist them in their Initial Public Offering (IPO) process.

Furthermore, The Pun Group LLP has performed numerous audits of organizations subject to financial and compliance audits. These audits were performed under auditing standards generally accepted in the United States, Government Auditing Standards, Uniform Guidance (formerly known as OMB Circular A-133), and its Compliance Supplement (when applicable), Office of the State Controller's Minimum Audit Requirements and Reporting Guidelines. The Pun Group currently provides cannabis business tax audits for the Cities of Fairfield, Salinas, San Bernardino, and Stockton.

Project Team

Kyle Tankard, Senior Consultant and Cannabis Business Leader at SCI, will serve as the project leader and day-to-day project manager for the SCI portion of the work. He will be supported by SCI's executive team, including David Kaufman and John Bliss. Financial audit responsibilities will be led by Masood Yousufzai of The Pun Group, with support from Nick Kittredge and Zeeshan Siddiqui. This experienced team brings specialized financial and regulatory expertise to ensure thorough and defensible audit results.

3. SCI Consulting Group

Kyle Tankard — **Senior Consultant – Cannabis Policy Leader**



Kyle Tankard serves as the Cannabis Policy Leader at SCI, where he has provided local cannabis policy expertise in California since 2016. With nearly a decade of experience guiding cities through the complexities of cannabis regulation, Kyle plays a multifaceted role supporting municipalities in every stage of local cannabis program implementation. His work spans regulatory and equity program development, taxation policy and cost recovery, compliance oversight, application review, and public education on cannabis-related issues.

A recognized leader in cannabis equity, Kyle has assisted in the development and implementation of equity programs for seven California cities, helping to expand access and create pathways for participation in the regulated cannabis market. He currently manages a diverse portfolio of more than 15 municipal cannabis clients, delivering ongoing services such as application review, plan checks, compliance inspections, and equity program analysis and design.

Kyle's expertise bridges policy, program administration, and technical evaluation, making him a trusted advisor to local governments seeking to balance economic development, regulatory compliance, and community equity goals. He holds a bachelor's degree in Environmental Studies from the University of California, Santa Cruz, with an emphasis in Geographic Information Systems (GIS), providing him with strong analytical and spatial planning skills that further enhance his policy and program work.

John Bliss M.Eng., P.E., President



John Bliss, a professional engineer and President of SCI, specializes in local cannabis policy, and special revenue consulting. He was instrumental in developing the now-standard implementation process used by most municipalities in California to implement local cannabis policy. Mr. Bliss has had a long career developing and implementing equity, diversity and inclusion policy reaching back almost 30 years to the ground-breaking implementation for the City of San Francisco public works construction employment following the Rodney King uprising in 1991. He is a graduate of Brown University with a Bachelor of Science Degree in Engineering. He holds a master's degree in Civil Engineering from The University of California, Berkeley, where he was a Regent's Scholar. Mr. Bliss is a licensed Professional Civil Engineer in the State of California and is a LEED accredited professional.

David Kaufman Consultant



David has spent the past nine years helping jurisdictions implement cannabis licensing programs. Starting with his work as Fundraising Director for Proposition 64, he has successfully leveraged his political relationships to build a significant cannabis industry network and remain on the cutting edge of cannabis policy.

Prior to joining SCI, David worked as a private cannabis consultant, assisting applicants in securing licenses in California and other states. In this role, he provided hands-on guidance with regulatory compliance, application preparation, and strategic positioning to navigate complex licensing frameworks.

As a consultant, David also played an active role in drafting cannabis ordinances and facilitating community meetings. In particular, he helped implement the inaugural cannabis social equity program in Oakland, which later served as a model for similar programs in Los Angeles, Sacramento, and San Francisco. His direct involvement in shaping both policy and practice has provided him with a rare perspective that bridges government and industry needs.

David brings a wealth of experience in cannabis-related licensing, equity program implementation, and community engagement. His multifaceted background and commitment to effective policy execution make him a valuable member of the SCI team. He received his bachelor's degree in Public Policy from UC Berkeley.

4. Sub-Contractor (The Pun Group)

Masood Yousufzai — **Advisory Services Manager**



Masood Yousufzai serves as a Manager at The Pun Group, LLP, leveraging over ten years of expertise in delivering comprehensive accounting and audit services. His professional background includes adept management of internal control and risk evaluation processes, along with offering valuable business consulting. Masood has a proven track record of working with clients across diverse industries, including large not-for-profit entities, insurance carriers, manufacturing and distribution, and government entities. Prior to joining The Pun Group, LLP, he excelled in the role of Internal Audit and Special Projects Manager.

In his capacity as a Manager, Masood takes charge of managing, planning, and executing financial and regulatory external and internal audits. He excels in developing and implementing internal control procedures and conducting thorough risk assessment evaluations. His skill set extends to evaluating critical processes within organizations, identifying operating inefficiencies, and pinpointing potential internal control weaknesses. Masood translates these assessments into actionable recommendations and provides insightful report comments to guide resolution strategies.

Masood Yousufzai has also made significant contributions by offering accounting support services to local not-for-profits and government entities. This includes expertise in financial statement analysis and preparation, showcasing his commitment to providing holistic financial solutions.

Nick Kittredge — **Audit Senior**



Nick Kittredge serves as an Audit Senior in The Pun Group, LLP's governmental assurance division. Over his tenure at The Pun Group, LLP, Nick has demonstrated his value as an asset during engagements with governmental and not-for-profit entities.

His experience includes conducting audits and providing attestation services for diverse clients across California and Arizona. These clients encompass not-for-profits, cities, transportation agencies, enterprise operations, and special districts. Nick plays crucial roles in fieldwork, engaging directly with clients and contributing to drafting the Annual Comprehensive Financial Reports in adherence to GASB Statement No. 34.

As an Audit Senior in the firm, Nick will collaborate with the engagement team and the finance personnel of the City throughout the auditing process. His role involves ensuring the successful execution of the services approach while contributing to the prompt delivery of the requested services.

Zeeshan Siddiqui **Advisory Associate**



Zeeshan Siddiqui serves as an Audit Associate in The Pun Group, LLP's governmental assurance division. Over his tenure at The Pun Group, LLP, Zeeshan has demonstrated his value as a valuable asset during engagements with governmental and not-for-profit entities.

His experience includes conducting audits and providing attestation services for diverse clients across California. These clients encompass not-for-profits, cities, transportation agencies, enterprise operations, and special districts. Zeeshan plays crucial roles in fieldwork, engaging directly with clients and contributing to the advisory sub-recipient monitoring reports.

As an Advisory Associate in the firm, Zeeshan will collaborate with the engagement team and the finance personnel of City throughout the auditing process. His role involves ensuring the successful execution of the services approach while contributing to the prompt delivery of the requested services.

Scope of Work

SCI Team will conduct a project kick-off meeting with City staff to establish project priorities and goals, communication protocols, and timelines. Further, we will gather and review all applicable information needed to perform the required tasks. SCI will be available to meet via teleconference call on a regular basis when work is in progress and will be available to attend regularly scheduled coordination meetings as necessary when work is in progress.

1. Technical Assistance and Subject Matter Expertise

SCI will provide up to 35 hours of general consulting to be utilized on an as-needed basis at the City's Request. Such assistance may include technical assistance, subject matter expertise, monitoring changes to State laws and regulations, application review, ordinance amendments, participation in conference calls, responding to staff inquires, and addressing any other issues that may arise at the City's request.

2. Compliance Inspections

For this task, SCI will provide comprehensive onsite facility inspections for each commercial cannabis business and report to the City the results of inspections relative to the City's local regulations and ordinances, conditions of approval, staff-directed priorities and preferences, and State law. SCI's monitoring and compliance efforts will satisfy the most rigorous requirements and at the same time, provide a successful platform for the cannabis businesses.

In collaboration with the City, SCI will prepare an inspection checklist for each cannabis activity. Prior to conducting each inspection, SCI will prepare notification to the businesses to schedule inspections. Following the inspection, SCI will provide the City with a written report detailing the results of the compliance inspection including photo documentation of any violations. SCI will provide follow-up support to the City and cannabis businesses to provide recommendations to address and correct any deficiencies.

Among the elements and activities SCI will monitor are as follows:

- **Product:** Inventory management, seed-to-sale tracking, packaging and labeling verification, product testing protocols, etc.
- **Record Retention:** Review and confirm employee records, business records, tax information records, transportation manifests, video surveillance retention, equipment certifications, training programs and safety programs.

- **Security and Surveillance:** Verify video surveillance equipment, camera placement, alarm systems, locks, facility access control, security guards, occupational badges, and other security and safety processes.
- **Facility Compliance:** Verify facility's operational compliance including waste management, odor control, pesticide and solvent storage, signage, cash handling procedures, product shipment and receival procedures, etc.

The SCI Team is available to begin onsite compliance inspections for operational cannabis businesses upon execution of the contract. We understand the timeline for operation will be unique to each business as they navigate through the local permitting and State licensing process and buildout phase. The SCI Team will maintain the flexibility to conduct the first inspection once operational. If additional inspections are requested by the City, they will be scheduled proportionately throughout the year.

Deliverables:

- Conduct onsite facility inspections.
- Provide written report detailing the findings of inspections.
- Provide follow-up support and recommendations.

3. Financial Audits

The SCI Team, led by the David Siris of The Pun Group for this task, will provide comprehensive annual auditing of cannabis businesses in order to ensure that the City receives full payment of all Cannabis Public Benefit Amounts, and ensuring compliance with applicable laws.

We will perform the following steps to deliver the services requested by the City:

Cannabis Business Gross Receipts	• Evaluate consistency between gross receipts and other information reported on financial statements to what was reported to the CDTFA for sales and use tax, cannabis excise tax, and/or cultivation tax. • Evaluate consistency between gross receipts reported on financial statements to gross receipts reported to the City.
Collection and Audit of any Cannabis Fee	• Ensure each cannabis facility is complying with applicable portions of the City's Code and is submitting the true amount of gross receipts and fees. • Review business license fee returns submitted by the business and collected by the City and compare to each business's records for the time period identified by the City to determine accuracy and timeliness of gross receipts returns filed with the City. • Trace and verify the gross receipts reported on the quarterly gross receipts returns prepared by the business to gross receipts recorded in the business's accounting records to verify that these were in accordance with the City's regulations. • Verify reasonableness of reported revenues

	• We will issue all reports to the City in accordance with applicable standards from generally accepted auditing standards (GAAS). • The report for each cannabis business license fee audit will include the following information: • The overall conclusion of whether or not the cannabis business paid all required business license taxes and fees for the time period specified. • Any exceptions, errors, or areas of noncompliance were identified as a result of the procedures performed. This includes any significant deficiency in the design or operation of the internal control structure, including but not limited to the following areas: cash handling, inventory control, point of sale systems, and any other areas that the auditor deems necessary for purposes of accurately reporting business license taxes due to the City. • Express an opinion regarding the taxes remitted to the City by the cannabis business, or state that an opinion cannot be expressed in the auditor's report. If the Firm concludes, it cannot express an overall opinion. The engagement team will state the reasons, therefore, in the auditor's report. • Examine records and documentation that demonstrates that all cannabis goods have been obtained from, and are provided to, other licensed cannabis businesses and that details all the revenues and expenses, and assets and liabilities of the business. • Examine books of account, invoices, copies of orders and sales, shipping instructions, bills of lading, weigh bills, bank statements including canceled checks and deposit slips, and all other records necessary to show all transactions of the cannabis business.
State Rule Making Interpretation and Implementation	• Check for compliance with the latest officially approved state regulations for cannabis businesses across the supply chain. Licensees are required to comply with all rules and regulations pertaining to their license type, as well as follow all other applicable state laws.

Deliverables:

- Prepare and send notification letters to each cannabis business.
- Annual Financial Audit and Audit Report for each cannabis business.

Fee Schedule

In consideration for the Tasks as detailed in the Scope of Work, the estimated compensation is detailed below by task:

Scope of Work	Estimated Costs
Task 1: Technical Assistance and Subject Matter Expertise (up to 35 hours at $300/hour to be used as needed)	$10,500
Task 2: Compliance Inspections	$2,000 per inspection
Task 3: Financial Audits	$6,500 per audit
Estimate of Total Costs	
Task 1	$10,500
Task 2 (4 inspections at $2,000 each)	$8,000
Task 3 (4 audits at $6,500 each)	$26,000
Incidentals (travel and other out-of-pocket expenses)	$2,500
TOTAL NOT TO EXCEED	**$47,000**

Incidental costs incurred for the purchase of additional travel and other out-of-pocket expenses will be reimbursed at actual cost, with the total not to exceed $2,500 per year without prior authorization from the City. Any face-to-face meetings, if required, shall be billed at the rate of $1,500 per person, per meeting. The SCI Team is available to meet via teleconference call on a regular basis at no additional charge.

SCI Staff	**Hourly Rate**
John Bliss, President	$ 300
Kyle Tankard, Cannabis Services Group Leader	$ 325
David Kaufman	$ 250
Support Staff	$ 75

The Pun Group Staff	**Hourly Rate**
Masood Yousufzai, Advisory Services Manager	$ 225
Nick Kittredge, Audit Senior	$ 150
Zeeshan Siddiqui, Advisory Associate	$ 125

References

City of Shasta Lake

Contact: Jessaca Lugo, City Manager
jlugo@cityofshastalake.org; (530) 275-7464
Start/End Dates: December 2017 – Present
Personnel: Kyle Tankard (Project Manager); John Bliss (Support)
Services: Ordinance Development, Cost Recovery Analysis, and Compliance Inspections

City of Fairfield

Contact: Dave Zellers, Director of Community and Economic Development
dzellers@fairfield.ca.gov; (707) 428-7436
Start/End Dates: September 2021 – Present
Personnel: Kyle Tankard (Project Manager and Inspector), John Bliss (Support); Masood Yousufzai (Financial Auditor)
Services: Plan Checks, Background Checks, Compliance Inspections, and Financial Audits

City of Merced

Contact: Jonnie J. Hanson, Principle Planner
lanj@cityofmerced.org; (209) 385-4768
Start/End Dates: February 2017 – Present
Personnel: Kyle Tankard, John Bliss, and David Kaufman
Services: Plan Checks, Background Checks, Compliance Inspections, and Financial Audits

A full list of our current and past cannabis clients is listed below:

Cities

Alameda	El Monte	Palm Springs	Shasta Lake
Adelanto	Encinitas	Oroville	South El Monte
Avalon	Fairfield	Redwood City	Stockton
Claremont	Fontana	Richmond	Turlock
Coalinga	La Mesa	Salinas	Vallejo
Colfax	Livingston	San Bernardino	West Hollywood
Concord	Lompoc	San Carlos	Woodlake
Davis	Merced	Santa Clara	Yreka
Daly City	National City	Santa Monica	
Dunsmuir	Nevada City	Santa Rosa	

Counties

Alameda
San Benito
San Diego
San Luis Obispo
Tuolumne

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH SCI CONSULTING GROUP FOR ONGOING CANNABIS PROGRAM SUPPORT SERVICES FOR A NOT-TO-EXCEED AMOUNT OF $47,000 PER FISCAL YEAR.

WHEREAS, the City of National City ("City") engages outside consultants for specialized services, as needed, and previously entered into an agreement with SCI Consulting Group ("SCI") to assist with development and administration of the City's cannabis program, including process development, compliance support, and audits, which agreement expired on June 30, 2025; and

WHEREAS, now that cannabis dispensaries authorized under the City's program are operational, the City is desirous of entering into a new agreement with SCI to provide management and monitoring services on an ongoing basis, including technical assistance/subject-matter expertise, annual compliance inspections, and financial audits, in order to maintain continuity of services for the City's cannabis program; and

WHEREAS, based on SCI's expertise and experience providing such specialized services, City staff recommends executing a new agreement with SCI for the term of November 4, 2025 through June 30, 2027, for the not-to-exceed amount of $47,000 per fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby authorizes the Mayor to execute an agreement with SCI Consulting Group for ongoing cannabis program support services for the not-to-exceed amount of $47,000 per fiscal year. The Agreement is attached to the Agenda Report as Exhibit A.

Section 2: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

AGENDA REPORT

Department: **Finance**
Prepared by: **Kecia Carrasco, Accountant**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Investment Transactions for the Month Ended July 31, 2025.

RECOMMENDATION:
Accept and File the Investment Transaction Ledger for the Month Ended July 31, 2025.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
In accordance with California Government Code Section 53646 and Section XIIA of the City of National City's investment policy, a monthly report shall be submitted to the legislative body accounting for transactions made during the reporting period.

The attached listing reflects investment transactions of the City of National City's investment portfolio for the month ending July 31, 2025.

FINANCIAL STATEMENT:
In this period, there were acquisitions of $500,505.99 and dispositions of $409,434.23.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – Investment Transaction Ledger 2025-0731

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of National City | Account | As of July 31, 2025

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Bank of New York Mellon

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of National City | Account | As of July 31, 2025

Portfolio Characteristics

Average Modified Duration	2.47
Average Coupon	3.64%
Average Purchase YTM	3.81%
Average Market YTM	4.11%
Average Credit Quality*	AA
Average Final Maturity	2.83
Average Life	2.53

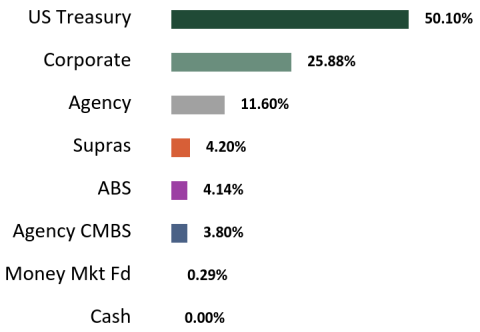
Account Summary

	End Values as of 06/30/2025	End Values as of 07/31/2025
Market Value	39,482,009.69	39,403,819.68
Accrued Interest	307,514.91	349,316.89
Total Market Value	**39,789,524.60**	**39,753,136.57**
Income Earned	176,695.64	120,355.64
Cont/WD	(2,802.02)	(2,809.02)
Par	39,469,076.20	39,546,378.87
Book Value	39,206,151.28	39,281,549.95
Cost Value	39,206,151.28	39,281,549.95

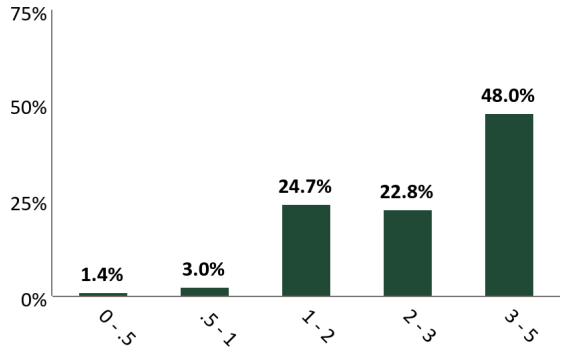
Top Issuers

Government of The United States	50.10%
Federal Home Loan Banks	6.08%
Farm Credit System	4.39%
FHLMC	3.80%
International Bank for Recon and Dev	2.14%
Apple Inc.	1.74%
AbbVie Inc.	1.29%
National Rural Utilities Cooperative	1.28%

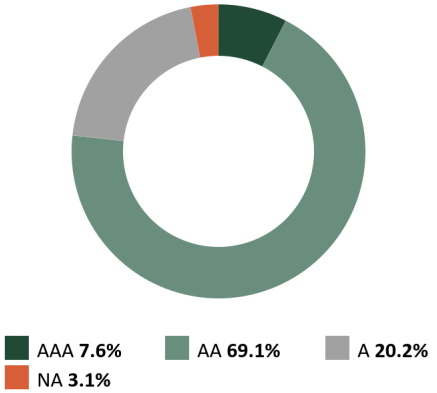
Sector Allocation



Maturity Distribution



Credit Quality (S&P)



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/01/12)
City of National City	(0.08%)	0.46%	3.53%	4.70%	5.20%	3.42%	1.34%	1.71%	1.43%
Benchmark Return	(0.14%)	0.23%	3.24%	4.38%	4.88%	2.96%	0.98%	1.42%	1.22%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index Secondary Benchmark:

STATEMENT OF COMPLIANCE

City of National City | Account | As of July 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	20.0	3.8	Compliant	
Max % Issuer (MV)	5.0	3.8	Compliant	
Max Maturity (Years)	5.0	3.2	Compliant	
Min Rating (AA by 1)	0.0	0.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	4.1	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A- by 2, A-1 by 2)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A by 2, A-1 by 2)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.9	Compliant	
Max % Issuer (MV)	5.0	1.7	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				

STATEMENT OF COMPLIANCE

City of National City | Account | As of July 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	100.0	11.6	Compliant	
Max Maturity (Years)	5	3	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.3	Compliant	
Max % Issuer (MV)	20.0	0.3	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 2)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A by 2, A-1 by 2 if > FDIC Limit)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	4.2	Compliant	
Max % Issuer (MV)	10.0	2.1	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	50.1	Compliant	

STATEMENT OF COMPLIANCE

City of National City | Account | As of July 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of National City | Account | As of July 31, 2025

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**(14,695.33)**
Fiscal Year to Date	**(14,695.33)**

Purchases

Month to Date	**499,874.20**
Fiscal Year to Date	**499,874.20**

Sales

Month to Date	**(409,434.23)**
Fiscal Year to Date	**(409,434.23)**

Interest Received

Month to Date	**79,185.45**
Fiscal Year to Date	**79,185.45**

Purchased / Sold Interest

Month to Date	**(631.79)**
Fiscal Year to Date	**(631.79)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	39,206,151.28	39,206,151.28
Maturities/Calls	0.00	0.00
Principal Paydowns	(14,695.33)	(14,695.33)
Purchases	499,874.20	499,874.20
Sales	(409,434.23)	(409,434.23)
Change in Cash, Payables, Receivables	(348.23)	(348.23)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	2.25	2.25
Ending Book Value	39,281,549.95	39,281,549.95

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	39,482,009.69	39,482,009.69
Maturities/Calls	0.00	0.00
Principal Paydowns	(14,695.33)	(14,695.33)
Purchases	499,874.20	499,874.20
Sales	(409,434.23)	(409,434.23)
Change in Cash, Payables, Receivables	(348.23)	(348.23)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	(153,588.68)	(153,588.68)
Realized Gain (Loss)	2.25	2.25
Ending Market Value	39,403,819.68	39,403,819.68

TRANSACTION LEDGER

City of National City | Account | As of July 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/02/2025	60934N807	1,102.84	FEDERATED HRMS GV O SVC	1.000	4.00%	(1,102.84)	0.00	(1,102.84)	0.00
Purchase	07/15/2025	91282CNK3	400,000.00	UNITED STATES TREASURY 3.875 06/30/2030	99.523	3.98%	(398,093.75)	(631.79)	(398,725.54)	0.00
Purchase	07/15/2025	60934N807	36,827.13	FEDERATED HRMS GV O SVC	1.000	3.96%	(36,827.13)	0.00	(36,827.13)	0.00
Purchase	07/21/2025	60934N807	9,068.46	FEDERATED HRMS GV O SVC	1.000	3.95%	(9,068.46)	0.00	(9,068.46)	0.00
Purchase	07/25/2025	60934N807	5,075.77	FEDERATED HRMS GV O SVC	1.000	3.94%	(5,075.77)	0.00	(5,075.77)	0.00
Purchase	07/31/2025	60934N807	49,706.25	FEDERATED HRMS GV O SVC	1.000	3.97%	(49,706.25)	0.00	(49,706.25)	0.00
Total Purchase			**501,780.45**				**(499,874.20)**	**(631.79)**	**(500,505.99)**	**0.00**
TOTAL ACQUISITIONS			**501,780.45**				**(499,874.20)**	**(631.79)**	**(500,505.99)**	**0.00**
DISPOSITIONS										
Sale	07/15/2025	60934N807	(406,625.21)	FEDERATED HRMS GV O SVC	1.000	3.96%	406,625.21	0.00	406,625.21	0.00
Sale	07/31/2025	60934N807	(2,809.02)	FEDERATED HRMS GV O SVC	1.000	3.97%	2,809.02	0.00	2,809.02	0.00
Total Sale			**(409,434.23)**				**409,434.23**	**0.00**	**409,434.23**	**0.00**
TOTAL DISPOSITIONS			**(409,434.23)**				**409,434.23**	**0.00**	**409,434.23**	**0.00**
OTHER TRANSACTIONS										
Cash Transfer	07/31/2025	CCYUSD	(2,809.02)	Cash		0.00%	(2,809.02)	0.00	(2,809.02)	0.00
Total Cash Transfer			**(2,809.02)**				**(2,809.02)**	**0.00**	**(2,809.02)**	**0.00**

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/01/2025	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		5.35%	541.60	0.00	541.60	0.00
Coupon	07/01/2025	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.75%	530.42	0.00	530.42	0.00
Coupon	07/01/2025	3137FGZT5	0.00	FHMS K-079 A2 3.926 06/25/2028		4.66%	981.50	0.00	981.50	0.00
Coupon	07/01/2025	3137FG6X8	0.00	FHMS K-077 A2 3.85 05/25/2028		4.65%	2,310.00	0.00	2,310.00	0.00
Coupon	07/13/2025	45950KDD9	0.00	INTERNATIONAL FINANCE CORP 4.5 07/13/2028		4.53%	7,425.00	0.00	7,425.00	0.00
Coupon	07/15/2025	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,698.50	0.00	1,698.50	0.00
Coupon	07/15/2025	34535VAD6	0.00	FORDO 2024-D A3 4.61 08/15/2029		4.61%	883.58	0.00	883.58	0.00
Coupon	07/15/2025	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.40%	440.00	0.00	440.00	0.00
Coupon	07/15/2025	44935CAD3	0.00	HART 2025-A A3 4.32 10/15/2029		4.32%	846.00	0.00	846.00	0.00
Coupon	07/15/2025	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		4.23%	652.13	0.00	652.13	0.00
Coupon	07/15/2025	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.74%	141.95	0.00	141.95	0.00
Coupon	07/15/2025	47787JAC2	0.00	JDOT 2022 A3 2.32 09/15/2026		2.33%	30.03	0.00	30.03	0.00
Coupon	07/15/2025	87612EBM7	0.00	TARGET CORP 1.95 01/15/2027		1.99%	2,096.25	0.00	2,096.25	0.00
Coupon	07/15/2025	43815BAC4	0.00	HAROT 2022-1 A3 1.88 05/15/2026		1.88%	18.69	0.00	18.69	0.00
Coupon	07/20/2025	61747YFF7	0.00	MORGAN STANLEY 5.449 07/20/2029		4.32%	8,173.50	0.00	8,173.50	0.00
Coupon	07/21/2025	43813YAC6	0.00	HAROT 2024-3 A3 4.57 03/21/2029		4.57%	894.96	0.00	894.96	0.00
Coupon	07/25/2025	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	712.25	0.00	712.25	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/31/2025	69371RS80	0.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		4.64%	10,925.00	0.00	10,925.00	0.00
Coupon	07/31/2025	91282CJW2	0.00	UNITED STATES TREASURY 4.0 01/31/2029		4.31%	14,000.00	0.00	14,000.00	0.00
Coupon	07/31/2025	91282CMH1	0.00	UNITED STATES TREASURY 4.125 01/31/2027		4.31%	10,312.50	0.00	10,312.50	0.00
Coupon	07/31/2025	91282CLC3	0.00	UNITED STATES TREASURY 4.0 07/31/2029		3.72%	10,000.00	0.00	10,000.00	0.00
Coupon	07/31/2025	91282CFB2	0.00	UNITED STATES TREASURY 2.75 07/31/2027		3.30%	4,468.75	0.00	4,468.75	0.00
Total Coupon			**0.00**				**78,082.61**	**0.00**	**78,082.61**	**0.00**
Dividend	07/31/2025	60934N807	0.00	FEDERATED HRMS GV O SVC		3.98%	754.68	0.00	754.68	0.00
Total Dividend			**0.00**				**754.68**	**0.00**	**754.68**	**0.00**
Principal Paydown	07/15/2025	47800AAC4	4,034.60	JDOT 2022-B A3 3.74 02/16/2027		3.74%	4,034.60	--	4,034.60	0.39
Principal Paydown	07/15/2025	47787JAC2	3,637.12	JDOT 2022 A3 2.32 09/15/2026		2.33%	3,637.12	--	3,637.12	0.81
Principal Paydown	07/15/2025	43815BAC4	7,023.61	HAROT 2022-1 A3 1.88 05/15/2026		1.88%	7,023.61	--	7,023.61	1.06
Total Principal Paydown			**14,695.33**				**14,695.33**	**--**	**14,695.33**	**2.25**
TOTAL OTHER TRANSACTIONS			**11,886.31**				**90,723.60**	**0.00**	**90,723.60**	**2.25**

Chandler Asset Management, Inc. ("Chandler") is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

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Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

Benchmark	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

AGENDA REPORT

Department: **Finance**
Prepared by: **Kecia Carrasco, Accountant**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Investment Transactions for the Month Ended August 31, 2025.

RECOMMENDATION:
Accept and File the Investment Transaction Ledger for the Month Ended August 31, 2025.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
In accordance with California Government Code Section 53646 and Section XIIA of the City of National City's investment policy, a monthly report shall be submitted to the legislative body accounting for transactions made during the reporting period.

The attached listing reflects investment transactions of the City of National City's investment portfolio for the month ending August 31, 2025.

FINANCIAL STATEMENT:
In this period, there were acquisitions of $1,116,008.47 and dispositions of $998,040.16.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – Investment Transaction Ledger 2025-0831

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of National City | Account | As of August 31, 2025

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Bank of New York Mellon

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of National City | Account | As of August 31, 2025

Portfolio Characteristics

Average Modified Duration	2.48
Average Coupon	3.72%
Average Purchase YTM	3.88%
Average Market YTM	3.82%
Average Credit Quality*	AA
Average Final Maturity	2.84
Average Life	2.53

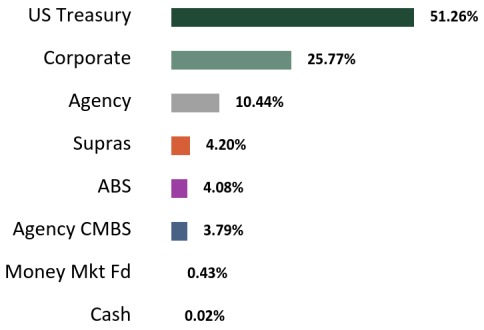
Account Summary

	End Values as of 07/31/2025	End Values as of 08/31/2025
Market Value	39,403,819.68	39,805,460.38
Accrued Interest	349,316.89	362,086.29
Total Market Value	**39,753,136.57**	**40,167,546.67**
Income Earned	120,355.64	111,972.43
Cont/WD	(2,809.02)	(2,818.09)
Par	39,546,378.87	39,626,458.79
Book Value	39,281,549.95	39,382,030.18
Cost Value	39,281,549.95	39,382,030.18

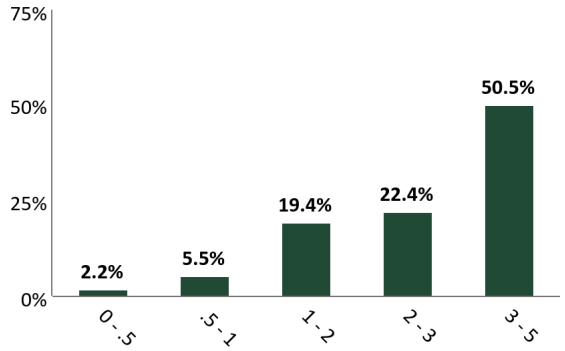
Top Issuers

Government of The United States	51.26%
Federal Home Loan Banks	6.06%
Farm Credit System	4.38%
FHLMC	3.79%
International Bank for Recon and Dev	2.14%
Apple Inc.	1.73%
AbbVie Inc.	1.29%
National Rural Utilities Cooperative	1.28%

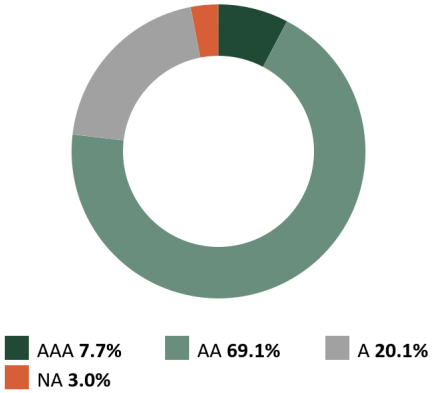
Sector Allocation



Maturity Distribution



Credit Quality (S&P)



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/01/12)
City of National City	1.05%	1.76%	4.62%	4.76%	5.61%	4.16%	1.54%	1.82%	1.50%
Benchmark Return	1.05%	1.65%	4.32%	4.43%	5.28%	3.75%	1.20%	1.53%	1.29%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index Secondary Benchmark:

STATEMENT OF COMPLIANCE

City of National City | Account | As of August 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	20.0	3.8	Compliant	
Max % Issuer (MV)	5.0	3.8	Compliant	
Max Maturity (Years)	5.0	3.1	Compliant	
Min Rating (AA by 1)	0.0	0.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	4.1	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A- by 2, A-1 by 2)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A by 2, A-1 by 2)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.8	Compliant	
Max % Issuer (MV)	5.0	1.7	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				

STATEMENT OF COMPLIANCE

City of National City | Account | As of August 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	100.0	10.4	Compliant	
Max Maturity (Years)	5	3	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.4	Compliant	
Max % Issuer (MV)	20.0	0.4	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 2)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A by 2, A-1 by 2 if > FDIC Limit)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	4.2	Compliant	
Max % Issuer (MV)	10.0	2.1	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	51.3	Compliant	

STATEMENT OF COMPLIANCE

City of National City | Account | As of August 31, 2025

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of National City | Account | As of August 31, 2025

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**(13,935.59)**
Fiscal Year to Date	**(28,630.92)**

Purchases

Month to Date	**1,104,761.56**
Fiscal Year to Date	**1,604,635.76**

Sales

Month to Date	**(994,441.03)**
Fiscal Year to Date	**(1,403,875.26)**

Interest Received

Month to Date	**106,850.81**
Fiscal Year to Date	**186,036.26**

Purchased / Sold Interest

Month to Date	**(7,647.78)**
Fiscal Year to Date	**(8,279.57)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	39,281,549.95	39,206,151.28
Maturities/Calls	0.00	0.00
Principal Paydowns	(13,935.59)	(28,630.92)
Purchases	1,104,761.56	1,604,635.76
Sales	(994,441.03)	(1,403,875.26)
Change in Cash, Payables, Receivables	8,824.64	8,476.41
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	(4,729.34)	(4,727.09)
Ending Book Value	39,382,030.18	39,382,030.18

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	39,403,819.68	39,482,009.69
Maturities/Calls	0.00	0.00
Principal Paydowns	(13,935.59)	(28,630.92)
Purchases	1,104,761.56	1,604,635.76
Sales	(994,441.03)	(1,403,875.26)
Change in Cash, Payables, Receivables	8,824.64	8,476.41
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	301,160.46	147,571.79
Realized Gain (Loss)	(4,729.34)	(4,727.09)
Ending Market Value	39,805,460.38	39,805,460.38

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	08/01/2025	60934N807	15,072.00	FEDERATED HRMS GV O SVC	1.000	3.99%	(15,072.00)	0.00	(15,072.00)	0.00
Purchase	08/04/2025	60934N807	754.68	FEDERATED HRMS GV O SVC	1.000	3.96%	(754.68)	0.00	(754.68)	0.00
Purchase	08/07/2025	60934N807	12,251.25	FEDERATED HRMS GV O SVC	1.000	3.95%	(12,251.25)	0.00	(12,251.25)	0.00
Purchase	08/08/2025	60934N807	2,450.00	FEDERATED HRMS GV O SVC	1.000	3.96%	(2,450.00)	0.00	(2,450.00)	0.00
Purchase	08/11/2025	60934N807	6,187.50	FEDERATED HRMS GV O SVC	1.000	3.96%	(6,187.50)	0.00	(6,187.50)	0.00
Purchase	08/14/2025	60934N807	16,312.50	FEDERATED HRMS GV O SVC	1.000	3.95%	(16,312.50)	0.00	(16,312.50)	0.00
Purchase	08/15/2025	60934N807	13,935.59	FEDERATED HRMS GV O SVC	1.000	3.95%	(13,935.59)	0.00	(13,935.59)	0.00
Purchase	08/15/2025	60934N807	47,852.15	FEDERATED HRMS GV O SVC	1.000	3.95%	(47,852.15)	0.00	(47,852.15)	0.00
Purchase	08/21/2025	60934N807	894.96	FEDERATED HRMS GV O SVC	1.000	3.94%	(894.96)	0.00	(894.96)	0.00
Purchase	08/25/2025	60934N807	5,075.77	FEDERATED HRMS GV O SVC	1.000	3.95%	(5,075.77)	0.00	(5,075.77)	0.00
Purchase	08/26/2025	571748CA8	475,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	101.540	4.27%	(482,315.00)	(9,878.02)	(492,193.02)	0.00
Purchase	08/26/2025	91282CNN7	500,000.00	UNITED STATES TREASURY 3.875 07/31/2030	100.332	3.80%	(501,660.16)	(1,368.89)	(503,029.05)	0.00
Total Purchase			**1,095,786.40**				**(1,104,761.56)**	**(11,246.91)**	**(1,116,008.47)**	**0.00**
TOTAL ACQUISITIONS			**1,095,786.40**				**(1,104,761.56)**	**(11,246.91)**	**(1,116,008.47)**	**0.00**
DISPOSITIONS										
Sale	08/26/2025	60934N807	(57,777.44)	FEDERATED HRMS GV O SVC	1.000	3.96%	57,777.44	0.00	57,777.44	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Sale	08/26/2025	89114TZG0	(500,000.00)	TORONTO-DOMINION BANK 1.25 09/10/2026	97.049	1.70%	485,245.00	(2,881.94)	488,126.94	(4,475.00)
Sale	08/26/2025	3137EAEX3	(450,000.00)	FEDERAL HOME LOAN MORTGAGE CORP 0.375 09/23/2025	99.689	0.43%	448,600.50	(717.19)	449,317.69	(256.50)
Sale	08/27/2025	60934N807	(2,818.09)	FEDERATED HRMS GV O SVC	1.000	3.97%	2,818.09	0.00	2,818.09	0.00
Total Sale			**(1,010,595.53)**				**994,441.03**	**(3,599.13)**	**998,040.16**	**(4,731.50)**
TOTAL DISPOSITIONS			**(1,010,595.53)**				**994,441.03**	**(3,599.13)**	**998,040.16**	**(4,731.50)**
OTHER TRANSACTIONS										
Cash Transfer	08/27/2025	CCYUSD	(2,818.09)	Cash		0.00%	(2,818.09)	0.00	(2,818.09)	0.00
Total Cash Transfer			**(2,818.09)**				**(2,818.09)**	**0.00**	**(2,818.09)**	**0.00**
Coupon	08/01/2025	46625HRY8	0.00	JPMORGAN CHASE & CO 3.782 02/01/2028		5.70%	8,509.50	0.00	8,509.50	0.00
Coupon	08/01/2025	3137H4BY5	0.00	FHMS K-746 A2 2.031 09/25/2028		5.35%	541.60	0.00	541.60	0.00
Coupon	08/01/2025	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.75%	530.42	0.00	530.42	0.00
Coupon	08/01/2025	3137FGZT5	0.00	FHMS K-079 A2 3.926 06/25/2028		4.66%	981.50	0.00	981.50	0.00
Coupon	08/01/2025	3137FG6X8	0.00	FHMS K-077 A2 3.85 05/25/2028		4.65%	2,310.00	0.00	2,310.00	0.00
Coupon	08/01/2025	74340XBL4	0.00	PROLOGIS LP 4.375 02/01/2029		4.52%	6,562.50	0.00	6,562.50	0.00
Coupon	08/07/2025	63743HFX5	0.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		4.88%	12,251.25	0.00	12,251.25	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	08/08/2025	037833EB2	0.00	APPLE INC 0.7 02/08/2026		1.51%	2,450.00	0.00	2,450.00	0.00
Coupon	08/09/2025	532457CK2	0.00	ELI LILLY AND CO 4.5 02/09/2029		4.51%	6,187.50	0.00	6,187.50	0.00
Coupon	08/14/2025	3133EPSW6	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026		4.58%	16,312.50	0.00	16,312.50	0.00
Coupon	08/15/2025	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,698.50	0.00	1,698.50	0.00
Coupon	08/15/2025	756109CF9	0.00	REALTY INCOME CORP 4.75 02/15/2029		5.21%	10,687.50	0.00	10,687.50	0.00
Coupon	08/15/2025	34535VAD6	0.00	FORDO 2024-D A3 4.61 08/15/2029		4.61%	883.58	0.00	883.58	0.00
Coupon	08/15/2025	438516CJ3	0.00	HONEYWELL INTERNATIONAL INC 4.95 02/15/2028		4.44%	11,137.50	0.00	11,137.50	0.00
Coupon	08/15/2025	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.40%	440.00	0.00	440.00	0.00
Coupon	08/15/2025	4581X0EN4	0.00	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029		4.32%	9,796.88	0.00	9,796.88	0.00
Coupon	08/15/2025	44935CAD3	0.00	HART 2025-A A3 4.32 10/15/2029		4.32%	846.00	0.00	846.00	0.00
Coupon	08/15/2025	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		4.23%	652.13	0.00	652.13	0.00
Coupon	08/15/2025	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.74%	129.38	0.00	129.38	0.00
Coupon	08/15/2025	912828V98	0.00	UNITED STATES TREASURY 2.25 02/15/2027		2.53%	4,050.00	0.00	4,050.00	0.00
Coupon	08/15/2025	47787JAC2	0.00	JDOT 2022 A3 2.32 09/15/2026		2.33%	23.00	0.00	23.00	0.00
Coupon	08/15/2025	43815BAC4	0.00	HAROT 2022-1 A3 1.88 05/15/2026		1.88%	7.68	0.00	7.68	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	08/15/2025	9128282A7	0.00	UNITED STATES TREASURY 1.5 08/15/2026		1.11%	7,500.00	0.00	7,500.00	0.00
Coupon	08/21/2025	43813YAC6	0.00	HAROT 2024-3 A3 4.57 03/21/2029		4.57%	894.96	0.00	894.96	0.00
Coupon	08/25/2025	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	712.25	0.00	712.25	0.00
Coupon	08/31/2025	91282CFH9	0.00	UNITED STATES TREASURY 3.125 08/31/2027		3.99%	1,953.13	0.00	1,953.13	0.00
Coupon	08/31/2025	91282CFJ5	0.00	UNITED STATES TREASURY 3.125 08/31/2029		3.47%	7,031.25	0.00	7,031.25	0.00
Total Coupon			**0.00**				**115,080.51**	**0.00**	**115,080.51**	**0.00**
Principal Paydown	08/15/2025	47800AAC4	4,589.65	JDOT 2022-B A3 3.74 02/16/2027		3.74%	4,589.65	--	4,589.65	0.44
Principal Paydown	08/15/2025	47787JAC2	4,440.97	JDOT 2022 A3 2.32 09/15/2026		2.33%	4,440.97	--	4,440.97	0.99
Principal Paydown	08/15/2025	43815BAC4	4,904.97	HAROT 2022-1 A3 1.88 05/15/2026		1.88%	4,904.97	--	4,904.97	0.74
Total Principal Paydown			**13,935.59**				**13,935.59**	**--**	**13,935.59**	**2.16**
TOTAL OTHER TRANSACTIONS			**11,117.50**				**126,198.01**	**0.00**	**126,198.01**	**2.16**

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Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

Benchmark	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

AGENDA REPORT

Department: **Finance**
Prepared by: **Karla Apalategui, Sr. Accounting Assistant**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Warrant Register No. 10 for the Period of 8/29/25 through 9/4/25 in the Amount of $5,094,004.91

RECOMMENDATION:
Ratify Warrants Totaling $5,094,004.91.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Per Government Section Code 37208, below are the payments issued for the period of 8/29/25 – 9/4/25. Consistent with the Department of Finance's practice, listed below are all payments above $50,000.

Vendor	Check/Wire	Amount	Explanation
City of Vista	375825	57,429.00	RSWA–Env Enhancement Distribution
City of San Diego	1000858	1,972,157.00	Metropolitan Sewerage System
Health Net Inc	1000865	65,895.66	Grp# R1192A – August 2025
Health Net Inc	1000865	65,222.94	Grp# R1192A – September 2025
Kaiser Foundation	1000869	234,938.28	Grp# 104220 CID: 3991520200
Kaiser Foundation	1000869	226,338.01	Grp# 104220 CID: 3991520200
Public Emp Retirement	252400113	361,341.43	Service Period 8/5/25 – 8/18/25

FINANCIAL STATEMENT:
Warrant Register Total $5,094,004.91

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – FY26 Warrant Register No. 10

Warrant Register #10
8/29/2025 to 9/4/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
A/P PAYMENTS				
City Mgr				
DEBRA L. REILLY, A	LEGAL INVESTIGATION SERVICE	375830	9/4/2025	28,593.50
NATIONAL CITY CHAMBER	ANNUAL DINNER CEREMONIAL SPONSOR	375842	9/4/2025	2,500.00
NATIONAL CITY CHAMBER	CENTURION AWARDS SPONSORSHIP	375842	9/4/2025	1,000.00
			Total for City Mgr	**32,093.50**
Comm Svcs				
ELIZABETH D. SARMIEN	CONTRACT INST MONTHLY PAYMENT ZUMBA CLA	375832	9/4/2025	77.70
MCGHEE, JOANNE	EMPLOYMENT REIMBURSEMENTJ.M. SSP/CSD	375839	9/4/2025	277.80
PEIRCE, DENISSE	RFW-CONTRACT INST MONTHLY PAYMENT YOGA	375846	9/4/2025	427.00
SMART & FINAL	MOP 45756 FAB DANCE SUPPLIES/CSD	375855	9/4/2025	80.01
			Total for Comm Svcs	**862.51**
Eng/PW				
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	270.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	430.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	525.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	1,066.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	170.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	365.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	395.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	460.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	460.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	463.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	570.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	2,439.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	405.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	405.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	2,900.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	405.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	805.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	805.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	1,400.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	1,605.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	2,100.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	905.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	1,334.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	2,352.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	405.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	405.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	505.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	305.00

Warrant Register #10
8/29/2025 to 9/4/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	440.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375827	9/4/2025	505.00
FERGUSON ENTERPRISES	WASTEWATER SUPPLIES FY26-PW/WW	375833	9/4/2025	1,244.72
HOME DEPOT CREDIT SE	MATERIALS & SUPPLIES FOR STS FY26-PW/STS	375836	9/4/2025	202.08
HOME DEPOT CREDIT SE	SMALL TOOLS FOR WW FY26-PW/WW	375836	9/4/2025	202.08
LEFORT'S SMALL ENGIN	MOP 80702 SMALL ENGINE PARTS FY26-PW/EQM	375837	9/4/2025	180.01
MASTER PERFORMANCE	MOP 86883 AUTO SUPPLIES FY26-PW/EQM	375838	9/4/2025	253.01
MASTER PERFORMANCE	MOP 86883 AUTO SUPPLIES FY26-PW/EQM	375838	9/4/2025	358.85
NATIONAL CITY AUTO T	R&M CITY FLEET FY26-PW/EQM	375840	9/4/2025	230.00
NATIONAL CITY CAR WA	CAR WASH SERVICES FOR FLEET FY26-PW/EQM	375841	9/4/2025	701.50
NATIONAL CITY CAR WA	CAR WASH SERVICES FOR FLEET FY26-PW/EQM	375841	9/4/2025	817.00
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375843	9/4/2025	102.57
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375843	9/4/2025	94.05
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375843	9/4/2025	20.09
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375844	9/4/2025	71.36
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375844	9/4/2025	204.06
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375845	9/4/2025	19.58
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375845	9/4/2025	169.84
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375847	9/4/2025	137.78
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375847	9/4/2025	26.87
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/STS	375847	9/4/2025	476.96
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375847	9/4/2025	80.37
PRUDENTIAL OVERALL	MOP 45742 LAUNDRY SERVICES FY26-PW/PARKS	375848	9/4/2025	80.16
PRUDENTIAL OVERALL	MOP 45742 LAUNDRY SERVICES FY26-PW/WW	375848	9/4/2025	61.44
PRUDENTIAL OVERALL	MOP 45742 LAUNDRY SERVICES FY26-PW/EQM	375848	9/4/2025	85.65
PRUDENTIAL OVERALL	MOP 45742 LAUNDRY SERVICES FY26-PW/PARKS	375848	9/4/2025	105.64
PRUDENTIAL OVERALL	MOP 45742 LAUNDRY SERVICES FY26-PW/STS	375848	9/4/2025	116.74
PRUDENTIAL OVERALL	MOP 45742 LAUNDRY SERVICES FY26-PW/EQM	375848	9/4/2025	85.65
RED WING BUSINESS	WORK BOOTS FOR R.HUERTA FY26-PW/EQM	375850	9/4/2025	190.84
ROADONE	MOP 75948 TOWING SERVICE FY26-PW/EQM	375851	9/4/2025	377.60
SAN DIEGO GAS & ELEC	SERVICE PROVIDER CHARGES FOR 1221 D AVE F	375852	9/4/2025	891.41
SAN DIEGO HYDRAULICS	HOSES FOR STR BACK HOE VEH #88-PW/EQM	375853	9/4/2025	622.12
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375854	9/4/2025	284.05
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375854	9/4/2025	785.70
SUNBELT RENTALS, INC	RENTAL EQUIPMENT FOR WW FY26-PW/FAC	375856	9/4/2025	369.79
SWEETWATER AUTHORITY	WATER BILL FOR WASTEWATER JUN-JUL FY26-F	375857	9/4/2025	138.62
SWEETWATER AUTHORITY	WATER BILL FOR WASTEWATER JUN-JUL FY26-F	375857	9/4/2025	138.62
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/	375857	9/4/2025	138.62
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/	375857	9/4/2025	36.64
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/	375857	9/4/2025	36.64
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/	375857	9/4/2025	60.45

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375861	9/4/2025	547.25
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375861	9/4/2025	1,659.46
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375861	9/4/2025	1,045.40
			Total for Eng/PW	**39,050.27**
Finance				
CORNEJO, JAVIER	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375808	9/2/2025	400.00
DEPASCALE, AARON	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375809	9/2/2025	460.00
FLORES-HERNANDEZ, LY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375810	9/2/2025	20.00
FLORES-HERNANDEZ, LY	RETIREE HEALTH BENEFITS--AUG. 2025	375810	9/2/2025	20.00
IBARRA, JOE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375811	9/2/2025	780.00
MCCABE, TOM	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375812	9/2/2025	280.00
MEEKS, JEFFREY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375813	9/2/2025	460.00
PIERSON, DARREN P	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	375814	9/2/2025	460.00
CITY OF DEL MAR	RSWA - ENV ENHANCEMENT FUND DISTRIBUTION	375817	9/4/2025	3,362.00
CITY OF DEL MAR	RSWA - SB1383 COMPLIANCE ASSISTANCE FY25/	375818	9/4/2025	2,277.00
CITY OF NATIONAL CIT	RSWA - ENV ENHANCEMENT FUND DISTRIBUTION	375819	9/4/2025	25,344.00
CITY OF NATIONAL CIT	RSWA - SB1383 COMPLIANCE ASSISTANCE FY25/	375820	9/4/2025	8,917.00
CITY OF POWAY	RSWA - ENV ENHANCEMENT FUND DISTRIBUTION	375821	9/4/2025	27,596.00
CITY OF POWAY	RSWA - SB1383 COMPLIANCE ASSISTANCE FY25/	375822	9/4/2025	7,968.00
CITY OF SOLANA BEACH	RSWA - ENV ENHANCEMENT FUND DISTRIBUTION	375823	9/4/2025	5,629.00
CITY OF SOLANA BEACH	RSWA - SB1383 COMPLIANCE ASSISTANCE FY25/	375824	9/4/2025	2,000.00
CITY OF VISTA	RSWA - ENV. ENHANCEMENT FUND DISTRIBUTIOI	375825	9/4/2025	57,429.00
CITY OF VISTA	RSWA - SB1383 COMPLIANCE ASSISTANCE FY25/	375826	9/4/2025	18,783.00
HINDERLITER DE LLAMA	CONTRACT/AUDIT SVCS - SALES TAX: JULY-SEPT	375834	9/4/2025	7,026.84
HINDERLITER DE LLAMA	AUDIT SERVICES - TRANSACTIONS TAX - Q1/2025	375835	9/4/2025	1,558.29
THE SIMPLE WEB SOLUT	RSWA - WEB HOSTING & DOMAIN FY2025/2026	375859	9/4/2025	1,709.98
WOODRUFF & SMART	RSWA - REIMBURSEMENTS TO WSS FOR 07/31/20	375862	9/4/2025	800.00
WOODRUFF & SMART	RSWA - REIMBURSEMENTS TO WSS FOR 07/31/20	375862	9/4/2025	94.50
			Total for Finance	**173,374.61**
Fire				
PRUDENTIAL OVERALL S	MOP#45742, 18X18 PURPLE SHOP TOWEL	375848	9/4/2025	25.00
			Total for Fire	**25.00**
IT				
AT&T	SBC/AT&T DATA/PHONES FY26	375815	9/4/2025	60.93
AT&T	SBC/AT&T DATA/PHONES FY26	375815	9/4/2025	2,369.35
AT&T	SBC/AT&T DATA/PHONES FY26	375815	9/4/2025	19,753.50
AT&T	SBC/AT&T DATA/PHONES FY26	375816	9/4/2025	6,770.35
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375828	9/4/2025	2,060.21
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375828	9/4/2025	77.17
VERIZON WIRELESS	VERIZON WIRELESS DATA/PHONES FY26	375860	9/4/2025	479.91
			Total for IT	**31,571.42**

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
Library				
DEMCO INC	DEMCO- ADDRESS STAMPS	375831	9/4/2025	102.72
			Total for Library	**102.72**
Neigh Svcs				
THE SHERWIN WILLIAMS	MOP 77816 PAINT SUPPLIES	375858	9/4/2025	447.03
			Total for Neigh Svcs	**447.03**
Nutrition				
COZZINI BROS., INC.	KNIFE CLEANING SERVICE FOR FY 26	375829	9/4/2025	70.50
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375849	9/4/2025	157.74
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375849	9/4/2025	214.90
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375849	9/4/2025	157.74
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375849	9/4/2025	214.90
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375849	9/4/2025	157.74
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375849	9/4/2025	214.90
			Total for Nutrition	**1,188.42**
			A/P PAYMENTS Total	**278,715.48**
EFT PAYMENTS				
City Mgr				
BLUETRITON BRANDS	MNTHLY WATER DELVRD TO FINACE DEPT.	1000857	8/29/2025	134.38
T'S & SIGNS INC	ALUMNM W/ LAMNTD DECAL - DAMON RET CITY A	1000878	8/29/2025	34.80
T'S & SIGNS INC	EMPLOYEES NEW HIRE POLO SHIRT	1000878	8/29/2025	1,653.00
			Total for City Mgr	**1,822.18**
Comm Svcs				
AMAZON CAPITAL SERVI	YOUTH DANCE CLUB AND MESSY PLAY SUPPLIES	1000856	8/29/2025	445.70
AMAZON CAPITAL SERVI	SUPPLIES FOR NEW PROGRAMMING AT CASA/CS	1000856	8/29/2025	1,995.04
AMAZON CAPITAL SERVI	FAB KIMBALL SR CENTER SUPPLIES/CSD	1000856	8/29/2025	125.03
STAPLES BUSINESS ADV	MOP 45704 FAB OFFICE SUPPLIES	1000875	8/29/2025	103.31
STAPLES BUSINESS ADV	MOP 45704 FAB OFFICE SUPPLIES/CSD	1000875	8/29/2025	75.49
T'S & SIGNS INC	NATIONAL NIGHT OUT STAGE DECORATION/CSD	1000878	8/29/2025	103.31
			Total for Comm Svcs	**2,847.88**
Eng/PW				
AMAZON CAPITAL SERVI	FLASH DRIVE HOLDERS FOR EQM FY26-PW/EQM	1000856	8/29/2025	42.72
CITY OF SAN DIEGO	FY25 METROPOLITAN SEWERAGE SYSTEM TRAN	1000858	8/29/2025	1,972,157.00
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1000859	8/29/2025	385.68
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1000859	8/29/2025	715.96
GRAINGER	MOP 65179 STREET SUPPLIES FY26-PW/STS	1000861	8/29/2025	141.05
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000861	8/29/2025	64.04
GRAINGER	MOP 65179 SAFETY WEARING APPAREL FY26-PW	1000861	8/29/2025	92.56
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000861	8/29/2025	107.56
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000861	8/29/2025	229.57
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000861	8/29/2025	89.61

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
HASA INC	CHEMICALS FOR MUNICIPAL POOL FY26-PW/FAC	1000864	8/29/2025	192.19
INNOVATIVE CONSTRUCT	CIP 18-11 ROOSEVELT AVE CORRIDOR SMART GI	1000866	8/29/2025	1,760.00
JAIME GARCIA, JR,	HAND WASH STATION AND ADA FOR KIMBALL PA	1000867	8/29/2025	88.33
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-P	1000868	8/29/2025	90.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-P	1000868	8/29/2025	250.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-P	1000868	8/29/2025	330.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-P	1000868	8/29/2025	390.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26	1000868	8/29/2025	135.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-P	1000868	8/29/2025	210.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-P	1000868	8/29/2025	1,400.00
NERI LANDSCAPE ARCHI	CIP 22-26 CAMACHO GYM RESTROOMS - ADA	1000870	8/29/2025	5,418.30
POWERSTRIDE BATTERY	MOP 67839 AUTO BATTERIES FY26-PW/EQM	1000871	8/29/2025	396.40
POWERSTRIDE BATTERY	MOP 67839 AUTO BATTERIES FY26-PW/EQM	1000871	8/29/2025	396.40
POWERSTRIDE BATTERY	MOP 67839 AUTO BATTERIES FY26-PW/EQM	1000871	8/29/2025	223.35
POWERSTRIDE BATTERY	MOP 67839 AUTO BATTERIES FY26-PW/EQM	1000871	8/29/2025	266.87
SMART SOURCE OF CALI	MOP 63845 BUSINESS CARDS FY26-PW/ENG	1000873	8/29/2025	159.90
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1000874	8/29/2025	930.18
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1000874	8/29/2025	4,267.35
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1000874	8/29/2025	5,400.00
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1000874	8/29/2025	8,105.52
STAPLES BUSINESS ADV	MOP 45704 OFFICE SUPPLIES FY25-PW/ENG	1000875	8/29/2025	43.48
STAPLES BUSINESS ADV	MOP 45704 OFFICE SUPPLIES FY26-PW/ENG	1000875	8/29/2025	25.62
T MAN TRAFFIC SUPPLY	TRAFFIC SUPPLIES FY26-PW/STS	1000877	8/29/2025	2,372.85
WETMORES	MOP 80333 AUTO SUPPLIES FY26-PW/EQM	1000879	8/29/2025	471.32
WILLY'S ELECTRONIC S	MOP 45763 ELECTRIC SUPPLIES FY26-PW/EQM	1000880	8/29/2025	84.43
WILLY'S ELECTRONIC S	MOP 45763 ELECTRIC SUPPLIES FY26-PW/FAC	1000880	8/29/2025	79.65
			Total for Eng/PW	**2,007,512.89**
Finance				
DELTA DENTAL OF CALI	AUGUST 2025 GRP #05-908600000 DENTAL INS PF	1000860	8/29/2025	18,155.91
HEALTH NET INC	GRP #ZI454F VPE ER: CITY OF NATIONAL CITY -AU	1000865	8/29/2025	9.06
HEALTH NET INC	GRP #ZI454A VPE: CITY OF NATIONAL CITY - AUG	1000865	8/29/2025	316.45
HEALTH NET INC	GRP #LB439F ER: CITY OF NATIONAL CITY - AUGU	1000865	8/29/2025	816.26
HEALTH NET INC	GRP #R1192R ER: CITY OF NATIONAL CITY - AUGU	1000865	8/29/2025	2,890.41
HEALTH NET INC	#N8240A CITY OF NATIONAL CITY HSA PPO IND - /	1000865	8/29/2025	4,240.20
HEALTH NET INC	GRP #LB439A CITY OF NATIONAL CITY - AUGUST	1000865	8/29/2025	31,380.09
HEALTH NET INC	GRP #GX011A CITY OF NATIONAL CITY - AUGUST	1000865	8/29/2025	41,574.49
HEALTH NET INC	GRP #R1192A CITY OF NATIONAL CITY - AUGUST	1000865	8/29/2025	65,895.66
HEALTH NET INC	GRP #ZI454F VPE ER: CITY OF NATIONAL CITY - S	1000865	8/29/2025	9.06
HEALTH NET INC	GRP #ZI454A VPE: CITY OF NATIONAL CITY - SEP	1000865	8/29/2025	313.33
HEALTH NET INC	GRP #LB439F ER: CITY OF NATIONAL CITY - SEP '	1000865	8/29/2025	816.26
HEALTH NET INC	GRP #R1192R ER: CITY OF NATIONAL CITY - SEP '	1000865	8/29/2025	2,890.41

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
HEALTH NET INC	#N8240A CITY OF NATIONAL CITY HSA PPO IND -S	1000865	8/29/2025	4,240.20
HEALTH NET INC	GRP #LB439A CITY OF NATIONAL CITY - SEP '25	1000865	8/29/2025	31,380.09
HEALTH NET INC	GRP #GX011A CITY OF NATIONAL CITY - SEP '25	1000865	8/29/2025	39,471.72
HEALTH NET INC	GRP #R1192A CITY OF NATIONAL CITY - SEP '25	1000865	8/29/2025	65,222.94
KAISER FOUNDATION HE	GRP #104220 CID: 3991520200 CITY OF NATIONAL	1000869	8/29/2025	234,938.28
KAISER FOUNDATION HE	GRP #104220 CID: 3991520200 CITY OF NATIONAL	1000869	8/29/2025	41,891.08
KAISER FOUNDATION HE	GRP #104220 CID: 3991520200 CITY OF NATIONAL	1000869	8/29/2025	226,338.01
KAISER FOUNDATION HE	GRP #104220 CID: 3991520200 CITY OF NATIONAL	1000869	8/29/2025	42,777.48
SMART SOURCE OF CALI	ADMINISTRATIVE CITATION FORM	1000873	8/29/2025	973.34
AGUIRRE, OSCAR	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000881	9/2/2025	560.00
BALLARDO, DAMIAN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000882	9/2/2025	520.00
BAVENCOFF JR, DAVID	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000883	9/2/2025	500.00
BEARD, PATRICIA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000884	9/2/2025	70.00
BEVERIDGE, MARK	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000885	9/2/2025	640.00
BOEGLER, CRAIG	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000886	9/2/2025	260.00
BULL, PARRIS	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000887	9/2/2025	580.00
CAMEON, CHRISTOPHER	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000888	9/2/2025	400.00
CANEDO, RAMON	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000889	9/2/2025	620.00
CASTELLANOS, DAVID	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000890	9/2/2025	500.00
CESNAUSKAS, STEVEN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000891	9/2/2025	400.00
CHELIUS, ANGELA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000892	9/2/2025	460.00
COLLINSON, CURTIS	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000893	9/2/2025	420.00
CONDON, DONALD	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000894	9/2/2025	280.00
CORDERO, ESTELA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000895	9/2/2025	520.00
COVARRUBIAS, ARACELI	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000896	9/2/2025	520.00
DALLA, MICHAEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000897	9/2/2025	900.00
DANESHFAR, ZIA-E-DIN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000898	9/2/2025	250.00
DEESE, LESLIE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000899	9/2/2025	660.00
DESROCHERS, PAUL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000900	9/2/2025	110.00
DIAZ, MIGUEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000901	9/2/2025	680.00
DREDGE, JAMES	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000902	9/2/2025	250.00
DUONG, MINH	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000903	9/2/2025	280.00
EISER III, GEORGE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000904	9/2/2025	250.00
ESPIRITU, DAVID	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000905	9/2/2025	620.00
ETZLER, JEFFREY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000906	9/2/2025	460.00
FABINSKI, DANIEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000907	9/2/2025	220.00
FELIX, YOLANDA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000908	9/2/2025	400.00
FIFIELD, KEITH	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000909	9/2/2025	540.00
FLORES, RICHARD M	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000910	9/2/2025	600.00
GAUT, ANTHONY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000911	9/2/2025	700.00
GONZALES, MANUEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000912	9/2/2025	480.00

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
GONZALEZ, BEATRICE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000913	9/2/2025	680.00
GONZALEZ, WILLIAM	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000914	9/2/2025	660.00
HARLAN, MICHAEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000915	9/2/2025	500.00
HERNANDEZ, JUDITH	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000916	9/2/2025	680.00
HERNANDEZ, RICK	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000917	9/2/2025	400.00
HODGES, BRENDA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000918	9/2/2025	200.00
JASMUND, DONALD	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000919	9/2/2025	680.00
JONES, ANGIL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000920	9/2/2025	60.00
JONES, DEREK	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000921	9/2/2025	480.00
JUNIEL, RODERICK	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000922	9/2/2025	50.00
KIMBLE, RANDY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000923	9/2/2025	300.00
KLOS, FRANK	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000924	9/2/2025	480.00
LAFRENIERE, MICHAEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000925	9/2/2025	660.00
LIMFUECO, MARIA TERE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000926	9/2/2025	160.00
MATIENZO, MARIA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000927	9/2/2025	100.00
MCDANIEL, PATRICK	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000928	9/2/2025	290.00
MUNOZ, LILIA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000929	9/2/2025	640.00
NAGLE, DANIEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000930	9/2/2025	460.00
NOTEWARE, DAVID	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000931	9/2/2025	120.00
OLIVERIA, HERMINIO	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000932	9/2/2025	360.00
PARRA, FRANCISCO	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000933	9/2/2025	400.00
PAUU JR, PENU	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000934	9/2/2025	340.00
PE, RAY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000935	9/2/2025	300.00
PEASE JR, DAVID	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000936	9/2/2025	140.00
POST, ROGER	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000937	9/2/2025	280.00
RAY, STEVEN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000938	9/2/2025	190.00
REDIKOP, BRIAN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000939	9/2/2025	400.00
RIOS, RAMONA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000940	9/2/2025	240.00
RODRIGUEZ, MANUEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000941	9/2/2025	260.00
ROUSTON, JEFFREY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000942	9/2/2025	660.00
RUIZ, JAMES	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000943	9/2/2025	310.00
SAINZ, JOSE LUIS	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000944	9/2/2025	300.00
SERVATIUS, JEFFREY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000945	9/2/2025	340.00
SEWARD, GREGORY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000946	9/2/2025	520.00
SHEPHARD, STEVE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000947	9/2/2025	440.00
SHOEMAKER, MICHAEL	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000948	9/2/2025	480.00
SILVA, LARRY	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000949	9/2/2025	580.00
SMITH, JOE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000950	9/2/2025	320.00
SMITH, MATTHEW	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000951	9/2/2025	560.00
STANICH, COLLEEN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000952	9/2/2025	400.00
TELLEZ, JOSE	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000953	9/2/2025	700.00

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
TIPTON, BARBARA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000954	9/2/2025	250.00
VILLAGOMEZ, JULIAN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000955	9/2/2025	480.00
VILLARIASA, STEVEN	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000956	9/2/2025	480.00
WILKINS, THOMAS	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000957	9/2/2025	520.00
WRIGHT, MARIA ELENA	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000958	9/2/2025	700.00
YBARRA, ALFREDO	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000959	9/2/2025	220.00
YBARRA, ANTONIO	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000960	9/2/2025	540.00
YOUNG, GRAHAM	RETIREE HEALTH BENEFITS - SEPTEMBER 2025	1000961	9/2/2025	560.00
			Total for Finance	**891,060.73**
Fire				
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND AC	1000854	8/29/2025	275.83
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND AC	1000854	8/29/2025	452.55
HAMLYN WILLIAMS INC	TEMP SOA, NARDYEZDA ACOSTA, WE 10-AUG-202	1000863	8/29/2025	1,161.00
HAMLYN WILLIAMS INC	TEMP SOA, NARDYEZDA ACOSTA, W/E-17-AUGUS	1000863	8/29/2025	1,032.00
			Total for Fire	**2,921.38**
HR				
ADMINSURE INC	WC ADMINISTRATION AND CLAIMS REVIEWS - SE	1000855	8/29/2025	9,128.00
STAPLES BUSINESS ADV	MOP #45704/HR/OFFICE SUPPLIES	1000875	8/29/2025	305.39
			Total for HR	**9,433.39**
IT				
GRANICUS	SWAGIT WEBCASTING FY26	1000862	8/29/2025	2,199.16
			Total for IT	**2,199.16**
Library				
AMAZON CAPITAL SERVI	MATERIALS & SUPPLIES- 20TH ANNIVERSARY PAI	1000856	8/29/2025	49.95
AMAZON CAPITAL SERVI	MATERIALS & SUPPLIES- LATEX GLOVES, CIRCUL	1000856	8/29/2025	77.66
AMAZON CAPITAL SERVI	MATERIALS & SUPPLIES- 20TH ANNIVERSARY PAI	1000856	8/29/2025	19.51
			Total for Library	**147.12**
Neigh Svcs				
WILLY'S ELECTRONIC S	MOP 47563 ELECTRONIC SUPPLIES PARKING	1000880	8/29/2025	137.56
WILLY'S ELECTRONIC S	MOP 47563 ELECTRONIC SUPPLIES PARKING	1000880	8/29/2025	61.44
			Total for Neigh Svcs	**199.00**
Nutrition				
STAPLES BUSINESS ADV	OFFICE SUPPLIES NUTRITION MOP 45704	1000875	8/29/2025	15.06
STAPLES BUSINESS ADV	OFFICE SUPPLIES FOR NUTRITION MOP 45704	1000875	8/29/2025	42.84
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000876	8/29/2025	4,197.32
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000876	8/29/2025	536.64
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000876	8/29/2025	4,765.82
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000876	8/29/2025	307.60
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000876	8/29/2025	2,643.23
			Total for Nutrition	**12,508.51**
Police				

Warrant Register #10
8/29/2025 to 9/4/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
SAN DIEGO POLICE EQU	BALLISTIC VESTS FY 2026	1000872	8/29/2025	2,781.31
STAPLES BUSINESS ADV	MOP #45704 / OFFICE SUPPLIES / PD ADMIN	1000875	8/29/2025	40.62
STAPLES BUSINESS ADV	MOP #45704 / OFFICE SUPPLIES / IT TRACY	1000875	8/29/2025	202.21
STAPLES BUSINESS ADV	MOP #45704 / COPY PAPER / PD ADMIN	1000875	8/29/2025	138.62
STAPLES BUSINESS ADV	MOP #45704 / MINOR EQUIPMENT / TRACI W.	1000875	8/29/2025	217.46
			Total for Police	**3,380.22**
			EFT PAYMENTS Total	**2,934,032.46**
Payroll				
PY91680			9/2/2025	2,182.33
			Payroll Total	**2,182.33**
WIRED PAYMENTS				
Finance				
U S BANK	CREDIT CARD STATEMENT – AUGUST 2025	252400090	8/29/2025	48,883.34
PUBLIC EMP RETIREMEN	SERVICE PERIOD 08/05/2025 - 08/18/2025	252400113	8/29/2025	361,341.43
			Total for Finance	**410,224.77**
			WIRED PAYMENTS Total	**410,224.77**
SECTION 8 PAYMENTS				
	HAP PAYMENTS FOR SEC 8		9/1/2025	**1,468,849.87**
			Total for Section 8	**1,468,849.87**
			GRAND TOTAL	**5,094,004.91**

AGENDA REPORT

Department: **Finance**
Prepared by: **Karla Apalategui, Sr. Accounting Assistant**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Warrant Register No. 11 for the Period of 9/5/25 through 9/11/25 in the Amount of $2,586,414.27

RECOMMENDATION:
Ratify Warrants Totaling $2,586,414.27.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Per Government Section Code 37208, below are the payments issued for the period of 9/5/25 – 9/11/25. Consistent with the Department of Finance's practice, listed below are all payments above $50,000.

Vendor	Check/Wire	Amount	Explanation
Wright Construction	1000987	128,345.00	CIP 25-05 Grainger Ave Storm Drain
Public Emp Retiremtn	252530144	359,349.29	Service Period 8/19/25 – 9/01/25

FINANCIAL STATEMENT:
Warrant Register Total $2,586,414.27

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – FY26 Warrant Register No. 11

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
A/P PAYMENTS				
City Atty				
FOZI DWORK & MODAFFE	LEGAL SERVICES / SD UNIFIED MATTER	375879	9/11/2025	4,002.50
			Total for City Atty	**4,002.50**
City Mgr				
KOSMONT & ASSOCIATES	REAL ESTATE ADVISORY SERVICES	375884	9/11/2025	924.30
NATIONAL CITY CHAMBE	ECONOMIC DEVELOPEMENT ACTIVITIES AGREEM	375894	9/11/2025	3,200.00
SHAUN D. SUMNER	CONSULTING SERVICES -AUGUST 2025	375911	9/11/2025	3,500.00
			Total for City Mgr	**7,624.30**
Comm Svcs				
SILVA, JEANETTE	RFW-REFUND LAS PALMAS POOL COMPUTER ER	375912	9/11/2025	56.00
			Total for Comm Svcs	**56.00**
Eng/PW				
ANSER ADVISORY MANAG	WASTEWATER MANAGEMENT SUPP SWEETWATE	375864	9/11/2025	4,785.00
ANSER ADVISORY MANAG	PRELIMINARY DESIGN SERVICES - 33-IN TRUNK S	375864	9/11/2025	5,035.00
ASTER CONSTRUCTION	CIP 24-04 FY24 AND FY25 ADA IMPROVEMENTS PI	375866	9/11/2025	11,881.03
ASTER CONSTRUCTION	CIP 24-04 FY24 AND FY25 ADA IMPROVEMENTS PI	375866	9/11/2025	48,000.97
CANON SOLUTIONS AMER	EQUIPMENT USAGE CHARGE OF ENG PLOTTER/S	375869	9/11/2025	56.73
CANON SOLUTIONS AMER	EQUIPMENT BASE CHARGE OF ENG PLOTTER/SC	375869	9/11/2025	97.43
CLEAR WATER TECHNOLO	WATER TREATMENTS FY26-PW/FAC	375874	9/11/2025	475.00
CLEAR WATER TECHNOLO	WATER TREATMENTS FY26-PW/FAC	375874	9/11/2025	475.00
CLEAR WATER TECHNOLO	WATER TREATMENTS FY26-PW/FAC	375874	9/11/2025	475.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375875	9/11/2025	305.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375875	9/11/2025	405.00
COSCO FIRE PROTECTIO	FIRE SAFETY INSPECTIONS FY26-PW/FAC	375875	9/11/2025	305.00
FENCEWORKS RENTAL SY	REPLACEMENT TEMP FENCING FOR PLAZA BLVD	375878	9/11/2025	1,249.53
HERITAGE ARCHITECTUR	FOR HRTR- PARADISE CREEK WETLAND EXPANS	375881	9/11/2025	3,500.00
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375882	9/11/2025	135.92
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375882	9/11/2025	149.41
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375882	9/11/2025	173.49
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375882	9/11/2025	226.17
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375882	9/11/2025	249.62
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375882	9/11/2025	186.90
KIMLEY HORN AND	CIP 21-28 PARADISE WETLAND	375883	9/11/2025	6,262.88
LACAL EQUIPMENT INC	PARTS FOR STREET SWEEPERS #49 & #50 FY26-F	375885	9/11/2025	5,488.49
LEFORT'S SMALL ENGIN	MOP 80702 AUTO SUPPLIES FY26-PW/EQM	375888	9/11/2025	52.20
MASON'S SAW & LAWNMO	MOP 45729 STREET SUPPLIES FY26-PW/STS	375891	9/11/2025	143.55
NATIONAL CITY CAR WA	CAR WASH SERVICES FOR FLEET FY26-PW/EQM	375893	9/11/2025	1,032.00
NV5 INC	FOR T&A 90710- PACIFIC PLAZA RESIDENCES- E 1	375895	9/11/2025	169.95
NV5 INC	FOR T&A 90732- PUBLIC IMPROVEMENTS AT 2300	375895	9/11/2025	1,215.40
NV5 INC	FOR T&A 90730- PLAN REVIEW FOR 3140 E 2ND S	375895	9/11/2025	1,987.90

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
NV5 INC	FOR T&A 90717- GRADING- INTEGRITY CHARTER	375895	9/11/2025	2,688.31
NV5 INC	FOR T&A 90720- PARKING LOT IMPROVEMENTS A	375895	9/11/2025	370.80
NV5 INC	FOR T&A 90677- DUTCH BROS. COFFEE- 1638 E P	375895	9/11/2025	502.13
NV5 INC	FOR T&A 90732- PUBLIC IMPROVEMENTS AT 2300	375895	9/11/2025	898.68
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375896	9/11/2025	29.36
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375896	9/11/2025	136.99
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375897	9/11/2025	315.32
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375898	9/11/2025	77.00
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	79.38
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	277.41
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	92.43
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	138.50
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	124.67
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	65.53
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375901	9/11/2025	143.21
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	84.87
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	141.23
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	73.17
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	94.65
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	249.89
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	110.84
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	171.70
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	382.69
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIE FY26-PW/WW	375901	9/11/2025	215.23
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	293.87
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	452.88
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY25-PW/FAC	375901	9/11/2025	503.50
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	63.44
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	133.65
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	178.48
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	110.40
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/WW	375901	9/11/2025	72.07
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/STS	375901	9/11/2025	142.61
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	310.18
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/STS	375901	9/11/2025	74.37
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375901	9/11/2025	132.75
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	45.01
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	40.23
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	22.38
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	56.97
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	59.65

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	42.70
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	58.28
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375902	9/11/2025	15.28
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	28.14
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375902	9/11/2025	46.80
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	375902	9/11/2025	16.62
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/STS	375902	9/11/2025	31.10
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	375902	9/11/2025	24.31
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375903	9/11/2025	28.75
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375903	9/11/2025	45.11
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375903	9/11/2025	28.75
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/WW	375903	9/11/2025	55.84
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/PARKS	375903	9/11/2025	80.16
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/STS	375903	9/11/2025	113.84
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375903	9/11/2025	28.75
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375903	9/11/2025	45.11
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/PARKS	375903	9/11/2025	88.65
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/STS	375903	9/11/2025	113.84
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/WW	375903	9/11/2025	150.80
SAN DIEGO HYDRAULICS	MOP 85005 AUTO SUPPLIES FY26-PW/EQM	375906	9/11/2025	118.12
SAN DIEGO HYDRAULICS	STREET SWEEPER REPAIRS VEH #049-PW/EQM	375906	9/11/2025	5,067.42
SAN DIEGO MECHANICAL	HVAC MAINTENANCE FY26-PW/FAC	375907	9/11/2025	47,940.00
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375909	9/11/2025	1,170.82
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375909	9/11/2025	638.09
SEDANO FORD OF LM, I	R&M CITY VEHICLES CREDIT FY26-PW/EQM	375909	9/11/2025	(568.04)
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375909	9/11/2025	284.02
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375909	9/11/2025	284.02
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375909	9/11/2025	524.96
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	375909	9/11/2025	865.47
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	236.91
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	31.58
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	416.55
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	101.14
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	125.95
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	13.50
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	96.71
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	352.38
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	269.80
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	286.41
SITEONE LANDSCAPE SU	MOP 69277 LANSCAPE SUPPLIES FY26-PW/PARKS	375913	9/11/2025	6.07
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARK	375913	9/11/2025	49.52

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARI	375913	9/11/2025	97.51
UNDERGROUND SERVICE	UNDERGROUND SERVICE ALERT FY26-PW/WW	375917	9/11/2025	148.51
UNDERGROUND SERVICE	UNDERGROUND SERVICE ALERT FY26-PW/WW	375917	9/11/2025	898.00
UNITED ROTARY BRUSH	STREET SWEEPER BROOMS & PARTS FY26-PW/E	375918	9/11/2025	398.03
VORTEX INDUSTRIES IN	CITY-WIDE ON SITE REPAIRS FY26-PW/FAC	375919	9/11/2025	3,719.70
VORTEX INDUSTRIES IN	CITY-WIDE ON SITE REPAIRS FY26-PW/FAC	375919	9/11/2025	585.00
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375920	9/11/2025	1,099.06
WAXIE SANITARY SUPPL	JANITORIAL SUPPLIES FY26-PW/FAC	375921	9/11/2025	1,907.32
WAXIE SANITARY SUPPL	JANITORIAL SUPPLIES FY26-PW/FAC	375921	9/11/2025	3,300.24
WHITE CAP, LP	SAFETY APPAREL FOR STREETS FY26-PW/STS	375922	9/11/2025	446.70
WINSUPPLY SOUTH BAY	WATER HEATER FOR PD FY26-PW/FAC	375923	9/11/2025	6,049.65
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375923	9/11/2025	201.50
			Total for Eng/PW	**182,881.45**
Finance				
CITY OF ENCINITAS	RSWA - ENV. ENHANCEMENT FUND DISTRIBUTIOI	375870	9/11/2025	30,640.00
CITY OF ENCINITAS	RSWA - SB1383 COMPLIANCE SUPPT SVCS FY25/2	375871	9/11/2025	10,055.00
CITY OF NATIONAL CIT	PETTY CASH REPLENISHMENT FOR 06/01/25 - 06/3	375872	9/11/2025	20.00
CITY OF NATIONAL CIT	PETTY CASH REPLENISHMENT FOR 06/01/25 - 06/3	375872	9/11/2025	8.13
HDL COREN & CONE	2024-2025 ACFR STATISTICAL PACKAGE	375880	9/11/2025	795.00
SOLANA CENTER FOR	RSWA -SB1383 COMPLIANCE SUPP. SVCS. 4/1/25-	375914	9/11/2025	2,400.00
WOODRUFF & SMART	RSWA - GENERAL MNGR - EXCESS RETAINER FY2	375924	9/11/2025	8,685.00
WOODRUFF & SMART	RSWA - LEGAL SERVCS. - SEPTEMBER 2025	375925	9/11/2025	3,000.00
WOODRUFF & SMART	RSWA - GEN. MANAGER MONTHLY INV. - SEPTEM	375926	9/11/2025	5,250.00
			Total for Finance	**60,853.13**
Fire				
AP TRITON, LLC	EVALUATE AND OPTIMIZE THE EMERGENCY MED	375865	9/11/2025	11,787.50
BRANDON PAULITE	CHALLENGE COIN - FIRE STATIONS	375868	9/11/2025	1,651.25
PRO BUILD COMPANY	MOP #45707, 1-5/8" PG TEN EXTERIOR SCREW 1#	375901	9/11/2025	77.39
PRO BUILD COMPANY	MOP#45707, PREMIX STUCCO PATCH -1 GAL	375901	9/11/2025	93.94
PRO BUILD COMPANY	MOP#45707, 1 EXPRESSIONS EXT FLT CB GAL	375902	9/11/2025	45.72
			Total for Fire	**13,655.80**
HR				
DEPASCALE, AARON	ADVANCED DISABILITY PENSION PAYMENT - SEP	375877	9/11/2025	2,664.24
			Total for HR	**2,664.24**
IT				
CIVICPLUS, LLC	ARCHIVESOCIAL ANNUAL RENEWAL	375873	9/11/2025	1,205.08
CIVICPLUS, LLC	SEECLICKFIX ARCGIS FEATURE SERVICE SUBSCI	375873	9/11/2025	3,616.08
			Total for IT	**4,821.16**
Library				
BAKER & TAYLOR	BAKER AND TAYLOR- DRAGON WAKES WITH THU	375867	9/11/2025	19.95
BAKER & TAYLOR	BAKER AND TAYLOR- ATHLETE IS A GENDER TRU	375867	9/11/2025	12.72

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
BAKER & TAYLOR	BAKER AND TAYLOR- 14 BOOKS	375867	9/11/2025	276.46
BAKER & TAYLOR	BAKER AND TAYLOR-WELCOME TO MURDER WEI	375867	9/11/2025	19.31
BAKER & TAYLOR	BAKER AND TAYLOR- MEDICAL DIAGNOSIS AND T	375867	9/11/2025	118.61
LEXIA VOYAGER SOPRIS	RFW- LEXIA CORE 5 READING STUDENT SUBSCR	375889	9/11/2025	460.00
MIDWEST TAPE, LLC	MIDWEST TAPE- 3 DVD'S	375892	9/11/2025	57.41
MIDWEST TAPE, LLC	MIDWEST TAPE- ACCOUNTANT 2, WIDESCREEN	375892	9/11/2025	26.67
MIDWEST TAPE, LLC	MIDWEST TAPE- 14 BLU-RAYS	375892	9/11/2025	406.06
MIDWEST TAPE, LLC	MIDWEST TAPE- CRIMINAL MINDS DVD	375892	9/11/2025	36.46
MIDWEST TAPE, LLC	MIDWEST TAPE- 2 BLU-RAYS	375892	9/11/2025	73.27
MIDWEST TAPE, LLC	MIDWEST TAPE- 3 BLU-RAYS	375892	9/11/2025	77.56
MIDWEST TAPE, LLC	MIDWEST TAPE- 16 DVD'S	375892	9/11/2025	410.42
PATHFINDER CHILD DEV	SUMMER READING PROGRAM- PATHFINDER, NOT	375899	9/11/2025	500.00
			Total for Library	**2,494.90**
Neigh Svcs				
PRO BUILD COMPANY	MOP 45707 PAINT SUPPLIES	375900	9/11/2025	73.61
PRO BUILD COMPANY	MOP 45707 PAINT SUPPLIES	375900	9/11/2025	401.66
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SVC	375903	9/11/2025	28.58
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SVC	375903	9/11/2025	28.58
			Total for Neigh Svcs	**532.43**
Nutrition				
LASER SAVER INC	PRINTER CARTRIDGE REFILL MOP 45725	375887	9/11/2025	293.52
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375904	9/11/2025	157.74
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375904	9/11/2025	214.90
			Total for Nutrition	**666.16**
Police				
AMIGON, YESENIA	REIMBURSEMENT FOR UNIFORM / YESENIA AMIG	375863	9/11/2025	182.12
CYRACOM INTERNATIONA	LANGUAGE LINE FOR DISPATCH 08/01-08/31/25	375876	9/11/2025	39.65
LASER SAVER INC	TONER CARTRIDGES / STEPHANIE M.	375887	9/11/2025	1,446.10
LEXISNEXIS RISK SOLU	LEXISNEXIS ACCURINT TRAX	375890	9/11/2025	750.00
LEXISNEXIS RISK SOLU	LEXISNEXIS ACCURINT TRAX	375890	9/11/2025	750.00
RIO HONDO COLLEGE	TRAINING TUITION AND MATERIAL FEE FOR PRC	375905	9/11/2025	228.00
SAN DIEGO REGIONAL P	TRAINNING MIGUEL VAZQUEZ REGIONAL ACADEI	375908	9/11/2025	8.00
SEGAL, MARK	REIM: MSEGAL - 2025 THREAT MANAGEMENT COI	375910	9/11/2025	1,782.01
SOTO, CHRISTINA	REIM: CSOTO - INVESTIGATIVE INTERVIEW TRAIN	375915	9/11/2025	617.20
SYMBOLARTS, LLC	RETIRED BADGES/BADGE WALLET 407,466, AND 4	375916	9/11/2025	564.42
SYMBOLARTS, LLC	RETIRED BADGES/BADGE WALLET 407,466, AND 4	375916	9/11/2025	60.00
			Total for Police	**6,427.50**
Risk				
LADCO	GONZALEZ, JOSE LUIS V. CNC/INSPECTION	375886	9/11/2025	140.00
			Total for Risk	**140.00**
			A/P PAYMENTS Total	**286,819.57**

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
EFT PAYMENTS				
City Mgr				
SMART SOURCE OF CALI	MOP# 63845-CM DITAS YAMANE'S BUS CARDS	1000980	9/5/2025	106.02
			Total for City Mgr	**106.02**
Comm Svcs				
AMAZON CAPITAL SERVI	CAMERA CHARGER & BATTERY FOR EVENTS CAM	1000964	9/5/2025	107.63
STAPLES BUSINESS ADV	MOP 45704 CAMACHO OFFICE SUPPLIES/CSD	1000981	9/5/2025	31.74
STAPLES BUSINESS ADV	MOP 45704 CAMACHO OFFICE SUPPLIES/CSD	1000981	9/5/2025	38.11
			Total for Comm Svcs	**177.48**
Council				
ACE UNIFORMS & ACCES	CM YAMANE'S REQUESTED JACKET FOR HER ANI	1000962	9/5/2025	353.42
SMART SOURCE OF CALI	MAYOR'S ASSISTANT LUIS GAMA - BUS CARD	1000980	9/5/2025	54.48
			Total for Council	**407.90**
Eng/PW				
BOOT WORLD	MOP 64096 WORK BOOTS FOR J.BEECHER FY26-I	1000966	9/5/2025	170.47
BOOT WORLD	MOP 64096 WORK BOOTS FOR M. AVILA FY26-PW	1000966	9/5/2025	171.26
BOOT WORLD	MOP 64096 WORK BOOTS FOR J.CASILLAS FY26-I	1000966	9/5/2025	189.96
BOOT WORLD	MOP 64096 WORK BOOTS FOR A.WILLIAMSON FY	1000966	9/5/2025	200.00
BOOT WORLD	MOP 64096 WORK BOOTS FOR V.ACOSTA FY26-P	1000966	9/5/2025	200.00
BOOT WORLD	MOP 64096 WORK BOOTS FOR J.HERRERA FY26-I	1000966	9/5/2025	156.58
BOOT WORLD	MOP 64096 WORK BOOTS FOR F.RIVERA FY26-PV	1000966	9/5/2025	166.37
BOOT WORLD	MOP 64096 WORK BOOTS FOR JO. CASTILLO FY2	1000966	9/5/2025	166.37
BOOT WORLD	MOP 64096 WORK BOOTS FOR R.JIMENEZ FY26-F	1000966	9/5/2025	166.37
BOOT WORLD	MOP 64096 WORK BOOTS FOR O.BECCERRIL FY2	1000966	9/5/2025	171.26
BOOT WORLD	MOP 64096 WORK BOOTS FOR P.RAMIREZ FY26-F	1000966	9/5/2025	181.05
BOOT WORLD	MOP 64096 WORK BOOTS FOR K.ESTUDILLO FY2(	1000966	9/5/2025	195.73
BOOT WORLD	MOP 64096 WORK BOOTS FOR M.SANDOVAL FY2(	1000966	9/5/2025	195.73
BOOT WORLD	MOP 64096 WORK BOOTS FOR O.GARCIA FY26-PV	1000966	9/5/2025	195.73
BOOT WORLD	MOP 64096 WORK BOOTS FOR P.LOPEZ FY26-PW	1000966	9/5/2025	195.73
BOOT WORLD	MOP 64096 WORK BOOTS FOR I. CORTEZ FY26-P'	1000966	9/5/2025	200.00
BOOT WORLD	MOP 64096 WORK BOOTS FOR J.WOODS FY26-PV	1000966	9/5/2025	200.00
BOOT WORLD	MOP 64096 WORK BOOTS FOR T.LUJAN FY26-PW	1000966	9/5/2025	200.00
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1000968	9/5/2025	89.78
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1000968	9/5/2025	48.19
GRAINGER	MOP 65179 WASTEWATER SUPPLIES FY26-PW/W'	1000970	9/5/2025	134.76
GRAINGER	MOP 65179 STREET SUPPLIES FY26-PW/STS	1000970	9/5/2025	179.79
HAAKER EQUIPMENT COM	CARTRIDGES FOR CCTV VAN-PW/WW	1000972	9/5/2025	329.50
HAAKER EQUIPMENT COM	ROTOR NOZZLE FOR WASTEWATER FY25-PW/WV	1000972	9/5/2025	2,791.91
INNOVATIVE CONSTRUCT	CIP 23-15 FY24/25 PAVING PROJECT	1000973	9/5/2025	41,332.00
INNOVATIVE CONSTRUCT	CIP 23-15 FY24/25 PAVING PROJECT	1000973	9/5/2025	12,252.00
INTERNATIONAL EMERGE	WARNING LIGHTS ON CITY VEHICLES FY26-PW/E	1000974	9/5/2025	3,846.97

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
INTERNATIONAL EMERGE	WARNING LIGHTS ON CITY VEHICLES FY26-PW/E	1000974	9/5/2025	375.02
POWERSTRIDE BATTERY	BATTERIES FOR SHOP WHEEL LIFTS FY26-PW/EC	1000977	9/5/2025	3,599.69
POWERSTRIDE BATTERY	MOP 67839 AUTO BATTERIES FY26-PW/EQM	1000977	9/5/2025	124.72
POWERSTRIDE BATTERY	MOP 67839 AUTO BATTERIES FY26-PW/EQM	1000977	9/5/2025	134.26
T'S & SIGNS INC	WEARING APPAREL FOR STREETS FY26-PW/STS	1000983	9/5/2025	481.77
VISTA PAINT	MOP 68834 TRAFFIC PAINT SUPPLIES FY26-PW/S	1000984	9/5/2025	500.03
WETMORES	MOP 80333 AUTO SUPPLIES FY26-PW/EQM	1000985	9/5/2025	292.54
WILLY'S ELECTRONIC S	MOP 45763 ELECTRIC SUPPLIES FY26-PW/EQM	1000986	9/5/2025	100.99
WRIGHT CONSTRUCTION,	CIP 25-05 GRANGER AVENUE STORM DRAIN	1000987	9/5/2025	128,345.00
			Total for Eng/PW	**198,281.53**
Fire				
AMAZON CAPITAL SERVI	FIRE PREVENTION SUPPLIES	1000964	9/5/2025	351.12
INTERWEST CONSULTING	PLAN CHECKS FOR FIRE, FY25-26	1000975	9/5/2025	3,974.10
SHERRILL INC.	REMS EQUIPMENT - LITTER WHEEL AND TWO PIE	1000979	9/5/2025	2,389.22
STAPLES BUSINESS ADV	MOP#45704, CLOROX WIPES, COPY PAPER, PAPE	1000981	9/5/2025	221.87
			Total for Fire	**6,936.31**
Housing				
OFFICE SOLUTIONS BUS	OFFICE SUPPLIES FOR SECTION 8 DEPARTMENT	1000976	9/5/2025	67.31
OFFICE SOLUTIONS BUS	OFFICE SUPPLIES FRO SECTION 8 DEPT	1000976	9/5/2025	114.69
OFFICE SOLUTIONS BUS	OFFICE SUPPLIES FOR SECTION 8 DEPARTMENT	1000976	9/5/2025	18.82
OFFICE SOLUTIONS BUS	OFFICE SUPPLIES FOR SECTION 8 DEPARTMENT	1000976	9/5/2025	35.34
OFFICE SOLUTIONS BUS	OFFICE SUPPLIES FOR SECTION 8 DEPARTMENT	1000976	9/5/2025	175.35
			Total for Housing	**411.51**
IT				
COUNTY OF SAN DIEGO	REGIONAL COMMUNICATIONS SYSTEM (RCS) FY2	1000967	9/5/2025	8,540.00
DEEPNET SECURITY	DEEPNET ANNUAL RENEWAL	1000969	9/5/2025	3,140.00
GRANICUS	SWAGIT WEBCASTING FY26	1000971	9/5/2025	2,199.16
QMINDER LTD	QMINDER SUBSCRIPTION FY26	1000978	9/5/2025	12,588.00
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1000986	9/5/2025	32.65
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1000986	9/5/2025	15.50
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1000986	9/5/2025	89.69
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1000986	9/5/2025	52.36
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1000986	9/5/2025	48.38
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1000986	9/5/2025	119.18
			Total for IT	**26,824.92**
Neigh Svcs				
STAPLES BUSINESS ADV	MOP 45704 OFFICE SUPPLIES	1000981	9/5/2025	41.10
			Total for Neigh Svcs	**41.10**
Nutrition				
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000963	9/5/2025	2,029.63
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000963	9/5/2025	754.62

Warrant Register #11
9/5/2025 to 9/11/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000963	9/5/2025	1,710.07
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000963	9/5/2025	2,893.35
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000963	9/5/2025	1,175.67
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000982	9/5/2025	357.22
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITIC	1000982	9/5/2025	3,616.78
			Total for Nutrition	**12,537.34**
Police				
ACE UNIFORMS & ACCES	DOUBLE NARCAN NASAL SPRAY POUCH	1000962	9/5/2025	448.24
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2026	1000962	9/5/2025	517.20
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2026	1000962	9/5/2025	646.50
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2026	1000962	9/5/2025	64.65
ASSI SECURITY INC	KEY FOB AND MICRO PROXIMITY ACCESS TAG W	1000965	9/5/2025	1,738.02
ASSI SECURITY INC	KEY FOB AND MICRO PROXIMITY ACCESS TAG W	1000965	9/5/2025	19.99
STAPLES BUSINESS ADV	MOP #45704 / DATASTICKS FOR INVESTIGATORS/	1000981	9/5/2025	76.55
STAPLES BUSINESS ADV	MOP #45704 / DATASTICKS / INVESTIGATIONS	1000981	9/5/2025	111.40
STAPLES BUSINESS ADV	MOP #45704 / BLUE POWER INVERTER / TRACI W	1000981	9/5/2025	154.19
STAPLES BUSINESS ADV	MOP #45704 / KEYBOARD MOUSE COMBO / YELM/	1000981	9/5/2025	43.49
			Total for Police	**3,820.23**
Risk				
STAPLES BUSINESS ADV	MOP #45704 / OFFICE SUPPLIES /RISK MANAGEMI	1000981	9/5/2025	75.73
			Total for Risk	**75.73**
			EFT PAYMENTS Total	**249,620.07**
Payroll				
PY91682			9/10/2025	1,644,982.65
			Payroll Total	**1,644,982.65**
WIRED PAYMENTS				
Eng/PW				
ARCO BUSINESS SOLUTI	FUEL FOR CITY FLEET AUG FY26-PW/EQM	252470205	9/5/2025	45,642.69
			Total for Eng/PW	**45,642.69**
Finance				
PUBLIC EMP RETIREMEN	SERVICE PERIOD 08/19/2025 - 09/01/2025	252530144	9/11/2025	359,349.29
			Total for Finance	**359,349.29**
			WIRED PAYMENTS Total	**404,991.98**
			GRAND TOTAL	**2,586,414.27**

AGENDA REPORT

Department: **Finance**
Prepared by: **Karla Apalategui, Sr. Accounting Assistant**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Warrant Register No. 12 for the Period of 9/12/25 through 9/18/25 in the Amount of $3,716,949.26

RECOMMENDATION:
Ratify Warrants Totaling $3,716,949.26.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Per Government Section Code 37208, below are the payments issued for the period of 9/12/25 – 9/18/25. Consistent with the Department of Finance's practice, listed below are all payments above $50,000.

Vendor	Check/Wire	Amount	Explanation
RJ Noble Company	375965	1,193,314.99	CIP 23-15 Pavement Rehab Project
RJ Noble Company	375965	59,161.33	CIP 23-15 Pavement Rehab Project
RJ Noble Company	375965	1,604,686.06	CIP 23-15 Pavement Rehab Project
SDG&E	375968	108,411.40	Gas & Electric Utilities for Facilities
Burke William & Sor	1000993	63,910.40	Legal Services for Cummins Matter
Wright Construction	1001013	138,811.49	CIP 25-05 Granger Ave Storm Drain

FINANCIAL STATEMENT:
Warrant Register Total $3,716,949.26

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – FY26 Warrant Register No. 12

Warrant Register #12
9/12/2025 to 9/18/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
A/P PAYMENTS				
Comm Svcs				
SMART & FINAL	MOP 45756 CAMACHO PROGRAMMING SUPPLIES/C	375979	9/18/2025	18.99
SMART & FINAL	MOP 45756 CASA SUMMER FUN SUPPLIES/CSD	375979	9/18/2025	91.51
SMART & FINAL	MOP 45756 MESSY PLAY SUPPLIES/CSD	375979	9/18/2025	34.29
SMART & FINAL	MOP 45756 MESSY PLAY SUPPLIES/CSD	375979	9/18/2025	12.49
SMART & FINAL	MOP 45756 CASA SUMMER BREAK SUPPLIES/CSD	375979	9/18/2025	34.84
			Total for Comm Svcs	**192.12**
Eng/PW				
AIRGAS USA LLC	MOP 45714 STREET SUPPLIES FY26-PW/STS	375927	9/18/2025	60.80
ANSER ADVISORY MANAG	NTP- GRANT MANAGEMENT VILLA CIVIL	375930	9/18/2025	15,698.02
ANSER ADVISORY MANAG	CIP 19-25 WAYFINDING SIGNAGE	375930	9/18/2025	17,386.00
CAL PACIFIC TRUCK CE	MOP 25101294 AUTO REPAIR FY26-PW/EQM	375933	9/18/2025	490.00
CALIFORNIA ELECTRIC	MOP 445698 ELECTRIC SUPPLIES FY26-PW/FAC	375934	9/18/2025	749.51
DEPT OF INDUSTRIAL R	CONVEYANCE 149767 FY25-PW/FAC	375945	9/18/2025	125.00
FLEET SERVICES INC	MOP 67804 AUTO SUPPLIES FY26-PW/EQM	375947	9/18/2025	126.14
FLEET SERVICES INC	MOP 67804 AUTO SUPPLIES FY26-PW/EQM	375947	9/18/2025	54.76
FLEET SERVICES INC	MOP 67804 AUTO SUPPLIES FY26-PW/EQM	375947	9/18/2025	252.28
GEOSYNTEC CONSULTANT	SEWER CLEANING AND REPAIR SVCS MILE OF CAR	375948	9/18/2025	2,000.00
GEOSYNTEC CONSULTANT	SEWER CLEANING AND REPAIR SVCS MILE OF CAR	375948	9/18/2025	31,800.00
GEOSYNTEC CONSULTANT	COMPENSATORY MITIGATION SUPPORT NTP	375948	9/18/2025	10,039.50
GEOSYNTEC CONSULTANT	COMPLIANCE SUPPORT FOR CITY OF NC	375948	9/18/2025	2,803.00
GEOSYNTEC CONSULTANT	PROPOSAL FOR ENCAMPMENTS CLEANUP-PLAZA A	375948	9/18/2025	5,925.00
GEOSYNTEC CONSULTANT	CNC AS NEEDED ENCAMPMENT CLEANUPS	375948	9/18/2025	6,296.75
GEOSYNTEC CONSULTANT	ENCAMPMENT CLEANUP - CARMAX LOCATION	375948	9/18/2025	21,100.00
GEOSYNTEC CONSULTANT	COMPLIANCE SUPPORT FOR CITY OF NC	375948	9/18/2025	1,779.19
GEOSYNTEC CONSULTANT	DUCK POND ENVIRONMENTAL MONITORING	375948	9/18/2025	1,336.75
HOME DEPOT CREDIT SE	MATERIALS & SUPPLIES FOR STS FY26-PW/STS	375950	9/18/2025	98.67
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375951	9/18/2025	264.78
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375951	9/18/2025	234.74
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375951	9/18/2025	190.91
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375951	9/18/2025	35.10
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375951	9/18/2025	280.08
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	375951	9/18/2025	627.42
LEIGHTON CONSULTING	CIP 22-26 EL TOYON PARK PROP 68 IMPROVEMENT	375954	9/18/2025	2,948.50
LEIGHTON CONSULTING	CIP 22-25 8TH ST MOBILITY HUB FOR THE FRANC	375954	9/18/2025	7,814.00
LEIGHTON CONSULTING	GRANGER AVENUE STORM DRAIN, STC IMPROVEM	375954	9/18/2025	7,983.80
LEIGHTON CONSULTING	CIP 23-15 FY24 AND FY25 PAVEMENT REHABILITATI	375954	9/18/2025	13,971.00
LEIGHTON CONSULTING	CIP 22-26 EL TOYON PARK PROP 68 IMPROVEMENT	375954	9/18/2025	2,330.00
MASTER PERFORMANCE	HOSE REEL FOR PW FY26-PW/EQM	375955	9/18/2025	1,083.62
MASTER PERFORMANCE	MOP 86883 AUTO SUPPLIES FY26-PW/EQM	375955	9/18/2025	465.36

Warrant Register #12
9/12/2025 to 9/18/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
NINYO & MOORE	CIP 24-13 GEOTECH FOR LAS PALMAS PARK IMPRC	375956	9/18/2025	18,278.98
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375957	9/18/2025	331.42
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES FY26-PW/EQM	375957	9/18/2025	25.47
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	(178.15)
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	(60.68)
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	(271.97)
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	114.72
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	221.09
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	315.32
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	43.99
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	178.34
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	41.06
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375958	9/18/2025	45.52
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	375959	9/18/2025	271.97
PERRY FORD-NATIONAL	MOP 45703 AUTO SUPPLIES FY26-PW/EQM	375960	9/18/2025	449.71
PROJECT PROFESSIONAL	CIP 24-18 ON-CALL PROJECT SUPPORT SERVICES	375961	9/18/2025	3,921.25
PROJECT PROFESSIONAL	CIP 24-09 KIMNBALL PARK BASKETBALL COURT FEI	375961	9/18/2025	84.00
PROJECT PROFESSIONAL	CIP 24-10 - KIMBALL PARK BALLFIELD LIGHTING -AF	375961	9/18/2025	489.00
PROJECT PROFESSIONAL	GENERAL ENG PROJECT SUPPORT SERVICES	375961	9/18/2025	530.00
PROJECT PROFESSIONAL	CIP 23-12 PD AND MLK FIRE BACKFLOW PREVENTE	375961	9/18/2025	621.50
PROJECT PROFESSIONAL	CIP 23-15 ON-CALL PROJECT SUPPORT SERVICES	375961	9/18/2025	1,123.25
PROJECT PROFESSIONAL	AMENDMENT # 2 FOR SOLID WASTE ADMINISTRATI	375961	9/18/2025	1,987.50
PROJECT PROFESSIONAL	AMENDMENT # 2 FOR SOLID WASTE ADMINISTRATI	375961	9/18/2025	2,650.00
PROJECT PROFESSIONAL	CIP 24-03 P2 SEWER UPSIZING PROJECT	375961	9/18/2025	10,719.00
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/WW	375962	9/18/2025	52.94
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375962	9/18/2025	28.75
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375962	9/18/2025	45.11
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/PARKS	375962	9/18/2025	97.14
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/FAC	375962	9/18/2025	31.65
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/EQM	375962	9/18/2025	85.65
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/STS	375962	9/18/2025	116.74
PRUDENTIAL OVERALL S	MOP 45742 LAUNDRY SERVICES FY26-PW/WW	375963	9/18/2025	55.24
RJ NOBLE COMPANY	CIP 23-15 PAVEMENT REHABILITATION PROJECT	375965	9/18/2025	1,193,314.99
RJ NOBLE COMPANY	CIP 23-15 PAVEMENT REHABILITATION PROJECT	375965	9/18/2025	59,161.33
RJ NOBLE COMPANY	CIP 23-15 PAVEMENT REHABILITATION PROJECT	375965	9/18/2025	1,604,686.06
ROADONE	MOP 75948 AUTO SUPPLIES FY26-PW/EQM	375966	9/18/2025	288.00
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS SEPT FY26-PW/S	375967	9/18/2025	711.21
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES SEPT FY26·	375967	9/18/2025	4,919.37
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS SEPT FY26-PW/S	375967	9/18/2025	11,540.00
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS SEPT FY26-PW/S	375967	9/18/2025	11.45
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES SEPT FY26·	375968	9/18/2025	108,411.40

Warrant Register #12
9/12/2025 to 9/18/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR WASTEWATER SEPT FY26	375968	9/18/2025	2,126.11
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS SEPT FY26-PW/I	375968	9/18/2025	38,789.19
SAN DIEGO HYDRAULICS	REPAIR STR PATCH TRUCK #087-PW/EQM	375969	9/18/2025	1,354.06
SAN DIEGO HYDRAULICS	MOP 85005 AUTO SUPPLIES FY26-PW/EQM	375969	9/18/2025	259.67
SAN DIEGO HYDRAULICS	REPAIR HYDRAULIC SYST ON VEH #97 FY26-PW/EQ	375969	9/18/2025	1,431.63
SAN DIEGO HYDRAULICS	MOP 85005 AUTO SUPPLIES FY26-PW/EQM	375969	9/18/2025	81.54
SAN DIEGO MECHANICAL	HVAC MAINTENANCE FY26-PW/FAC	375970	9/18/2025	764.00
SAN DIEGO MECHANICAL	HVAC MAINTENANCE FY26-PW/FAC	375970	9/18/2025	896.61
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARKS	375978	9/18/2025	117.71
SO CAL TRUCK STOP	MOP 45758 DIESEL FY26-PW/EQM	375980	9/18/2025	23.28
SO CAL TRUCK STOP	MOP 45758 PROPANE FY26-PW/EQM	375980	9/18/2025	32.77
SOLANA CENTER FOR	SB 1383 COMPLIANCE SUPPORT SERVICES	375981	9/18/2025	7,841.93
SPEEDPRO IMAGING	VEHICLE DECALS FY26-PW/EQM	375982	9/18/2025	161.63
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	36.64
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	50.33
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	60.45
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	60.45
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	60.45
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	88.09
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	119.09
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	126.00
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	181.62
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	188.53
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	802.26
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	1,016.54
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	1,051.02
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS JUN-AUG FY26-PW/P/	375983	9/18/2025	2,667.96
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	3,048.08
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	4,022.39
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	5,114.17
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES JUN-AUG FY26-P\	375983	9/18/2025	10,049.45
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	46.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	48.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	48.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	48.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	52.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	52.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	52.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	72.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	72.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	79.00

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	93.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	105.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	105.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	112.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	114.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	115.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	375986	9/18/2025	132.00
THE SAN DIEGO UNION	CIP 19-24 BAYS ADVERTISING; NOTICE INVITING BII	375987	9/18/2025	962.17
UNITED ROTARY BRUSH	STREET SWEEPER BROOMS & PARTS FY26-PW/EQ	375988	9/18/2025	893.29
VALLEY INDUSTRIAL SP	MOP 46453 INDUSTRIAL SUPPLIES FY26-PW/FAC	375989	9/18/2025	244.69
VALLEY INDUSTRIAL SP	MOP 46453 INDUSTRIAL SUPPLIES FY26-PW/FAC	375989	9/18/2025	168.16
VALLEY INDUSTRIAL SP	MOP 46453 INDUSTRIAL SUPPLIES FY26-PW/FAC	375989	9/18/2025	142.86
VORTEX INDUSTRIES IN	CITY-WIDE ON SITE REPAIRS FY26-PW/FAC	375991	9/18/2025	1,685.00
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375992	9/18/2025	1,637.05
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375992	9/18/2025	363.98
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	375992	9/18/2025	614.18
WAXIE SANITARY SUPPL	BPO: JANITORIAL SUPPLIES FY25-PW/FAC	375993	9/18/2025	2,538.37
WEST COAST ARBORISTS	CITY-WIDE TREE TRIMMING FY26-PW/PARKS	375994	9/18/2025	9,755.00
WHITE CAP, LP	PNEUMATIC FLATBED APPLICATOR WORKTABLE S	375995	9/18/2025	23,490.00
WHITE CAP, LP	MOP 25101280 SAFETY VESTS FY26-PW/STS	375995	9/18/2025	153.01
WHITE CAP, LP	MOP 25101280 STREET SUPPLIES FY26-PW/STS	375995	9/18/2025	14.86
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375996	9/18/2025	206.07
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375996	9/18/2025	379.76
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375996	9/18/2025	140.29
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375996	9/18/2025	213.77
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375996	9/18/2025	246.38
WINSUPPLY SOUTH BAY	PLUMBING SUPPLIES FY26-PW/FAC	375996	9/18/2025	55.46
			Total for Eng/PW	**3,309,713.00**
Finance				
CITY OF DEL MAR	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375935	9/18/2025	7,000.00
CITY OF ENCINITAS	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375936	9/18/2025	7,000.00
CITY OF ESCONDIDO	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375937	9/18/2025	7,000.00
CITY OF NATIONAL CIT	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375938	9/18/2025	7,000.00
CITY OF POWAY	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375939	9/18/2025	7,000.00
CITY OF SOLANA BEACH	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375940	9/18/2025	7,000.00
CITY OF VISTA	RSWA - PAYMENT FOR HHW EDUCATIONAL FY25/26	375941	9/18/2025	7,000.00
RELIANCE STANDARD	SEPT. 2025 - GRP VAI826233, VCI801146, & VG18084	375964	9/18/2025	7,699.88
THE LINCOLN NATIONAL	OCT '25 - GRP #415491 LIFE & AD&D, STD, LTD INSU	375985	9/18/2025	2,787.75
THE LINCOLN NATIONAL	OCT '25 - GRP #415491 LIFE & AD&D, STD, LTD INSU	375985	9/18/2025	1,653.08
THE LINCOLN NATIONAL	OCT '25 - GRP #415491 LIFE & AD&D, STD, LTD INSU	375985	9/18/2025	9,239.51
THE LINCOLN NATIONAL	OCT '25 - GRP #415491 LIFE & AD&D, STD, LTD INSU	375985	9/18/2025	53.03

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
THE LINCOLN NATIONAL	OCT '25 - GRP #415491 LIFE & AD&D, STD, LTD INSU	375985	9/18/2025	17.68
THE LINCOLN NATIONAL	OCT '25 - GRP #415491 LIFE & AD&D, STD, LTD INSU	375985	9/18/2025	118.39
			Total for Finance	**70,569.32**
Fire				
FASTSIGNS	BLACK RTA NUMBERS ON FS34 VEHICLES	375946	9/18/2025	80.39
FASTSIGNS	BLACK RTA NUMBERS ON FS34 VEHICLES	375946	9/18/2025	90.00
HARRIS, SCOTT W	REIMBURSEMENT: PARAMEDIC LIC RECERT FEE	375949	9/18/2025	250.00
WAXIE SANITARY SUPPL	JANITORIAL SUPPLIES FOR FIRE STATIONS, FY25-2	375993	9/18/2025	1,933.96
			Total for Fire	**2,354.35**
HR				
SMART & FINAL	MOP #45756/HARASSMENT TRAININGS SUPPLIES/H	375979	9/18/2025	34.38
			Total for HR	**34.38**
IT				
AT&T	SBC/AT&T DATA/PHONES FY26	375931	9/18/2025	124.47
AT&T	SBC/AT&T DATA/PHONES FY26	375931	9/18/2025	199.00
AT&T	SBC/AT&T DATA/PHONES FY26	375931	9/18/2025	1,933.06
AT&T	SBC/AT&T DATA/PHONES FY26	375932	9/18/2025	3,215.01
CORELOGIC SOLUTIONS	REALQUEST REPORTING FOR FY26	375942	9/18/2025	5.08
CORELOGIC SOLUTIONS	REALQUEST REPORTING FOR FY26	375942	9/18/2025	298.90
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375943	9/18/2025	174.00
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375943	9/18/2025	224.73
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375943	9/18/2025	454.96
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375943	9/18/2025	302.53
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	375943	9/18/2025	2,060.21
			Total for IT	**8,991.95**
Library				
JOSE F GONZALEZ	CULTURE CLUB, 9/18/25 HISPANIC HERITAGE EVEN	375952	9/18/2025	312.50
			Total for Library	**312.50**
Nutrition				
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	375928	9/18/2025	304.48
ALL FRESH PRODUCTS	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	375929	9/18/2025	910.42
COZZINI BROS., INC.	KNIFE CLEANING SERVICE FOR FY 26	375944	9/18/2025	70.50
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375963	9/18/2025	157.74
PRUDENTIAL OVERALL S	LAUNDRY AND CONSUMABLES FOR FY26	375963	9/18/2025	214.90
THE LLOYD PEST CONTR	PEST CONTROL FOR MAY 2025	375986	9/18/2025	162.00
THE LLOYD PEST CONTR	PEST CONTROL FOR JUNE 2025	375986	9/18/2025	162.00
THE LLOYD PEST CONTR	PEST CONTROL FOR JULY 2025	375986	9/18/2025	162.00
			Total for Nutrition	**2,144.04**
Police				
L C ACTION	PEPPERBALL INERT	375953	9/18/2025	1,163.36
L C ACTION	PEPPERBALL INERT	375953	9/18/2025	45.00

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
L C ACTION	PEPPERBALL LIVE-X	375953	9/18/2025	2,425.36
SAN DIEGO MIRAMAR CO	TUITION FOR AOT ROT PRC T3257	375971	9/18/2025	23.00
SAN DIEGO MIRAMAR CO	TRAINING TUITION AOT FOR PRC T3257	375972	9/18/2025	23.00
SAN DIEGO MIRAMAR CO	TRAINING AOT TUITION FOR PRC T22975	375973	9/18/2025	46.00
SAN DIEGO MIRAMAR CO	TRAINING AOT TUITION FOR PRC T22975	375974	9/18/2025	46.00
SAN DIEGO MIRAMAR CO	TRAINING AOT TUITION FOR PRC T3257	375975	9/18/2025	46.00
SAN DIEGO MIRAMAR CO	TRAINING TUITION FOR BASIC TC FOR CABATU	375976	9/18/2025	46.00
SAN DIEGO MIRAMAR CO	TRAINING TUITION FOR AOT PRC T3257	375977	9/18/2025	46.00
THE COUNSELING TEAM	EMPLOYEE SUPPORT SERVICE / SEPT	375984	9/18/2025	1,200.00
VERIZON WIRELESS	VERIZON CALL DETAIL RECORD REPORT	375990	9/18/2025	75.00
			Total for Police	**5,184.72**
			A/P PAYMENTS Total	**3,399,496.38**

EFT PAYMENTS

City Atty

BURKE WILLIAMS & SOR	LEGAL SERVICES FOR CUMMINS MATTER	1000993	9/12/2025	63,910.40
BURKE WILLIAMS & SOR	LEGAL SERVICES FOR GVRO	1000993	9/12/2025	595.50
DEVANEY PATE MORRIS	LEGAL SERVICES FOR THE PORT OF SD	1000996	9/12/2025	4,950.00
			Total for City Atty	**69,455.90**

City Mgr

LIEBERT CASSIDY WHI	LEGAL SERVICES FOR LABOR NEGOT FFA	1001001	9/12/2025	4,797.50
LIEBERT CASSIDY WHI	LEGAL SERVICES FOR LABOR NEGOT MEA	1001001	9/12/2025	17,337.50
STAPLES BUSINESS ADV	MOP#45704 - CMO OFFICE SUPPLIES	1001005	9/12/2025	312.09
STAPLES BUSINESS ADV	MOP#45704-WORK STATION ITEMS FOR DEPARTME	1001005	9/12/2025	325.92
			Total for City Mgr	**22,773.01**

Comm Svcs

AMAZON CAPITAL SERVI	NC MOVIE NIGHTS & CAMACHO REC SUPPLIES/CSD	1000990	9/12/2025	88.35
AMAZON CAPITAL SERVI	NC MOVIE NIGHTS & CAMACHO REC SUPPLIES/CSD	1000990	9/12/2025	161.09
T'S & SIGNS INC	NC MOVIE NIGHTS SUPPLIES/CSD	1001007	9/12/2025	101.02
T'S & SIGNS INC	NC MOVIE NIGHTS SUPPLIES/CSD	1001007	9/12/2025	300.00
			Total for Comm Svcs	**650.46**

Eng/PW

AMAZON CAPITAL SERVI	DOGGIE BAG DISPENSERS FY26-PW/PARKS	1000990	9/12/2025	240.00
AMAZON CAPITAL SERVI	FILTERS FOR AIR PURIFIER FY26-PW/ENG	1000990	9/12/2025	28.73
ASSI SECURITY INC	CITY-WIDE SECURITY REPAIRS FY26-PW/FAC	1000991	9/12/2025	300.00
D-MAX ENGINEERING IN	FOR T&A 90716- SUPER STAR CAR WASH- 1820 E PI	1000994	9/12/2025	101.54
D-MAX ENGINEERING IN	ENV SVCS -PARADISE CREEK RESTORATION IN KIM	1000994	9/12/2025	836.40
D-MAX ENGINEERING IN	FOR T&A 90716- SUPER STAR CAR WASH- 1820 E PI	1000994	9/12/2025	440.02
GRAINGER	MOP 65179 CREDIT FOR 9616497153 FY26-PW/FAC	1000997	9/12/2025	(229.57)
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000997	9/12/2025	56.44
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000997	9/12/2025	92.56
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000997	9/12/2025	9.93

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000997	9/12/2025	21.16
GRAINGER	MOP 65179 STREET SUPPLIES FY26-PW/STS	1000997	9/12/2025	333.65
GRAINGER	MOP 65179 STREET SUPPLIES FY26-PW/STS	1000997	9/12/2025	3.05
GRAINGER	MOP 65179 BUILDING SUPPLIES FY26-PW/FAC	1000997	9/12/2025	284.66
HASA INC	CHEMICALS FOR MUNICIPAL POOL FY26-PW/FAC	1000998	9/12/2025	1,317.70
HASA INC	CHEMICALS FOR MUNICIPAL POOL FY26-PW/FAC	1000998	9/12/2025	1,142.15
HASA INC	CHEMICALS FOR MUNICIPAL POOL FY26-PW/FAC	1000998	9/12/2025	915.10
HASA INC	CHEMICALS FOR MUNICIPAL POOL FY26-PW/FAC	1000998	9/12/2025	783.15
KTUA	CMO CONSTRUCTION & PILOT TEST PERIOD PH4	1001000	9/12/2025	412.26
SOUTH BAY FOUNDRY,	SEWER SUPPLIES FY26-PW/WW	1001003	9/12/2025	560.30
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1001004	9/12/2025	2,549.46
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1001004	9/12/2025	5,400.00
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1001004	9/12/2025	6,285.19
SOUTHWEST SIGNAL SER	INTERSECTON MAINTENANCE FY26-PW/STS	1001004	9/12/2025	12,828.50
STAPLES BUSINESS ADV	MOP 45704 OFFICE SUPPLIES FY26-PW/ENG	1001005	9/12/2025	139.66
TERRA BELLA NURSERY	WOOD CHIPS FOR PARKS FY26-PW/PARKS	1001008	9/12/2025	64.59
TERRA BELLA NURSERY	WOOD CHIPS FOR PARKS FY26-PW/PARKS	1001008	9/12/2025	242.44
TERRA BELLA NURSERY	WOOD CHIPS FOR PARKS FY26-PW/PARKS	1001008	9/12/2025	242.44
VISTA PAINT	MOP 68834 TRAFFIC PAINT SUPPLIES FY26-PW/STS	1001010	9/12/2025	362.82
WESTFLEX INDUSTRIAL	MOP 63850 SEWER SUPPLIES FY26-PW/WW	1001011	9/12/2025	123.37
WESTFLEX INDUSTRIAL	MOP 63850 SEWER SUPPLIES FY26-PW/WW	1001011	9/12/2025	38.06
WESTFLEX INDUSTRIAL	MOP 63850 SEWER SUPPLIES FY26-PW/WW	1001011	9/12/2025	126.13
WILLY'S ELECTRONIC S	MOP 45763 ELECTRIC SUPPLIES FY26-PW/PARKS	1001012	9/12/2025	7.44
WILLY'S ELECTRONIC S	MOP 45763 ELECTRIC SUPPLIES FY26-PW/EQM	1001012	9/12/2025	130.11
WRIGHT CONSTRUCTION,	CIP 25-05 GRANGER AVENUE STORM DRAIN	1001013	9/12/2025	138,811.49
			Total for Eng/PW	**175,000.93**
Fire				
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND ACC	1000988	9/12/2025	17.25
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND ACC	1000988	9/12/2025	70.79
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND ACC	1000988	9/12/2025	23.71
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND ACC	1000988	9/12/2025	242.44
			Total for Fire	**354.19**
Neigh Svcs				
ACE UNIFORMS & ACCES	ACE UNIFORMS PACKABLE HAT	1000988	9/12/2025	53.86
ACE UNIFORMS & ACCES	PACKABLE HAT - PARKING COHEN /ACE UNIFORMS	1000988	9/12/2025	53.86
ACE UNIFORMS & ACCES	UNIFORMS PARKING COHEN/ACE UNIFORMS	1000988	9/12/2025	120.68
BOOT WORLD	MOP 64096 BOOT WORLD SORIANO	1000992	9/12/2025	97.86
VISTA PAINT	MOP 68834 PAINT SUPPLIES	1001010	9/12/2025	453.17
VISTA PAINT	MOP 68834 PAINT SUPPLIES	1001010	9/12/2025	474.51
VISTA PAINT	MOP 68834 PAINT SUPPLIES	1001010	9/12/2025	28.05
VISTA PAINT	MOP 68834 PAINT SUPPLIES	1001010	9/12/2025	90.00

Warrant Register #12
9/12/2025 to 9/18/2025

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
			Total for Neigh Svcs	**1,371.99**
Nutrition				
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1000989	9/12/2025	304.41
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1000989	9/12/2025	2,517.88
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1000989	9/12/2025	2,523.13
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1000989	9/12/2025	46.75
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1000989	9/12/2025	628.80
ALDEMCO	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1000989	9/12/2025	1,146.05
PACIFIC REFRIGERATIO	KITCHEN EQUIPMENT SERVICE AND MAINTENANCE	1001002	9/12/2025	233.00
STAPLES BUSINESS ADV	OFFICE SUPPLIES FOR NUTRITION MOP 45704	1001005	9/12/2025	655.38
STAPLES BUSINESS ADV	OFFICE SUPPLIES FOR NUTRITION MOP 45704	1001005	9/12/2025	42.33
STAPLES BUSINESS ADV	OFFICE SUPPLIES FOR NUTRITION MOP 45704	1001005	9/12/2025	411.83
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1001006	9/12/2025	226.08
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1001006	9/12/2025	2,406.68
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1001006	9/12/2025	155.16
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES AS NEEDED FOR NUTRITION	1001006	9/12/2025	4,714.44
			Total for Nutrition	**16,011.92**
Police				
ASSI SECURITY INC	ULTRA CARD SET UP	1000991	9/12/2025	1,844.68
ASSI SECURITY INC	ULTRA CARD SET UP	1000991	9/12/2025	20.00
INTERNATIONAL EMERGE	UC INSTALLATION RADIO, SPEAKER, ANTENNA	1000999	9/12/2025	380.00
STAPLES BUSINESS ADV	MOP #45704 / VARIOUS OFFICE SUPPLIES / PD ADM	1001005	9/12/2025	135.68
STAPLES BUSINESS ADV	MOP #45704 / 4-TIER STACKABLE PAPER TRAY / YEI	1001005	9/12/2025	43.49
STAPLES BUSINESS ADV	MOP #45704/COPY PAPER 8.5X11 & SIMPLE GRN / A	1001005	9/12/2025	78.79
STAPLES BUSINESS ADV	MOP #45704 / DATA STICK FOR PORTRAITS / PD AD	1001005	9/12/2025	89.24
TYLER TECHNOLOGIES I	RED HAT MIGRATION SERVICES	1001009	9/12/2025	3,040.00
			Total for Police	**5,631.88**
Risk				
DEAN GAZZO ROISTACHE	MARRON, CESAR/RAMIREZ, E. V. CNC, ET AL.	1000995	9/12/2025	79.00
DEAN GAZZO ROISTACHE	UMANA, ROBERTO, ET AL, V. CNC, ET AL.	1000995	9/12/2025	357.50
DEAN GAZZO ROISTACHE	DARWISH, MARIEM V. CNC, ET AL.	1000995	9/12/2025	397.65
DEAN GAZZO ROISTACHE	ALEGRE, ESTATE OF LUIS JOSUE, ET AL. V. CNC, E	1000995	9/12/2025	895.00
DEAN GAZZO ROISTACHE	ABBOTT, MARTHA V. CNC, ET AL.	1000995	9/12/2025	1,170.78
DEAN GAZZO ROISTACHE	PORTILLO, ABIGAIL V. AMER GOLF CORP, ET AL.	1000995	9/12/2025	1,625.85
DEAN GAZZO ROISTACHE	VARGAS, NORA V. CNC, ET AL.	1000995	9/12/2025	1,773.09
DEAN GAZZO ROISTACHE	GOGUE, III, TOMAS V. CNC, ET AL.	1000995	9/12/2025	3,571.40
			Total for Risk	**9,870.27**
			EFT PAYMENTS Total	**301,120.55**
SECTION 8	HAPS FOR SEC 8		9/15/2025	16332.33
			Total for Risk	**16,332.33**
		GRAND TOTAL		**3,716,949.26**

AGENDA REPORT

Department: **Planning**
Prepared by: **Martin Reeder, AICP – Acting Director of Community Development**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Continued Public Hearing – Adoption of an Amendment of NCMC 9.38 Establishing a Tobacco Retail License Program

RECOMMENDATION:
Adopt the Ordinance Entitled, "An Ordinance of the City Council of the City of National City, California, Amending Title 9 of the National City Municipal Code by Amending Chapter 9.38 Pertaining to Tobacco Retailer Licensing and Restricting the Sale, Display and Promotion of Tobacco to Youth."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
The City Council held a public hearing at their meeting of October 21, 2025 and introduced the Ordinance with changes to sections 9.38.050, 9.38.110 (A), and 9.38.160 (A).

EXPLANATION:
On October 21, 2025, the City Council rescinded the previously-adopted Ordinance 2025-2547 and re-introduced the Ordinance. The attached draft Ordinance contains the changes noted above and discussed at the public hearing. A draft Chapter 9.38 is included as Exhibit B that includes the changes in strikethrough/underline format.

Background:
In addition to the regulations contained in Chapter 9.38, Title 18 (Zoning) also contains regulations pertaining to tobacco specialty businesses, defined as a business with more than forty percent of the floor area devoted to the use, display, and/or sales of tobacco products and/or paraphernalia. Chapter 18.30.230 requires a Conditional Use Permit for such a use.

In 2018 the City Council adopted amendments to Chapters 9.37 (Prohibition of Smoking in Open Air Dining Areas), 9.38, and Chapter 10.52 (Regulations for the use of municipal parks, playgrounds and golf courses). These amendments generally amended definitions of tobacco products to include electronic cigarettes.

In California, it is illegal for retailers and clerks to sell tobacco products to anyone under the age of 21. This law applies to the sale of traditional tobacco products like cigarettes as well as to the sale of electronic smoking devices like e-cigarettes and tobacco product paraphernalia. There is also a requirement for all retailers that sell electronic smoking devices in California to apply to the California Department of Tax and Fee Administration (CDTFA) for a license. However, this is for taxation purposes. California law also now prohibits the sale of most flavored tobacco products, including e-cigarettes and menthol cigarettes. This law went into effect on December 21, 2022.

This Code Amendment request was made via a Policy 105 action that was initiated based on communication with National City For Better Health, in collaboration with SAY San Diego, administrators of the San Diego Smoke-Free Project, which encouraged adoption of a Tobacco Retail License (TRL) policy. The TRL program is aimed at ensuring local and state tobacco laws are being followed. The program, while containing rules already encompassed at the state level, would place the administrative and enforcement burden for compliance with the City. The intention of the program is for it to be supported through license fees. The main components of a TRL include:

- No new license within a thousand feet of youth-oriented facilities
- No new license within a thousand feet of another tobacco retailer
- No new license within a thousand feet of a cannabis retailer
- Total number of retail licenses limited to one per 2,500 residents
- No sales of flavored tobacco products
- Packaging, labeling, and pricing consistent with manufacturer's specifications and applicable federal requirements
- Annual renewable permit
- No transfer of license between location or person
- Compliance monitoring

All other components of the existing Municipal Code sections are maintained in some form in suggested language provided by SAY San Diego and incorporated in the attached Draft Ordinance (Exhibit B), with the license cap of 54 and additional compliance check language, as mentioned above. The license fees were recommended as per staff's suggestion ($700).

On October 1, 2025, the City Council received a letter from counsel for the Neighborhood Market Association demanding that the City Cure and Correct – Tobacco Retail License Ordinance relating to an alleged violation of the Ralph M. Brown Act. The City maintained that the adoption of the Tobacco Retailer License Program Ordinance on September 16, 2025 did not violate the Ralph M. Brown Act. However, due to the importance of this item, the City desired to give the public additional opportunity to participate and discuss this item. Therefore, Ordinance 2025-2547 was rescinded and the Tobacco Retail License Program Ordinance re-introduced.

FINANCIAL STATEMENT:
The proposed license fee of $700 is intended to pay for staff time associated with business inspections. Based on the 54 existing retail outlets selling tobacco, the total annual fee collected would amount to approximately $37,800, which may cover some or all of the cost of 54 annual business inspections and allow for a decoy compliance check program to augment staff inspections. This amount of revenue is not enough revenue to start up the program and to accomplish the full administration of the program on an annual basis. It is anticipated that program proponents will fulfill their promise to help the city to acquire grant and other funding to support the program. The City is intending to fund this program through the general fund and seek to cover expenses through fees, fines and grant funds.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Health, Environment, and Sustainability

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Second Reading

EXHIBITS:
Exhibit A – Current Chapter 9.38
Exhibit B – Draft Chapter 9.38 strikethrough underline
Exhibit C – Draft Ordinance

Chapter 9.38 RESTRICTING THE SALE, DISPLAY AND PROMOTION OF TOBACCO PRODUCTS OR CIGARETTES TO MINORS

9.38.010 Purpose and intent.

It is the purpose and intent of the city council to enact regulations further restricting the sale or display of tobacco products and cigarettes in the city to minors, beyond that provided for by state law. Accordingly, the city council enacts the following regulations as not preempted by the Federal Cigarette Labeling and Advertising Act, 15 U.S Code Section 1332, et seq.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.020 Definitions.

For purposes of this chapter:

"Advertising display" means a sign, sign-board, billboard, poster, or banner that is temporarily or permanently placed within a building or displayed in the window(s) of a commercial establishment to advertise or promote products. It does not include printed material on the container of a product sold at retail.

"Cigarette," as used in this chapter and as defined by 15 U.S. Code Section 1332, means: (A) any roll of tobacco wrapped in paper or in any substance not containing tobacco; and (B) any roll of tobacco wrapped in any substance containing tobacco which, because of its appearance, the type of tobacco used in the filler, or its packaging and labeling, is likely to be offered to, or purchased by, consumers as a cigarette described in subparagraph A of this definition.

"Playground" means any outdoor premises or grounds owned or operated by the city, a public or private school, childcare center, or youth or recreational center, that contains any play or athletic equipment used or intended to be used by minors.

"Recreation center or facility" means any recreation center or facility under the control, direction or management of the city.

"School" means any public or private elementary or secondary school, attendance at which satisfies the compulsory education laws of the state of California.

"Self-service display" means an open display of tobacco products to which the public has access without the intervention of an employee.

"Tobacco advertising display" means an advertising display that concerns tobacco products.

"Tobacco product" means any substance or product other than cigarettes containing tobacco leaf, including but not limited to cigars, pipe tobacco, snuff, chewing tobacco, and dipping tobacco.

"Tobacco retailer" or "tobacco retail store" means any person or business entity that sells any tobacco product or cigarettes and includes an employee of that person or business entity. Any retail establishment selling tobacco products or cigarettes incidental to other merchandise qualifies within this definition.

"Vendor-assisted" means that only a store employee has access to a particular product and assists a customer by supplying the product, and the customer does not take possession of the product until it is purchased.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.030 Measure of distance.

The distance between any tobacco retail store and any school, playground, recreation center of facility, childcare center, or library, shall be measured in a straight line, without regard to intervening structures, from the exterior of the tobacco retail store to the closest property line of the school, playground, recreation center or facility, childcare center, or library.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.040 Restrictions on location of tobacco products and tobacco advertising displays.

A. It is unlawful for any tobacco retailer to place, maintain, or cause to be placed or maintained any tobacco product or tobacco advertising display within two feet of any candy, snack, or nonalcoholic beverage display inside a tobacco retail store located within one thousand feet of any school, playground, recreation center or facility, childcare center or library.

B. Except as allowed in Section 9.38.040(A), it is unlawful for any person to advertise tobacco products within one thousand feet of any school, playground, recreation center or facility, childcare center or library.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.050 Exceptions to location of tobacco products and tobacco advertising displays inside retail establishments.

A. Section 9.38.040 does not apply to commercial establishments where access to the premises by persons under twenty-one years of age is prohibited by law.

B. Section 9.38.040A does not apply within any establishment to displays containing tobacco products which are not accessible and visible to patrons, or to displays located above, behind or below a sales counter and which are not accessible to patrons. Any display containing tobacco products shall not be used as an "advertising display" as defined in Section 9.38.020.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

(Ord. No. 2018-2452, § 4, 12-4-2018)

9.38.060 Self-service sale and distribution of tobacco products—Prohibited.

It is unlawful for any tobacco retailer to sell, permit to be sold, offer for sale, or display for purposes of sale, by means of self-service displays or by any means other than vendor-assisted sales, any tobacco products or cigarettes.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.070 Restrictions on distribution of free tobacco samples, promotional items or cigarettes to minors.

A. It is unlawful for tobacco retailer to distribute free tobacco products or promotional items, except in enclosed areas where minors are not permitted.

B. It is unlawful for any tobacco retailer to permit or allow a minor to be within six feet of any area or display where cigarettes are distributed free or at reduced cost as part of a promotion.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.080 Posting of signs regarding tobacco products and cigarette sales to minors.

A. Every tobacco retailer shall post conspicuously in their place of business at each point of purchase a notice stating that the sale of tobacco products and cigarettes to persons under twenty-one years of age is prohibited by law and subject to penalties, except for United States Armed Forces active duty personnel with military ID who are at least eighteen years of age. The notice shall also state that photo identification is required to purchase tobacco products and cigarettes. The letters of the sign shall be at least one-half inch in height.

B. Any sign meeting the content requirements of California Business and Professional Code Section 22952(b) and regulations promulgated thereunder, and the posting requirements of California Penal Code Section 308(c), satisfies subsection "A" of this section.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

(Ord. No. 2018-2452, § 5, 12-4-2018)

9.38.090 Extensions for compliance.

A. Any business that needs to make modifications to its business premises or advertising practices in order to comply with Sections 9.38.040, 9.38.060, or 9.38.080 of this chapter must comply within sixty calendar days after June 30, 2003.

B. Any business owner may apply to the city manager, through the planning director, for a reasonable extension of time within which to comply with Sections 9.38.040, 9.38.060 or 9.38.080 of this chapter, provided that the application for extension is submitted on or before the last day of the sixty-day compliance period.

C. An extension may be granted only for good cause for a maximum of one year from the effective date. "Good cause" means that the extension is necessary to prevent the business from suffering unreasonable financial hardship, or to prevent unreasonable disruption in business operations.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

9.38.100 Enforcement.

A. Violations of this chapter shall be prosecuted as infractions for the first offense, and may be prosecuted as misdemeanors for subsequent offenses, subject to the penalties provided in Section 1.20.010 of this code. In addition, injunctive relief, civil penalties or administrative remedies provided in Title 1 of this code, may be sought or imposed for violations.

B. This chapter may be enforced by any police officer, building inspector, code conformance officer, business license inspector or fire inspector.

(Ord. 2223 § 1 (part), 2003: Ord. 2172 § 1 (part), 2000)

Section 9.38.010 Purpose and intent.

It is the intent of the City Council, in enacting this ordinance, to ensure compliance with the business standards and practices of the City and to encourage responsible tobacco retailing and to discourage violations of tobacco-related laws, especially those which prohibit or discourage the sale or distribution of tobacco products to youth, but not to expand or reduce the degree to which the acts regulated by federal or state law are criminally proscribed or to alter the penalties provided therein. Accordingly, the City Council enacts the following regulations as not preempted by the Federal Cigarette Labeling and Advertising Act, 15 U.S. Code sec. 1332, et seq.

Section 9.38.020 Definitions.

For purposes of this chapter:

A. "Arm's Length Transaction" means a sale in good faith and for valuable consideration that reflects the fair market value in the open market between two informed and willing parties, neither of which is under any compulsion to participate in the transaction. A sale between relatives, related companies or partners, or a sale for which a significant purpose is avoiding the effect of the violations of this chapter is not an Arm's Length Transaction.

B. "Applicant" means the Person applying for a permit pursuant to this chapter.

C. “Cannabis” has the meaning set forth in California Business and Professions Code Section 26001, as that section may be amended from time to time.

D. “Cannabis Product” has the meaning set forth in California Business and Professions Code Section 26001, as that section may be amended from time to time.

E. “Cannabis Retailer” means any retail establishment in which cannabis or cannabis products are sold or offered for sale to persons that do not hold a license to engage in commercial cannabis activity issued by the State of California in accordance with the Business and Professions Code Section 26000 et seq., as that section may be amended from time to time.

F. “Child-Resistant Packaging” means packaging that meets the definition set forth in Code of Federal Regulations, title 16, section 1700.15(b), as in effect on January 1, 2015, and was tested in accordance with the method described in Code of Federal Regulations, title 16, section 1700.20, as in effect on January 1, 2015.

G. “Cigar” means any roll of tobacco other than a cigarette wrapped entirely or in part in tobacco or any substance containing tobacco and weighing more than 4.5 pounds per thousand.

H. “Cigarette” means: (1) any roll of tobacco wrapped in paper or in any substance not containing tobacco; and (2) any roll of tobacco wrapped in any substance containing tobacco which, because of its appearance, the type of tobacco used in the filler, or its packaging and labeling, is likely to be offered to, or purchased by, consumers as a cigarette described herein.

I. "City" means City of National City, California.

J. “Compliance checks” means systems the department uses to investigate and ensure that tobacco retailers are following and complying with the requirements of this chapter. Compliance checks may involve the use of persons between the ages of 18 and 20 who purchase or attempt to purchase tobacco products. Compliance checks may also be conducted by the department or other units of government for educational, research, and

training purposes or for investigating or enforcing federal, state, or local laws and regulations relating to tobacco products.

K. “Coupon” means any voucher, rebate, card, paper, note, form, statement, ticket, image, or other issue, whether in paper, digital, or other form, used for commercial purposes to obtain an article, product, service, or accommodation without charge or at a discounted price.

L. “Delivery sale” means the sale of any tobacco product to any person for personal consumption and not for resale when the sale is conducted by any means other than an in-person, over-the-counter sales transaction in a tobacco retail establishment. Delivery sale includes the sale of any tobacco product when the sale is conducted by telephone, other voice transmission, mail, the internet, or app-based service. Delivery sale includes delivery by licensees or third parties by any means, including curbside pick-up.

M. “Department” means the Community Development Department and any agency or person designated by the City to enforce or administer the provisions of this chapter.

N. "Electronic Smoking Device" means an electronic device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah. “Electronic Smoking Device” includes any component, part, or accessory of the device, and also includes any substance that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine. “Electronic Smoking Device” does not include “drugs,” “devices,” or “combination products,” authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act."

O. "Flavored Tobacco Product" means any tobacco product that imparts:

1. a taste or odor distinguishable by an ordinary consumer, other than the taste or odor of tobacco, either prior to or during the consumption of such tobacco product, including but not limited to tastes or odors relating to any fruit, chocolate, vanilla, honey, candy, cocoa, dessert, alcoholic beverage, mint, wintergreen, menthol, herb, or spice; or

2. a cooling or numbing sensation distinguishable by an ordinary consumer during the consumption of such tobacco product.

P. “Full Retail Price” means the displayed price plus all applicable taxes and fees if such taxes and fees are not included in the displayed price. For the purposes of this chapter, “Displayed Price” means the price displayed for a tobacco product on its packaging or on any related shelving, advertising, or display where the tobacco product is sold or offered for sale.

Q. "Little Cigar” means any roll of tobacco other than a cigarette wrapped entirely or in part in tobacco or any substance containing tobacco and weighing no more than 4.5 pounds per thousand. Little Cigar includes, but is not limited to, tobacco products known or labeled as small cigar, little cigar, or cigarillo.

R. “Manufacturer” means any person, including any repacker or relabeler, who manufactures, fabricates, assembles, processes, or labels a tobacco product, or imports a finished tobacco product for sale or distribution into the United States.

S. “Moveable Place of Business” means any form of business that is operated out of a kiosk, truck, van, automobile or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

T. "Person" means any human being, partnership, cooperative association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity.

U. “Pharmacy” means any retail establishment in which the profession of pharmacy is practice by a pharmacist licensed by the State of California in accordance with the Business and Professions Code and where prescription pharmaceuticals are offered for sale, regardless of whether the retail establishment sells other retail goods in addition to prescription pharmaceuticals.

V. “Proprietor” means a person with an ownership or managerial interest in a business. An ownership interest shall be deemed to exist when a person has a 10% or greater interest in the stock, assets, or income of a business other than the sole interest of security for debt. A managerial interest shall be deemed to exist when a person has or shares ultimate control over the day-to-day operations of a business.

W. “Recreation Facility” means an area, place, structure, or other facility that is used either permanently or temporarily for community recreation, even though it may be used for other purposes, and includes but is not limited to, a gymnasium, playing court, playing field, and swimming pool.

X. “Sale” means any transfer, exchange, barter, gift, offer for sale, or distribution for a commercial purpose, in any manner or by any means whatsoever.

Y. "Self-Service Display" means the open display or storage of tobacco products in a manner that is physically accessible in any way to the general public without the assistance of the retailer or employee of the retailer and a direct face-to-face transfer between the purchaser and the retailer or employee of the retailer. A vending machine is a form of Self-Service Display.

Z. “Smoking” means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated product containing, made, or derived from nicotine, tobacco, marijuana, or other plant, whether natural or synthetic, that is intended for inhalation. “Smoking” includes using an electronic smoking device.

AA. "Tobacco Product" means:

1. Any product containing, made of, or derived from tobacco or nicotine that is intended for human consumption or is likely to be consumed, whether inhaled absorbed, or ingested by any other means, including but not limited to, a cigarette, cigar, little cigar, pipe tobacco, snuff, snus, or chewing tobacco;
2. Any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or
3. Any component, part, or accessory of (1) or (2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, hookahs, mouthpieces, and pipes. "Tobacco Product" does not mean “drugs,” “devices,” or “combination products,” authorized for sale by the United States Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.

BB. "Tobacco Retailer" means any person who sells, offers for sale, or exchanges or offers to exchange for any form of consideration, tobacco products. This definition is without regard to the quantity of tobacco products sold, offered for sale, exchanged, or offered for exchange.

CC. “Tobacco Retailing” means engaging in the activities of a tobacco retailer.

DD. "Youth-Oriented Facility" means a parcel in the city that is occupied by:

1. a private or public kindergarten, elementary, middle, junior high, or high school;
2. a library open to the public;
3. a playground open to the public;
4. a youth center, defined as a facility where children, ages 6 to 17, inclusive, come together for programs and activities;
5. a recreation facility open to the public, defined as an area, place, structure, or other facility that is used either permanently or temporarily for community recreation, even though it may be used for other purposes;
6. a park open to the public or to all the residents of a private community;
7. a licensed child-care facility or preschool (other than a small-family day care home or a large-family day care home [as defined in California Health & Safety Code § 1596.78]).

Section 9.38.030 General requirements and prohibitions.

A. *Tobacco retailer's license required*. It shall be unlawful for any person to engage in tobacco retailing in the City without first obtaining and maintaining a valid tobacco retailer's license for each location at which tobacco retailing is to occur.

B. *Lawful business operation*. In the course of tobacco retailing or in the operation of the business or maintenance of the location for which a license issued, it shall be a violation of this chapter for a licensee, or any of the licensee's agents or employees, to violate any local, state, or federal law applicable to the sale of tobacco products.

C. *Smoking prohibited*. Smoking, including smoking for the purpose of sampling any tobacco product, is prohibited within the indoor area of any retail establishment licensed under this chapter. Smoking also prohibited outdoors within 25 feet of any retail establishment licensed under this chapter.

D. *Minimum Legal Sales Age*. No person engaged in tobacco retailing shall sell a tobacco product to a person under 21 years of age.

E. *Display of License*. Each tobacco retailer license shall be prominently displayed in a publicly visible location at the licensed location.

F. *Positive identification required*. No person engaged in tobacco retailing shall sell a tobacco product to another person without first verifying by means of government- issued photographic identification that the recipient is at least 21 years of age.

G. *Self-service displays prohibited*. Tobacco retailing by means of a self-service display is prohibited.

H. *On-site Sales*. All sales of tobacco products shall be conducted in-person in the licensed location. It shall be a violation of this chapter for any tobacco retailer or any of the tobacco retailer's agents or employees to engage in the delivery sale of tobacco products or to knowingly or recklessly sell or provide tobacco products to any person that intends to engage in the delivery sale of the tobacco product in the City.

I. *Posting of Signs.* Every tobacco retailer shall post conspicuously in their place of business at each point of purchase a notice stating that the sale of tobacco products and cigarettes to persons under twenty-one years of age is prohibited by law and subject to penalties. The notice shall also state that photo identification is required to purchase tobacco products. The letters of the sign shall be at least one-half inch in height.

    a. Any sign meeting the content requirements of California Business and Professional

Code Section 22952(b) and regulations promulgated thereunder, and the posting requirements of California Penal Code Section 308(c), satisfies Subsection I of this Section.

Section 9.38.040 Limits on eligibility for a tobacco retailer license.

A. *Mobile Vending*. No license may be issued to authorize tobacco retailing at other than a fixed location. No tobacco retail license will be issued to a moveable place of business.

B. *Licensed cannabis businesses*. No license may be issued, and no existing license may be renewed, to authorize tobacco retailing at a location licensed for commercial cannabis activity by the State of California under Business and Professions Code Division 10.

C. *Pharmacies*. One year after the effective date of this ordinance, no license may be issued, and no existing license may be renewed, to authorize tobacco retailing in a pharmacy.

D. *Proximity to youth-oriented facilities*. No newly established business requesting to be licensed for the sale of tobacco may be within 1,000 feet of a youth-oriented facility as measured by a straight line from the nearest point of the property line of the parcel on which the youth-oriented facility is located to the nearest point of the property line of the parcel on which the applicant's business is located.

E. *Proximity to other tobacco retailers*. No newly established business requesting to be licensed for the sale of tobacco may be within 1,000 feet of a tobacco retailer location already licensed pursuant to this chapter as measured by a straight line from the nearest point of the property line of the parcel on which the applicant's business is located to the nearest point of the property line of the parcel on which an existing licensee's business is located.

F. *Proximity to cannabis retailers*. No new license may be issued to authorize tobacco retailing within 1,000 feet of an existing cannabis retailer as measured by a straight line from the nearest point of the property line of the parcel on which the applicant's business is located to the nearest point of the property line of the parcel on which an existing cannabis retailer is located.

G. *Measure of distance*. The distance between any tobacco retail store and any school, playground, recreation center or facility, childcare center, library, or other tobacco retailer, or cannabis retailer, shall be measured in a straight line, without regard to intervening structures, from the exterior of the tobacco retail store to the closest property line of the school, playground, recreation center or facility, childcare center, or library.

H. *Maximum number of licenses*. The issuing of tobacco retailer licenses is limited as follows:

1. The total number of tobacco retailer licenses within the city shall be limited to 54.
2. No new license may be issued to authorize tobacco retailing if the number of tobacco retailer licenses already issued equals or exceeds the total number authorized pursuant to subsection (1).

I. *Existing retailers*. A tobacco retailer operating lawfully on the date this ordinance is adopted may receive an exemption from Subsection D, E, F, and H, as long as all of the following conditions are met:

1. the license is timely obtained and is renewed without lapse or revocation;

2. the tobacco retailer is not closed for business or otherwise suspends Tobacco Retailing for more than sixty (60) consecutive days;

3. the tobacco retailer retains the right to operate under other applicable laws.

J. *Change of business dispute*. If the City determines that a tobacco retailer has substantially changed their business premises or operation and the tobacco retailer disputes this determination, the Tobacco Retailer bears the burden of proving by a preponderance of evidence that such change(s) do not constitute a substantial change.

Section 9.38.050 Restrictions on location of tobacco products, and tobacco advertising displays.

A. It is unlawful for any tobacco retailer to place, maintain or cause to be placed or maintained any tobacco product or tobacco advertising display within two feet of any candy, snack, or non-alcoholic beverage display inside a tobacco retail store located within one thousand feet (1,000) of any youth-oriented facility.

B. Except as allowed in subsection A, it is unlawful for any person to advertise tobacco products visible to the outside within one thousand feet (1,000) of any youth-oriented facility.

C. Subsection A does not apply to commercial establishments where access to the premises by persons under twenty-one years of age is prohibited by law.

Section 9.38.060 Sale of flavored tobacco products prohibited.

The sale of flavored tobacco products shall be regulated by state law.

Section 9.38.070 Tobacco product pricing and packaging.

A. *Packaging and labeling*. No tobacco retailer shall sell any tobacco product to any consumer unless the tobacco product: (1) is sold in the manufacturer's packaging intended for sale to consumers; (2) conforms to all applicable federal labeling requirements; and (3) conforms to all applicable child-resistant packaging requirements. Upon request by the City, a licensee must provide a copy of the certificate of compliance or full laboratory testing report for the packaging used.

B. *Display of price*. The price of each tobacco product offered for sale shall be clearly and conspicuously displayed on the tobacco product or on any related shelving, posting, advertising, or display at the location where the item is sold or offered for sale.

C. *Distribution of tobacco samples or promotional items.* It is unlawful for any person to distribute free or nominally priced tobacco products.

D. *Prohibition of tobacco coupons and discounts.* No tobacco retailer shall:

1. honor or redeem, or offer to honor or redeem, a coupon to allow a consumer to purchase a tobacco product for less than the full retail price;

2. sell any tobacco product to a consumer through a multiple-package discount or otherwise provide any such product to a consumer for less than the full retail price in consideration for the purchase of any tobacco product or any other item; or

3. provide any free or discounted item to a consumer in consideration for the purchase of any tobacco product.

E. *Prohibition on the sale of individual cigarettes*. No tobacco retailer shall sell cigarettes individually or in packages containing less than 20 cigarettes.

Section 9.38.080 License application procedure.

A. An application for a tobacco retailer's license shall be submitted in the name of each proprietor proposing to conduct retail tobacco sales and shall be signed by each proprietor or an authorized agent thereof. All applications shall be submitted on a form supplied by the Department.

B. A license issued contrary to this Chapter, contrary to any other law, or on the basis of false or misleading information shall be revoked pursuant to this Chapter. Nothing in this Chapter shall be construed to vest in any person obtaining and maintaining a tobacco retailer's license any status or right to act as a tobacco retailer in contravention of any provision of law.

C. Applicant submissions must contain the following information:

1. The name, address, and telephone number of each proprietor of the business seeking a license.

2. The business name, address and telephone number of the location for which a license is sought.

3. The name and mailing address authorized by each proprietor to receive all communications and notices required by, authorized by, or convenient to the enforcement of this Chapter.

4. Proof that the location for which a tobacco retailer's license is sought has been issued all necessary state license for the sale of tobacco products.

5. Whether or not any proprietor or any agent of the proprietor has admitted violating, or has been found to have violated, this Chapter or any other local, state, or federal law governing the sale of tobacco products and, if so, the dates and locations of all such violations within the previous five years.

6. A signed affidavit affirming that the proprietor has not sold and will not sell any tobacco product without a license required by this Chapter.

7. Such other information as the Department deems necessary for the administration or enforcement of this Chapter as specified on the application form required by this section.

8. Copies of applications for licenses and licenses issued pursuant to California Business and Professions Code Section 22970 et seq., the "Cigarette and Tobacco Products Licensing Act of 2003." If an application for a license pursuant to the "Cigarette and Tobacco Products Licensing Act of 2003" has been denied, copies of documentation regarding the reason for the denial of such license.

D. *Change in information.* A licensed tobacco retailer shall inform the Department in writing of any change in the information submitted on an application for a Tobacco Retailer's license within 10 business days of a change.

E. All information specified in an application pursuant to this section shall be subject to disclosure under the California Public Records Act (California Government Code Section 6250 et seq.) or any other applicable law, subject to the laws' exemptions.

Section 9.38.090 License issuance and renewal.

A. *Issuance of license*. Upon the receipt of a complete and adequate application for a tobacco retailer's license and the license fee required by this chapter, the Department may grant or deny the application for license, or it may delay action for a reasonable period of time to complete any investigation of the application of the applicant deemed necessary.

B. *Denial of application.* The Department may deny an application for a tobacco retailer's license based on any of the following reasons:

1. The information presented in the application is inaccurate or false. Intentionally supplying inaccurate information shall be a violation of this chapter;
2. The application seeks authorization for tobacco retailing at a location for which this chapter prohibits a license to be issued;
3. The application seeks authorization for tobacco retailing for a proprietor to whom this chapter prohibits a license to be issued; or
4. The application seeks authorization for tobacco retailing in a manner that is prohibited pursuant to this chapter, that is unlawful pursuant to any other chapter of this Code, or that is unlawful pursuant to any other law.
5. Any other suitable reason the granting of a license to the applicant is not consistent with the public health and welfare, including the applicant's history of noncompliance with this Chapter and other laws relating to the sale of tobacco products.
6. The applicant is under the age of twenty-one.

Section 9.38.100 License renewal and expiration.

A tobacco retailer's license is invalid if the appropriate fee has not been timely paid in full or if the term of the license has expired. The term of a tobacco retailer license is one (1) year. Each tobacco retailer will apply for the renewal of their tobacco retailer's license and submit the license fee no later than thirty (30) days prior to expiration of the current license. A retailer that fails to timely submit a renewal application and fee is ineligible for license renewal and must submit a new application pursuant to this Chapter.

Section 9.38.110 Licenses not transferrable, past violations at retail location.

A. *Licenses ~~not~~are transferrable*. A tobacco retailer's license may ~~not~~ be transferred from one ~~Person~~ Proprietor to another. ~~or from one location to another~~. ~~A new tobacco retailer's license is required whenever a tobacco retailer has a new tobacco retailing location or a location has a change in proprietors~~.Licenses may not transfer from one site to another.

B. *Past violations*. Notwithstanding any other provision of this chapter, prior violations at a location shall continue to be counted against a location and license ineligibility periods shall continue to apply to the location unless:

1. The location has been transferred to the new Proprietor(s) in an Arm's Length Transaction; and

2. The new proprietor(s) provide the City with clear and convincing evidence that the new Proprietor(s) have acquired the location in an Arm's Length Transaction.

Section 9.38.120 License conveys a limited, conditional privilege.

Nothing in this chapter shall be construed to grant any Person obtaining and maintaining a Tobacco Retailer's license any status or right other than the limited conditional privilege to act as a Tobacco Retailer at the location in the City identified on the face of the permit. Nothing in this chapter shall be construed to render inapplicable, supersede, or apply in lieu of, any other provision of applicable law

Section 9.38.130 Fee for license

The fee to issue or to renew a tobacco retailer's license shall be established from time to time by resolution of the City Council. The fee shall be calculated so as to recover the total cost of administration and enforcement of this chapter, including, but not limited to, issuing a license, administering the l program, retailer education, retailer inspection and compliance checks, documentation of violations, and prosecution of violators, but shall not exceed the cost of the regulatory program authorized by this chapter. All fees and interest upon proceeds of fees shall be used exclusively to fund the program. Fees are nonrefundable except as may be required by law.

Section 9.38.140 Compliance monitoring.

A. Compliance with this chapter shall be monitored by the Department. In addition, the City may designate additional persons to monitor compliance with this chapter. All licensed premises must be open to inspection by city staff or designated persons during regular business hours.

B. The Department shall inspect each tobacco retailer at least one (1) time per 12-month period.

C. The city shall conduct one compliance check per two-year period that involves the participation of persons between the ages of 18 and 20 to enter licensed premises to attempt to purchase tobacco products, with additional compliance checks as required.

D. Nothing in this section shall create a right of action in any licensee or other person against the city or its agents

Section 9.38.150 Suspension or revocation of permit.

A. *Notice.* Upon discovery of a suspected violation, the Department shall issue the alleged violator, either personally or by first class mail addressed to the authorized address, an administrative citation that sets forth the alleged violation and which shall inform the alleged violator of their right to be heard on the accusation. The administrative citation shall comply with the requirements of Section 1.44.030 of the National City Municipal Code.

B. *Hearings.* Upon issuance of an administrative citation, a person accused of violating this Ordinance may request in writing a hearing on the matter in accordance with the procedures set forth in Sections 1.44.070 – 1.44.120 of the National City Municipal Code.

C. *Costs*. If this administrative citation is upheld by the hearing officer, the city's actual expenses in holding the hearing up to a maximum of one thousand dollars ($1,000) must be paid by the person requesting the hearing.

D. *Continued violation*.

1. Each day on which a tobacco product is distributed, sold, or offered for sale in violation of this Chapter shall constitute a separate violation of this Chapter; and

2. Each individual tobacco product that is distributed, sold, or offered for sale in violation of this Chapter shall constitute a separate violation of this Chapter.

E. *Revocation of License Wrongly Issued.* A tobacco retailer's license shall be revoked if the Department finds, after the Licensee is afforded notice and an opportunity to be heard, that one or more of the bases for denial of a license under this Chapter existed at the time application was made, or at any time before the permit issued, or one or more of the bases for denial of a renewal permit under this Chapter existed at the time the renewal permit was issued. Notice and appeal of the revocation shall be conducted in accordance with this section.

F. If a license issued under this chapter is suspended or revoked, all tobacco products at the suspended or revoked tobacco retailer's location shall be removed from public view for the duration of the suspension or revocation. The tobacco retailer additionally shall not display any advertisement relating to tobacco products that promotes the sale or distribution of such products from the tobacco retailer's location or that could lead a reasonable consumer to believe that such products can be obtained at that location for the duration of the suspension or revocation.

Section 9.38.160 Violations and penalties.

A. Any licensee who is found to be in violation of this Ordinance with regard to selling violations, whether such violation is determined by a hearing officer or superior court; or the Licensee has pleaded guilty, "no contest," or its equivalent, or admitted to a violation, will be charged an administrative fine and as well as their license suspended or revoked follows:

1. Upon a finding by the Department of a first violation of this chapter at a location, the Licensee shall be issued a warning.

2. Upon a finding by the Department of a second violation of this chapter at a location within any 36-month period, the licensee will be charged an administrative fine of $1,000. ~~$300 and the license shall be suspended for 90 days.~~

3. Upon a finding by the Department of a third violation of this chapter at a location within any 36-month period, the licensee will be charged an administrative fine of $5,000 and the license shall be suspended for 30 days. ~~$600 and the license shall be suspended for one year.~~

4. Upon a finding by the Department of a fourth violation of this chapter at a location within any 36-month period, ~~the licensee will be charged an administrative fine of $1,000 and~~ the license shall be revoked.

B. *Tobacco retailing without a valid license.* In addition to any other penalty authorized by law, if the Department finds based on a preponderance of evidence, after notice and an opportunity to be heard, that any person has engaged in tobacco retailing at a location without a valid tobacco retailer's permit, either directly or through the person's agents or employees, the person shall be ineligible to apply for, or to be issued, a tobacco retailer's

permit as follows:

1. After a first violation of this section at a location within any 36-month period, no new permit may be issued for the person or the location (unless proprietorship of the business at the location has been transferred in an Arm's Length Transaction), until 90 days have passed from the date of the violation.

2. After a second violation of this section at a location within any 36-month period, no new permit may be issued for the person or the location (unless proprietorship of the business at the location has been transferred in an Arm's Length Transaction), until 180 days have passed from the date of the violation.

3. After of a third or subsequent violation of this section at a location within any 36-month period, no new license may be issued for the person or the location (unless Proprietorship of the business at the location has been transferred in an Arm's Length Transaction), until five years have passed from the date of the violation.

C. Whenever evidence of a violation of this chapter is obtained in any part through the participation of a Person under the age of 18 years old, such a Person shall not be required to appear or give testimony in any civil or administrative process brought to enforce this chapter and the alleged violation shall be adjudicated based upon the preponderance of the evidence presented.

D. All tobacco retailers are responsible for the actions of their employees relating to the sale, offer to sell, and furnishing of tobacco products at the retail location. The sale of any tobacco product shall be considered an act of the tobacco retailer.

E. Tobacco products offered for sale in violation of this Chapter are subject to seizure by the Department or its designee and shall be forfeited after the licensee or any other owner of the tobacco products seized is given reasonable notice and an opportunity to demonstrate that the tobacco products were not offered for sale in violation of this Chapter. The decision by the Department may be appealed pursuant to the procedures set forth in Section 9.38.150. Forfeited tobacco products shall be destroyed and properly disposed of at the cost of the seller after all internal appeals have been exhausted and the time in which to seek judicial review pursuant to California Code of Civil Procedure section 1094.6 or other applicable law has expired without the filing of a lawsuit or, if such a suit is filed, after judgment in that suit becomes final.

F. Violations of this Chapter may, at the discretion of the City Attorney, be prosecuted as infractions or misdemeanors when the interests of justice so require.

G. Violations of this Chapter are hereby declared to be public nuisances.

H. In addition to other remedies provided by this Chapter or by other law, any violation of this Chapter may be remedied by a civil action brought by City Attorney, including administrative or judicial nuisance abatement proceedings, civil code enforcement proceedings, and suits for injunctive relief.

I. The remedies specified in this section are cumulative and in addition to any other remedies available under State or local law for a violation of this Code.

Section 9.38.170 Exceptions.

A. Nothing in this Chapter prevents the provision of tobacco products to any person as part of

an indigenous practice or a lawfully recognized religious or spiritual ceremony or practice.

B. Nothing in this Chapter shall be construed to penalize the purchase, use, or possession of a tobacco product by any person not engaged in tobacco retailing.

Section 9.38.180 Construction and severability.

It is the intent of the City Council to supplement applicable state and federal law and not to duplicate or contradict such law and this ordinance shall be construed consistently with that intention. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases of this Chapter, or its application to any other person or circumstance. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 9.38.190 Public records.

All information provided to the Department by a licensee or license applicant pursuant to this Chapter shall be subject to disclosure under the California Public Records Act (California Government Code section 6250 et seq.) or any other applicable law.

ORDINANCE NO. 2025 -

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AMENDING TITLE 9 OF THE NATIONAL CITY MUNICIPAL CODE BY AMENDING CHAPTER 9.38 PERTAINING TO TOBACCO RETAILER LICENSING AND RESTRICTING THE SALE, DISPLAY AND PROMOTION OF TOBACCO TO YOUTH.

WHEREAS, the City of National City (the "City"), pursuant to the police powers delegated to it by the California Constitution, has the authority to enact or amend laws which promote the public health, safety, and general welfare of its residents; and

WHEREAS, pursuant to the terms and provisions of the Government Code of the State of California, proceedings were duly initiated for the amendment of the National City Municipal Code; and

WHEREAS, pursuant to a published 5-day notice of the adoption of said ordinance, a public hearing was held by the City Council on October 21, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council.

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

Section 1. All protests, if any, against said amendment to the Municipal Code and each of them be and hereby are denied and overruled.

Section 2. Section 9.38 (Restricting the Sale, Display and Promotion of Tobacco Products or Cigarettes to Minors) is hereby amended to read as follows:

Chapter 9.38 - TOBACCO RETAILER LICENSE AND RESTRICTING THE SALE, DISPLAY AND PROMOTION OF TOBACCO TO YOUTH.

Section 9.38.010 Purpose and intent.

It is the intent of the City Council, in enacting this ordinance, to ensure compliance with the business standards and practices of the City and to encourage responsible tobacco retailing and to discourage violations of tobacco-related laws, especially those which prohibit or discourage the sale or distribution of tobacco products to youth, but not to expand or reduce the degree to which the acts regulated by federal or state law are criminally proscribed or to alter the penalties provided therein. Accordingly, the City Council enacts the following regulations as not preempted by the Federal Cigarette Labeling and Advertising Act, 15 U.S. Code sec. 1332, et seq.

Section 9.38.020 Definitions.

For purposes of this chapter:

A. "Arm's Length Transaction" means a sale in good faith and for valuable consideration that reflects the fair market value in the open market between two informed and willing parties, neither of which is under any compulsion to participate in the transaction. A sale between relatives, related companies or partners, or a sale for which a significant purpose is avoiding the effect of the violations of this chapter is not an Arm's Length Transaction.

B. "Applicant" means the Person applying for a permit pursuant to this chapter.

C. "Cannabis" has the meaning set forth in California Business and Professions Code Section 26001, as that section may be amended from time to time.

D. “Cannabis Product” has the meaning set forth in California Business and Professions Code Section 26001, as that section may be amended from time to time.

E. “Cannabis Retailer” means any retail establishment in which cannabis or cannabis products are sold or offered for sale to persons that do not hold a license to engage in commercial cannabis activity issued by the State of California in accordance with the Business and Professions Code Section 26000 et seq., as that section may be amended from time to time.

F. “Child-Resistant Packaging” means packaging that meets the definition set forth in Code of Federal Regulations, title 16, section 1700.15(b), as in effect on January 1, 2015, and was tested in accordance with the method described in Code of Federal Regulations, title 16, section 1700.20, as in effect on January 1, 2015.

G. “Cigar” means any roll of tobacco other than a cigarette wrapped entirely or in part in tobacco or any substance containing tobacco and weighing more than 4.5 pounds per thousand.

H. “Cigarette” means: (1) any roll of tobacco wrapped in paper or in any substance not containing tobacco; and (2) any roll of tobacco wrapped in any substance containing tobacco which, because of its appearance, the type of tobacco used in the filler, or its packaging and labeling, is likely to be offered to, or purchased by, consumers as a cigarette described herein.

I. "City" means City of National City, California.

J. “Compliance checks” means systems the department uses to investigate and ensure that tobacco retailers are following and complying with the requirements of this chapter. Compliance checks may involve the use of persons between the ages of 18 and 20 who purchase or attempt to purchase tobacco products. Compliance checks may also be conducted by the department or other units of government for educational, research, and training purposes or for investigating or enforcing federal, state, or local laws and regulations relating to tobacco products.

K. “Coupon” means any voucher, rebate, card, paper, note, form, statement, ticket, image, or other issue, whether in paper, digital, or other form, used for commercial purposes to obtain an article, product, service, or accommodation without charge or at a discounted price.

L. “Delivery sale” means the sale of any tobacco product to any person for personal consumption and not for resale when the sale is conducted by any means other than an in-person, over-the-counter sales transaction in a tobacco retail establishment. Delivery sale includes the sale of any tobacco product when the sale is conducted by telephone, other voice transmission, mail, the internet, or app-based service. Delivery sale includes delivery by licensees or third parties by any means, including curbside pick-up.

M. “Department” means the Community Development Department and any agency or person designated by the City to enforce or administer the provisions of this chapter.

N. "Electronic Smoking Device" means an electronic device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah. “Electronic Smoking Device” includes any component, part, or accessory of the device, and also includes any substance that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine. “Electronic Smoking Device” does not include “drugs,” “devices,” or “combination products,” authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act."

O. "Flavored Tobacco Product" means any tobacco product that imparts:

1. a taste or odor distinguishable by an ordinary consumer, other than the taste or odor of tobacco, either prior to or during the consumption of such tobacco product, including but not limited to tastes or odors relating to any fruit, chocolate, vanilla, honey, candy, cocoa, dessert, alcoholic beverage, mint, wintergreen, menthol, herb, or spice; or

2. a cooling or numbing sensation distinguishable by an ordinary consumer during the consumption of such tobacco product.

P. “Full Retail Price” means the displayed price plus all applicable taxes and fees if such taxes and fees are not included in the displayed price. For the purposes of this chapter, “Displayed Price” means the price displayed for a tobacco product on its packaging or on any related shelving, advertising, or display where the tobacco product is sold or offered for sale.

Q. "Little Cigar” means any roll of tobacco other than a cigarette wrapped entirely or in part in tobacco or any substance containing tobacco and weighing no more than 4.5 pounds per thousand. Little Cigar includes, but is not limited to, tobacco products known or labeled as small cigar, little cigar, or cigarillo.

R. “Manufacturer” means any person, including any repacker or relabeler, who manufactures, fabricates, assembles, processes, or labels a tobacco product, or imports a finished tobacco product for sale or distribution into the United States.

S. “Moveable Place of Business” means any form of business that is operated out of a kiosk, truck, van, automobile or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

T. "Person" means any human being, partnership, cooperative association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity.

U. “Pharmacy” means any retail establishment in which the profession of pharmacy is practice by a pharmacist licensed by the State of California in accordance with the Business and Professions Code and where prescription pharmaceuticals are offered for sale, regardless of whether the retail establishment sells other retail goods in addition to prescription pharmaceuticals.

V. “Proprietor” means a person with an ownership or managerial interest in a business. An ownership interest shall be deemed to exist when a person has a 10% or greater interest in the stock, assets, or income of a business other than the sole interest of security for debt. A managerial interest shall be deemed to exist when a person has or shares ultimate control over the day-to-day operations of a business.

W. “Recreation Facility” means an area, place, structure, or other facility that is used either permanently or temporarily for community recreation, even though it may be used for other purposes, and includes but is not limited to, a gymnasium, playing court, playing field, and swimming pool.

X. “Sale” means any transfer, exchange, barter, gift, offer for sale, or distribution for a commercial purpose, in any manner or by any means whatsoever.

Y. "Self-Service Display" means the open display or storage of tobacco products in a manner that is physically accessible in any way to the general public without the assistance of the

retailer or employee of the retailer and a direct face-to-face transfer between the purchaser and the retailer or employee of the retailer. A vending machine is a form of Self-Service Display.

Z. “Smoking” means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated product containing, made, or derived from nicotine, tobacco, marijuana, or other plant, whether natural or synthetic, that is intended for inhalation. “Smoking” includes using an electronic smoking device.

AA. "Tobacco Product" means:
1. Any product containing, made of, or derived from tobacco or nicotine that is intended for human consumption or is likely to be consumed, whether inhaled absorbed, or ingested by any other means, including but not limited to, a cigarette, cigar, little cigar, pipe tobacco, snuff, snus, or chewing tobacco;
2. Any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or
3. Any component, part, or accessory of (1) or (2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, hookahs, mouthpieces, and pipes. "Tobacco Product" does not mean “drugs,” “devices,” or “combination products,” authorized for sale by the United States Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.

BB. "Tobacco Retailer" means any person who sells, offers for sale, or exchanges or offers to exchange for any form of consideration, tobacco products. This definition is without regard to the quantity of tobacco products sold, offered for sale, exchanged, or offered for exchange.

CC. “Tobacco Retailing” means engaging in the activities of a tobacco retailer.

DD. “Youth-Oriented Facility” means a parcel in the city that is occupied by:
1. a private or public kindergarten, elementary, middle, junior high, or high school;
2. a library open to the public;
3. a playground open to the public;
4. a youth center, defined as a facility where children, ages 6 to 17, inclusive, come together for programs and activities;
5. a recreation facility open to the public, defined as an area, place, structure, or other facility that is used either permanently or temporarily for community recreation, even though it may be used for other purposes;
6. a park open to the public or to all the residents of a private community;
7. a licensed child-care facility or preschool (other than a small-family day care home or a large-family day care home [as defined in California Health & Safety Code § 1596.78]).

Section 9.38.030 General requirements and prohibitions.

A. *Tobacco retailer’s license required*. It shall be unlawful for any person to engage in tobacco retailing in the City without first obtaining and maintaining a valid tobacco retailer’s license for each location at which tobacco retailing is to occur.

B. *Lawful business operation*. In the course of tobacco retailing or in the operation of the business or maintenance of the location for which a license issued, it shall be a violation of this chapter for a licensee, or any of the licensee’s agents or employees, to violate any local, state, or federal law applicable to the sale of tobacco products.

C. *Smoking prohibited*. Smoking, including smoking for the purpose of sampling any tobacco product, is prohibited within the indoor area of any retail establishment licensed under this chapter. Smoking also prohibited outdoors within 25 feet of any retail establishment licensed under this chapter.

D. *Minimum Legal Sales Age*. No person engaged in tobacco retailing shall sell a tobacco product to a person under 21 years of age.

E. *Display of License*. Each tobacco retailer license shall be prominently displayed in a publicly visible location at the licensed location.

F. *Positive identification required*. No person engaged in tobacco retailing shall sell a tobacco product to another person without first verifying by means of government- issued photographic identification that the recipient is at least 21 years of age.

G. *Self-service displays prohibited*. Tobacco retailing by means of a self-service display is prohibited.

H. *On-site Sales*. All sales of tobacco products shall be conducted in-person in the licensed location. It shall be a violation of this chapter for any tobacco retailer or any of the tobacco retailer's agents or employees to engage in the delivery sale of tobacco products or to knowingly or recklessly sell or provide tobacco products to any person that intends to engage in the delivery sale of the tobacco product in the City.

I. *Posting of Signs.* Every tobacco retailer shall post conspicuously in their place of business at each point of purchase a notice stating that the sale of tobacco products and cigarettes to persons under twenty-one years of age is prohibited by law and subject to penalties. The notice shall also state that photo identification is required to purchase tobacco products. The letters of the sign shall be at least one-half inch in height.

    a. Any sign meeting the content requirements of California Business and Professional Code Section 22952(b) and regulations promulgated thereunder, and the posting requirements of California Penal Code Section 308(c), satisfies Subsection I of this Section.

Section 9.38.040 Limits on eligibility for a tobacco retailer license.

A. *Mobile Vending*. No license may be issued to authorize tobacco retailing at other than a fixed location. No tobacco retail license will be issued to a moveable place of business.

B. *Licensed cannabis businesses*. No license may be issued, and no existing license may be renewed, to authorize tobacco retailing at a location licensed for commercial cannabis activity by the State of California under Business and Professions Code Division 10.

C. *Pharmacies*. One year after the effective date of this ordinance, no license may be issued, and no existing license may be renewed, to authorize tobacco retailing in a pharmacy.

D. *Proximity to youth-oriented facilities*. No newly established business requesting to be licensed for the sale of tobacco may be within 1,000 feet of a youth-oriented facility as measured by a straight line from the nearest point of the property line of the parcel on which the youth-oriented facility is located to the nearest point of the property line of the parcel on which the applicant's business is located.

E. *Proximity to other tobacco retailers*. No newly established business requesting to be licensed for the sale of tobacco may be within 1,000 feet of a tobacco retailer location already licensed pursuant to this chapter as measured by a straight line from the nearest point of the property line of the parcel on which the applicant's business is located to the

nearest point of the property line of the parcel on which an existing licensee's business is located.

F. *Proximity to cannabis retailers*. No new license may be issued to authorize tobacco retailing within 1,000 feet of an existing cannabis retailer as measured by a straight line from the nearest point of the property line of the parcel on which the applicant's business is located to the nearest point of the property line of the parcel on which an existing cannabis retailer is located.

G. *Measure of distance*. The distance between any tobacco retail store and any school, playground, recreation center or facility, childcare center, library, or other tobacco retailer, or cannabis retailer, shall be measured in a straight line, without regard to intervening structures, from the exterior of the tobacco retail store to the closest property line of the school, playground, recreation center or facility, childcare center, or library.

H. *Maximum number of licenses*. The issuing of tobacco retailer licenses is limited as follows:

1. The total number of tobacco retailer licenses within the city shall be limited to 54.
2. No new license may be issued to authorize tobacco retailing if the number of tobacco retailer licenses already issued equals or exceeds the total number authorized pursuant to subsection (1).

I. *Existing retailers*. A tobacco retailer operating lawfully on the date this ordinance is adopted may receive an exemption from Subsection D, E, F, and H, as long as all of the following conditions are met:

1. the license is timely obtained and is renewed without lapse or revocation;
2. the tobacco retailer is not closed for business or otherwise suspends Tobacco Retailing for more than sixty (60) consecutive days;
3. the tobacco retailer retains the right to operate under other applicable laws.

J. *Change of business dispute*. If the City determines that a tobacco retailer has substantially changed their business premises or operation and the tobacco retailer disputes this determination, the Tobacco Retailer bears the burden of proving by a preponderance of evidence that such change(s) do not constitute a substantial change.

Section 9.38.050 Restrictions on location of tobacco products, and tobacco advertising displays.

A. It is unlawful for any tobacco retailer to place, maintain or cause to be placed or maintained any tobacco product or tobacco advertising display within two feet of any candy, snack, or non-alcoholic beverage display inside a tobacco retail store located within one thousand feet (1,000) of any youth-oriented facility.

B. Except as allowed in subsection A, it is unlawful for any person to advertise tobacco products visible to the outside within one thousand feet (1,000) of any youth-oriented facility.

C. Subsection A does not apply to commercial establishments where access to the premises by persons under twenty-one years of age is prohibited by law.

Section 9.38.060 Sale of flavored tobacco products prohibited.

The sale of flavored tobacco products shall be regulated by state law.

Section 9.38.070 Tobacco product pricing and packaging.

A. *Packaging and labeling*. No tobacco retailer shall sell any tobacco product to any consumer unless the tobacco product: (1) is sold in the manufacturer's packaging intended for sale to consumers; (2) conforms to all applicable federal labeling requirements; and (3) conforms to all applicable child-resistant packaging requirements. Upon request by the City, a licensee must provide a copy of the certificate of compliance or full laboratory testing report for the packaging used.

B. *Display of price*. The price of each tobacco product offered for sale shall be clearly and conspicuously displayed on the tobacco product or on any related shelving, posting, advertising, or display at the location where the item is sold or offered for sale.

C. *Distribution of tobacco samples or promotional items.* It is unlawful for any person to distribute free or nominally priced tobacco products.

D. *Prohibition of tobacco coupons and discounts.* No tobacco retailer shall:

1. honor or redeem, or offer to honor or redeem, a coupon to allow a consumer to purchase a tobacco product for less than the full retail price;

2. sell any tobacco product to a consumer through a multiple-package discount or otherwise provide any such product to a consumer for less than the full retail price in consideration for the purchase of any tobacco product or any other item; or

3. provide any free or discounted item to a consumer in consideration for the purchase of any tobacco product.

E. *Prohibition on the sale of individual cigarettes*. No tobacco retailer shall sell cigarettes individually or in packages containing less than 20 cigarettes.

Section 9.38.080 License application procedure.

A. An application for a tobacco retailer's license shall be submitted in the name of each proprietor proposing to conduct retail tobacco sales and shall be signed by each proprietor or an authorized agent thereof. All applications shall be submitted on a form supplied by the Department.

B. A license issued contrary to this Chapter, contrary to any other law, or on the basis of false or misleading information shall be revoked pursuant to this Chapter. Nothing in this Chapter shall be construed to vest in any person obtaining and maintaining a tobacco retailer's license any status or right to act as a tobacco retailer in contravention of any provision of law.

C. Applicant submissions must contain the following information:

1. The name, address, and telephone number of each proprietor of the business seeking a license.

2. The business name, address and telephone number of the location for which a license is sought.

3. The name and mailing address authorized by each proprietor to receive all communications and notices required by, authorized by, or convenient to the enforcement of this Chapter.

4. Proof that the location for which a tobacco retailer's license is sought has been issued all necessary state license for the sale of tobacco products.

5. Whether or not any proprietor or any agent of the proprietor has admitted violating, or has been found to have violated, this Chapter or any other local, state, or federal law governing the sale of tobacco products and, if so, the dates and locations of all such violations within the previous five years.

6. A signed affidavit affirming that the proprietor has not sold and will not sell any tobacco product without a license required by this Chapter.

7. Such other information as the Department deems necessary for the administration or enforcement of this Chapter as specified on the application form required by this section.

8. Copies of applications for licenses and licenses issued pursuant to California Business and Professions Code Section 22970 et seq., the "Cigarette and Tobacco Products Licensing Act of 2003." If an application for a license pursuant to the "Cigarette and Tobacco Products Licensing Act of 2003" has been denied, copies of documentation regarding the reason for the denial of such license.

D. *Change in information.* A licensed tobacco retailer shall inform the Department in writing of any change in the information submitted on an application for a Tobacco Retailer's license within 10 business days of a change.

E. All information specified in an application pursuant to this section shall be subject to disclosure under the California Public Records Act (California Government Code Section 6250 et seq.) or any other applicable law, subject to the laws' exemptions.

Section 9.38.090 License issuance and renewal.

A. *Issuance of license*. Upon the receipt of a complete and adequate application for a tobacco retailer's license and the license fee required by this chapter, the Department may grant or deny the application for license, or it may delay action for a reasonable period of time to complete any investigation of the application of the applicant deemed necessary.

B. *Denial of application.* The Department may deny an application for a tobacco retailer's license based on any of the following reasons:

1. The information presented in the application is inaccurate or false. Intentionally supplying inaccurate information shall be a violation of this chapter;
2. The application seeks authorization for tobacco retailing at a location for which this chapter prohibits a license to be issued;
3. The application seeks authorization for tobacco retailing for a proprietor to whom this chapter prohibits a license to be issued; or
4. The application seeks authorization for tobacco retailing in a manner that is prohibited pursuant to this chapter, that is unlawful pursuant to any other chapter of this Code, or that is unlawful pursuant to any other law.
5. Any other suitable reason the granting of a license to the applicant is not consistent with the public health and welfare, including the applicant's history of noncompliance with this

Chapter and other laws relating to the sale of tobacco products.

6. The applicant is under the age of twenty-one.

Section 9.38.100 License renewal and expiration.

A tobacco retailer's license is invalid if the appropriate fee has not been timely paid in full or if the term of the license has expired. The term of a tobacco retailer license is one (1) year. Each tobacco retailer will apply for the renewal of their tobacco retailer's license and submit the license fee no later than thirty (30) days prior to expiration of the current license. A retailer that fails to timely submit a renewal application and fee is ineligible for license renewal and must submit a new application pursuant to this Chapter.

Section 9.38.110 Licenses not transferrable, past violations at retail location.

A. *Licenses are transferrable*. A tobacco retailer's license may be transferred from one Proprietor to another. Licenses may not transfer from one site to another.

B. *Past violations*. Notwithstanding any other provision of this chapter, prior violations at a location shall continue to be counted against a location and license ineligibility periods shall continue to apply to the location unless:

1. The location has been transferred to the new Proprietor(s) in an Arm's Length Transaction; and

2. The new proprietor(s) provide the City with clear and convincing evidence that the new Proprietor(s) have acquired the location in an Arm's Length Transaction.

Section 9.38.120 License conveys a limited, conditional privilege.

Nothing in this chapter shall be construed to grant any Person obtaining and maintaining a Tobacco Retailer's license any status or right other than the limited conditional privilege to act as a Tobacco Retailer at the location in the City identified on the face of the permit. Nothing in this chapter shall be construed to render inapplicable, supersede, or apply in lieu of, any other provision of applicable law

Section 9.38.130 Fee for license

The fee to issue or to renew a tobacco retailer's license shall be established from time to time by resolution of the City Council. The fee shall be calculated so as to recover the total cost of administration and enforcement of this chapter, including, but not limited to, issuing a license, administering the I program, retailer education, retailer inspection and compliance checks, documentation of violations, and prosecution of violators, but shall not exceed the cost of the regulatory program authorized by this chapter. All fees and interest upon proceeds of fees shall be used exclusively to fund the program. Fees are nonrefundable except as may be required by law.

Section 9.38.140 Compliance monitoring.

A. Compliance with this chapter shall be monitored by the Department. In addition, the City may designate additional persons to monitor compliance with this chapter. All licensed premises must be open to inspection by city staff or designated persons during regular business hours.

B. The Department shall inspect each tobacco retailer at least one (1) time per 12-month

period.

C. The city shall conduct one compliance check per two-year period that involves the participation of persons between the ages of 18 and 20 to enter licensed premises to attempt to purchase tobacco products, with additional compliance checks as required.

D. Nothing in this section shall create a right of action in any licensee or other person against the city or its agents

Section 9.38.150 Suspension or revocation of permit.

A. *Notice.* Upon discovery of a suspected violation, the Department shall issue the alleged violator, either personally or by first class mail addressed to the authorized address, an administrative citation that sets forth the alleged violation and which shall inform the alleged violator of their right to be heard on the accusation. The administrative citation shall comply with the requirements of Section 1.44.030 of the National City Municipal Code.

B. *Hearings.* Upon issuance of an administrative citation, a person accused of violating this Ordinance may request in writing a hearing on the matter in accordance with the procedures set forth in Sections 1.44.070 – 1.44.120 of the National City Municipal Code.

C. *Costs*. If this administrative citation is upheld by the hearing officer, the city's actual expenses in holding the hearing up to a maximum of one thousand dollars ($1,000) must be paid by the person requesting the hearing.

D. *Continued violation*.

1. Each day on which a tobacco product is distributed, sold, or offered for sale in violation of this Chapter shall constitute a separate violation of this Chapter; and

2. Each individual tobacco product that is distributed, sold, or offered for sale in violation of this Chapter shall constitute a separate violation of this Chapter.

E. *Revocation of License Wrongly Issued.* A tobacco retailer's license shall be revoked if the Department finds, after the Licensee is afforded notice and an opportunity to be heard, that one or more of the bases for denial of a license under this Chapter existed at the time application was made, or at any time before the permit issued, or one or more of the bases for denial of a renewal permit under this Chapter existed at the time the renewal permit was issued. Notice and appeal of the revocation shall be conducted in accordance with this section.

F. If a license issued under this chapter is suspended or revoked, all tobacco products at the suspended or revoked tobacco retailer's location shall be removed from public view for the duration of the suspension or revocation. The tobacco retailer additionally shall not display any advertisement relating to tobacco products that promotes the sale or distribution of such products from the tobacco retailer's location or that could lead a reasonable consumer to believe that such products can be obtained at that location for the duration of the suspension or revocation.

Section 9.38.160 Violations and penalties.

A. Any licensee who is found to be in violation of this Ordinance with regard to selling violations, whether such violation is determined by a hearing officer or superior court; or the Licensee has pleaded guilty, "no contest," or its equivalent, or admitted to a violation, will be charged an administrative fine and as well as their license suspended or revoked follows:

1. Upon a finding by the Department of a first violation of this chapter at a location, the Licensee shall be issued a warning.

2. Upon a finding by the Department of a second violation of this chapter at a location within any 36-month period, the licensee will be charged an administrative fine of $1,000.

3. Upon a finding by the Department of a third violation of this chapter at a location within any 36-month period, the licensee will be charged an administrative fine of $5,000 and the license shall be suspended for 30 days.

4. Upon a finding by the Department of a fourth violation of this chapter at a location within any 36-month period, the license shall be revoked.

B. *Tobacco retailing without a valid license.* In addition to any other penalty authorized by law, if the Department finds based on a preponderance of evidence, after notice and an opportunity to be heard, that any person has engaged in tobacco retailing at a location without a valid tobacco retailer's permit, either directly or through the person's agents or employees, the person shall be ineligible to apply for, or to be issued, a tobacco retailer's permit as follows:

1. After a first violation of this section at a location within any 36-month period, no new permit may be issued for the person or the location (unless proprietorship of the business at the location has been transferred in an Arm's Length Transaction), until 90 days have passed from the date of the violation.

2. After a second violation of this section at a location within any 36-month period, no new permit may be issued for the person or the location (unless proprietorship of the business at the location has been transferred in an Arm's Length Transaction), until 180 days have passed from the date of the violation.

3. After of a third or subsequent violation of this section at a location within any 36-month period, no new license may be issued for the person or the location (unless Proprietorship of the business at the location has been transferred in an Arm's Length Transaction), until five years have passed from the date of the violation.

C. Whenever evidence of a violation of this chapter is obtained in any part through the participation of a Person under the age of 18 years old, such a Person shall not be required to appear or give testimony in any civil or administrative process brought to enforce this chapter and the alleged violation shall be adjudicated based upon the preponderance of the evidence presented.

D. All tobacco retailers are responsible for the actions of their employees relating to the sale, offer to sell, and furnishing of tobacco products at the retail location. The sale of any tobacco product shall be considered an act of the tobacco retailer.

E. Tobacco products offered for sale in violation of this Chapter are subject to seizure by the Department or its designee and shall be forfeited after the licensee or any other owner of the

tobacco products seized is given reasonable notice and an opportunity to demonstrate that the tobacco products were not offered for sale in violation of this Chapter. The decision by the Department may be appealed pursuant to the procedures set forth in Section 9.38.150. Forfeited tobacco products shall be destroyed and properly disposed of at the cost of the seller after all internal appeals have been exhausted and the time in which to seek judicial review pursuant to California Code of Civil Procedure section 1094.6 or other applicable law has expired without the filing of a lawsuit or, if such a suit is filed, after judgment in that suit becomes final.

F. Violations of this Chapter may, at the discretion of the City Attorney, be prosecuted as infractions or misdemeanors when the interests of justice so require.

G. Violations of this Chapter are hereby declared to be public nuisances.

H. In addition to other remedies provided by this Chapter or by other law, any violation of this Chapter may be remedied by a civil action brought by City Attorney, including administrative or judicial nuisance abatement proceedings, civil code enforcement proceedings, and suits for injunctive relief.

I. The remedies specified in this section are cumulative and in addition to any other remedies available under State or local law for a violation of this Code.

Section 9.38.170 Exceptions.

A. Nothing in this Chapter prevents the provision of tobacco products to any person as part of an indigenous practice or a lawfully recognized religious or spiritual ceremony or practice.
B. Nothing in this Chapter shall be construed to penalize the purchase, use, or possession of a tobacco product by any person not engaged in tobacco retailing.

Section 9.38.180 Construction and severability.

It is the intent of the City Council to supplement applicable state and federal law and not to duplicate or contradict such law and this ordinance shall be construed consistently with that intention. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases of this Chapter, or its application to any other person or circumstance. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 9.38.190 Public records.

All information provided to the Department by a licensee or license applicant pursuant to this Chapter shall be subject to disclosure under the California Public Records Act (California Government Code section 6250 et seq.) or any other applicable law.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid

or unconstitutional.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 21st day of October, 2025.

PASSED and ADOPTED this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

AGENDA REPORT

Department: **Planning**
Prepared by: **David Welch, Principal Planner**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Continued Public Hearing to Consider Certification of a Final EIR to Assess Project Impacts & Appeal of the Planning Commission Denial of a Conditional Use Permit & Coastal Development Permit for a Proposed Fuel Transfer Facility on BNSF Property.

RECOMMENDATION:
Staff Recommends Approving the Appeal and Adopting Separate Resolutions Entitled:

1. "A Resolution of the City Council of the City of National City, California, Certifying a Final Environmental Impact Report for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive,"

2. "A Resolution of the City Council of the City of National City, California, Approving a Conditional Use Permit and Coastal Development Permit for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive,"

and;

3. "A Resolution of the City Council of the City of National City, California, Denying the Appeal and Affirming the Planning Commission Denial of a Conditional Use Permit and Coastal Development Permit for a Proposed Fuel Transfer Facility (San Diego Clean Fuels LLC) Within BNSF Railroad Right-of-Way and BNSF-Owned Property, Located West of the 1800 Block of Cleveland Avenue and North of West 19th Street, North to Civic Center Drive.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
The Planning Commission certified a Final Environmental Impact Report by unanimous vote and subsequently denied the Conditional Use Permit and Coastal Development Permit by the following vote:

Ayes: Armenta, Castle, Quinonez, Sanchez Nays: Miller Absent: Valenzuela

At their hearing of October 7, 2025, the City Council considered the appeal and took public comment. More than 50 members of the public spoke on the item, with the majority not in support of project approval. Issues of concern were related to rail and truck traffic, diesel particulate matter (DPM), the potential for incidents involving hazardous materials, and overall air quality. Ultimately, the City Council continued the item in order to work towards conditions to offset existing

substandard air quality conditions and to limit any potential decrease in air quality or increase in vehicle emissions in the area.

EXPLANATION:
Since the continuation of the public hearing, staff has worked with the applicants on crafting conditions related to City Council discussion on reducing the effects of additional truck traffic in the

project area. Added conditions (No. 72 through 76) aim to improve overall air quality for residents in proximity of the project proposal through a combination of BNSF commitments to reduced emissions, confirmation of state-mandated increases in the use of cleaner diesel fuel for vehicles, tree planting, and providing air filtration systems to area residents.

In addition to the above-noted conditions, it should be mentioned that the $200,000 economic benefit payment, as discussed in the original staff report, can be used for anything related to offsetting existing air quality and quality of life hardships. This can include not only landscaping and air filtration, but also specific identified programs to benefit resident health and reduce exposure to environmental concerns, which will be ongoing.

Furthermore, the economic benefit payment can also be used to offset road maintenance costs over the life of the project. The cost of replacing one mile of comparable roadway is approximately $1 million. A typical road maintenance schedule would involve major maintenance every five to ten years. Assuming $1 million to $2 million in economic benefit payments over that period, combined with the assumed minimal share of truck trips (the project would add 72 round trips per day, as compared to the existing volume), it is expected that the economic benefit payment will be able to cover all anticipated landscaping, air filtration, and road maintenance needs, plus any other specific identified programs.

In addition to the conditions discussed above, the Final EIR has been revised to capture clarifying edits to the Operational Criteria Air Pollutant Emissions (Table 3.1-6). The changes are shown in Section 4.0 – Errata. The emission values in the table for only Mainline Rail Emissions were presented in the incorrect columns for the ROG, CO, and SO_2 for summer and winter daily and tons per year. There are no changes to the values for NO_X, PM_{10}, and $PM_{2.5}$. These clarifications do result in updated total emissions sums within the table. However, all Project emissions remain well below daily and annual thresholds for all criteria pollutants.

All of the information added pursuant to this Errata merely clarifies, corrects, adds to, or makes insignificant modifications to information in the EIR. The City has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the EIR, does not constitute “significant new information” pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the Draft EIR.

The following is the original staff report and included for reference

Executive Summary
Planning Commission held a public hearing on September 15, 2025 and denied the request for a CUP and CDP based on the findings in the attached Planning Commission Resolution No. 2025-14. The applicant has appealed the decision of the Planning Commission and is thereby afforded the opportunity to present their appeal to the City Council. The requested action by City Council is to either uphold or reverse the decision of the Planning Commission (grant or deny the appeal request).

The applicant's appeal asserts that the findings in the Planning Commission denial were not accurate:

> *Findings for Denial of the Conditional Use Permit:*
>
> *#1 asserts that the facility is not essential or desirable because there are cleaner methods of delivery of the clean fuels. We do not believe that the cleaner methods mentioned are practically available at the current time.*
>
> *#2 indicates that the project would be detrimental to the public in the vicinity due to the anticipation that the 'last mile' delivery trucks will be petroleum diesel fueled and contribute to negative air quality in the area. Given that the truck operators are hauling renewable diesel, it would make sense that these truck operators would use the fuel that they haul. Furthermore, USD Clean Fuels was willing to accept a condition that these vehicles would be required to use renewable diesel within a reasonable period of time after the facility is operational; making this finding void. It should also be noted that the EIR found air quality impacts based on petroleum diesel truck emissions as is required for air quality modeling, to be less than significant.*
>
> *Finding for Denial of the Coastal Development Permit:*
>
> *#1 says that the project is in conflict with the Community Emissions Reduction Plan because it increases the number of diesel trucks within the Portside Community. Again, the finding's concern is based on the trucks using petroleum diesel rather than renewable diesel. Furthermore, these short haul delivery truck trips replace long haul carriers, improving the air quality in the entire area. If the short haul trucks are conditioned to use renewable diesel fuel instead of petroleum diesel, the air quality is improved still further.*

At the public hearing the Planning Commission heard comments from over 30 speakers, of which only two were in support of the proposed project. Five written public comments were also submitted in opposition. Among the concerns raised at the Planning Commission hearing were air quality and public health impacts from the operation of up to 72 diesel trucks a day entering the proposed facility and the inadequacy of the voluntary economic benefit to offset potential impacts on the City. City Council may consider adopting new or modified conditions of approval should they decide to approve the appeal in response to public concerns. The Community Emissions Reduction Plan discussed in the appeal can be accessed at https://www.sdapcd.org/content/dam/sdapcd/documents/capp/cerp/Portside-Environmental-Justice-CERP-July-2021.pdf.

Prior to the denial of the project, Planning Commission voted to certify the Final Environmental Impact Report (FEIR). However, the standard of review for the appeal is de novo, which means the matter is heard anew and without being bound by the previous decision of the Planning Commission. Therefore, the City Council becomes the approving authority for the project and will be required to also act on a resolution to certify the FEIR.

The applicant proposes to construct and operate a fuel transfer facility to be operated by San Diego Clean Fuels Facility LLC within an approximately 7.5-acre site located on and adjacent to existing Burlington Northern & Santa Fe (BNSF) railway tracks. The location is between Civic Center Drive and West 19th Street and to the west of Cleveland Avenue. Rail cars will be delivered to the facility utilizing an existing rail spur that will be reconfigured to provide capacity for up to 21 rail cars. Clean renewable and biofuels (renewable diesel, ethanal, and sustainable aviation fuel (SAF)) will then be transloaded from the rail cars to trucks with an above-ground pump system. No fuel will be stored on site. Overall transloading capacity will be approximately 13,800 barrels

of fuel per day. The site would receive up to 72 trucks daily, which would deliver the fuel to retail clients in the metropolitan San Diego area. The property is located within the City's Coastal Zone (CZ) overlay and subject to the development regulations outlined in the Local Coastal Program (LCP). Since the Implementation Plan of the LCP has not been formally updated, properties within the CZ are still regulated by the previous Land Use Code (LUC). The zoning designation of the property is Medium Manufacturing (MM).

Land uses that either store or distribute fuel in the MM zone are required to obtain approval of a CUP prior to operation. All projects in the CZ that require approval of a CUP must also have an approved CDP. The City of National City maintains permit jurisdiction for the subject property and, therefore, is able to approve a CDP without a permit application to the California Coastal Commission (CCC). The CCC retains the authority to hear appeals on CDPs when specific conditions or characteristics are present. This project is considered a "major energy facility"[1] and, therefore, appealable pursuant to Section 30603 of the Coastal Act. Due to the characteristics of the proposed project, staff requested an Initial Study (IS) checklist pursuant to the California Environmental Quality Act (CEQA) to be prepared, which was submitted to the City with a draft Mitigated Negative Declaration (MND). The City, as lead agency, decided that the draft MND document was not a sufficient environmental review document for the project and an Environmental Impact Report (EIR) was subsequently prepared.

Site Characteristics

The 7.5-acre site is located along the east side of the BNSF Railway right-of-way between West 18th and 19th Streets. Railway improvements in conjunction with this project extend north to the Civic Center Drive crossing. Immediately to the east of the property is an alleyway and industrial property with frontage on Cleveland Avenue. Most of the uses in the surrounding area are industrial in nature. However, there are City-owned properties planned for tourist-supporting commercial uses less than a half mile to the south as well as a newly opened cannabis lounge, restaurant, and hotel adjacent to Paradise Marsh. Several legal, non-conforming residential properties also exist within the vicinity of the subject property including the McKinley Apartments approximately 380 feet east and single-family homes approximately 900 feet to the south[2]. It is unclear how many single-family residences remain west of Interstate 5 in the City since some structures have been incorporated into commercial businesses. The nearest school is Kimball Elementary School, which is more that 1,500 feet from the site, on the east side of Interstate 5.

The site itself is comprised of three different sections. First, there is the existing BNSF railway. This a spur that terminates within Port of San Diego properties to the south. The main Port-related operations are Pasha Group, which receives shipments of new automobiles, and Dixieline Lumber, which receives shipments of new lumber and wood products. Adjacent to the subject site, there are two operational tracks that transition to one rail track to the north, just south of the Civic Center Drive crossing. With anticipation of this proposed project, BNSF has been working on the design and implementation of a second track across Civic Center Drive to maintain operational capacity. Ultimately, BNSF rail traffic enters and exits the region to the north through downtown San Diego and along the coast to Orange County. Second, the middle portion of the site that is proposed for up to eight new tracks leading to the transfer facility is a former Pacific Steel, Incorporated (PSI) remediation site. The Department of Toxic Substance Control (DTSC) is still actively working on remediation from PSI operations, but the land within the subject site has been substantially remediated as of the writing of this report. Finally, the area of the subject

[1] Coastal-dependent developments like refineries, power plants, and offshore petroleum facilities that are subject to strict regulation and permitting by the California Coastal Commission due to their potential adverse effects on coastal resources.

[2] New residential uses are not permitted in the MM zone. Existing lawfully constructed residences may remain, subject to NCMC 18.11 (Nonconforming uses, structures, and parcels).

site between West 18th Street to the north, the alley to the east, West 19th Street to the south, and the existing tracks to the west is proposed to be developed with the transfer facility. This land was previously occupied by industrial operations and Harrison Street right-of-way that has already been vacated[3]. All former structures have been demolished and the land in its current state would be considered disturbed.

Proposed Use

The applicant proposes to improve the 7.5-acre site for the purposes of operating a fuel transloading facility. This site is located along existing BNSF railroad and on adjacent BNSF-owned land. The fuel transfer operations would take place on the portion of land between West 18th and 19th Streets, between the existing railroad and industrial properties along Cleveland Avenue. The facility would operate 24 hours a day with 72 trucks per day primarily entering and exiting the site during off-peak hours (6:00 p.m. to 6:00 a.m.). Land uses that either store or distribute fuel are required to obtain approval of a CUP and CDP prior to the commencement of operations. There are no additional specific use regulations in the LUC for this type of facility.

The proposed operator, San Diego Clean Fuels Facility LLC, intends to build the facility to achieve objectives related to increased access to renewable fuels in the San Diego region. The project hopes to achieve or contribute to the following:

- Contribute to the State's commitment to a transition to carbon neutrality by 2045. Renewable fuels will help reduce greenhouse gas emissions and achieve benchmark reductions.
- Expand the availability of renewable fuels to the region by advancing the goal of the State's Low-Carbon Fuels Standard, which is a component of the 2022 California Air Resources Board (CARB) Scoping Plan, and solving geographic imbalances in the availability of cleaner, lower carbon fuel.
- Lowering of emissions compared to existing supply chains by utilizing rail to deliver fuel to the San Diego market.
- Increase the speed at which cleaner fuels can be delivered to the market.
- Generate employment opportunities for National City and surrounding communities.
- Develop underutilized and/or previously contaminated properties while minimizing conflicts with surrounding existing uses.
- Provide an appropriately sized facility that balances business performance while minimizing necessary truck trips.
- Locate the facility in an appropriately zoned property with direct access to Interstate 5 (I-5).
- Provide infrastructure improvements to meet project needs and improve safety along the BNSF railroad.
- Provide additional firefighting capacity in the project area to address quick responses to hazards and emergencies.

The applicant's proposed physical improvements for the project include:

- Construction of railway tracks and turnouts/crossovers to facilitate car movement in/out and within the transload facility.
- Installation of concrete slap pump pads at each transload spot.
- Installation of truck load slabs sloped to drain in the center at each transload spot.
- Installation of pumps and piping to move fuels from rail cars to truck loading spots.
- Containment enclosures for additive totes.

[3] Harrison Avenue in this location was a "paper street", which only existed on the Assessor's Parcel Map. No developed right-of-way was located here.

- Concrete-lined containment basin and pipe each load slab drain to the basin.
- Track pans for containment at the rail transloading cars.
- A small office building with control center, restrooms, and driver check-in area.
- All weather paving for the facility and circulation.
- Lighting, as needed.

The approximate throughput capacity of the proposed facility will be 13,800 barrels of fuel daily. While the capacity of the facility was not initially stated by the applicant, there has been a reduction from what was originally proposed in 2023. Additionally, the proposal initially estimated 115 trucks per day would be entering the facility to transport fuel. However, the current proposal is for approximately 72 trucks daily. Therefore, the capacity of the project was reduced by more than a third during the environmental review process. The proposed circulation of the site is for trucks to enter from West 18th Street and exit onto West 19th Street. The site is in close proximity to I-5. The general circulation pattern would be Civic Center Drive to Tidelands Avenue, West 19th Street to Cleveland Avenue and then West 18th Street into the site, returning the same way.

In addition to the transfer of fuel, the project includes measures to increase safety and prevent contamination from fuel spills. A 37,700-gallon concrete containment basin is proposed to be constructed below the rail car unloading and truck loading area. The volume of the basin is 110 percent that of a rail car. An Aqueous Film Forming Foam Fluorine Free Firefighting platform and additional fire hydrants will also be installed on site for use in the event of a fire. A Facility Response Plan (FRP) will also be developed to prevent or address spills.

Alternative Fuels and Environmental Considerations

The proposed project is in response to the State of California's commitment to improving air quality, reducing emissions from fossil fuels including greenhouse gases (GHG). Achieving State goals can help improve public health and reduce risks related to human-induced climate change. The landmark state bill AB 32, or the Global Warming Solutions Act of 2006, required California to reduce its GHG emission to 1990 levels by 2020. Implementation of AB 32, and subsequent legislation, is primarily the responsibility of the California Air Resources Board (CARB). While zero-emission technology is highly desired, CARB also encourages interim measures to help reduce emissions from current levels. One of these measures is the Low Carbon Fuel Standard (LCFS), which encourages the use of alternative fuel types that can achieve lower emissions.

The applicant proposes to construct the fuel transfer facility to improve the delivery of these fuel types to the San Diego market while also reducing emissions within the supply chain. The proposed fuel for distribution are biofuels, which include renewable diesel, biodiesel, and sustainable aviation fuel (SAF). Renewable diesel and SAF can be produced with new or recycled vegetable oils, animal fats, greases, algae, as well as crop residues or woody biomass. Renewable diesel and SAF are also designated as a "drop-in" biofuel allowing them to fully replace petroleum-based fuels with zero modification to stage facilities or engines. Biodiesel is a renewable, biodegradable fuel manufactured domestically from vegetable oils, animal fats, or recycled restaurant grease. When used in diesel engines, renewable diesel can reduce greenhouse gas emissions by up to 80%. Renewable diesel and a blend of renewable diesel and up to 20% biodiesel can also be used to replace petroleum diesel with no changes to an engine. With the ability to produce biofuels from a wide variety of sources, they are considered 100% sustainable, as opposed to petroleum-based fuels.

While there can be a net benefit from an increase in availability of biofuels in the San Diego region, the same assertion cannot be made for the City of National City, Westside communities, and nearby receptors in the MM zone. There have been multiple efforts within the City to improve the health of residents and reduce dangerous pollutants associated with industrial and light industrial uses. Previous actions include the passage of the Westside Specific Plan and Amortization Program, early adoption of a Health and Environmental Justice Element within the General Plan,

designation of the AB 617 Portside Community and passage of the Community Emissions Reduction Plan (CERP), and adoption of the City's Climate Action Plan (CAP). Primarily due to, but not limited to, the project's proposed utilization of diesel-powered truck trips for operations of the facility and the related impacts to greenhouse gas emissions, vehicle miles traveled, and air quality, City staff requested the preparation of an Environmental Impact Report (EIR) for this project.

Analysis

The project was analyzed for impacts pertaining to CEQA in the attached EIR. Some of the more specific details in the EIR will not be discussed in this document, but instead the project will be analyzed as it pertains to existing plans and policies related to the proposed development.

General Plan

The subject property has a General Plan land use designation of Industrial (I). The project proposed is an industrial use. The proposal is also well below the floor area ratio of 2.0 intended for this designation. The General Plan is comprised of several "elements", of which some have been recently updated through the Focused General Plan Update that was completed in 2024. Several policies from various elements of the General Plan pertain to this project, including:

> Land Use (LU) Element
> Policy LU-1.3 pertains to urban greening efforts, LU-4.2 encourages various pedestrian-scale urban design strategies, LU-4.4 pertains to the maintenance of sidewalks and bicycle routes, LU-5.3 encourages businesses to employ National City residents, LU 6.5 requires development to be consistent with the Zoning Code and applicable specific plans, LU-6.5 pertains to consistency tithe the City's Climate Action Plan (CAP)

The Land Use Element of the General Plan has several policies related to new development. This project relates to public realm improvements regarding sidewalk maintenance, landscaping and other greening efforts, and consistency with various codes and policies as discussed in this report. Conditions of approval ensure that pedestrian areas around the project will remain well-maintained and enhanced with appropriate landscaping elements and tree canopy. The project and associated right-of-way improvements at the railroad crossing at Civic Center Drive will enhance portions of the public realm and avoid conflict with bicycle routes, such as the Bayshore Bikeway. Consistency with the CAP and policies related to community enhancements such as LU-1.3 will be evaluated in subsequent sections of this report.

> Transportation (T) Element
> Policy T-3.6 relates to the enhanced transit services, Policy T-8.1 pertains to enhancements of infrastructure to facilitate timely movement of goods, particularly intermodal transfers, Policy T-8.4 pertains to the movement of goods by rail, Policy T-9.4 pertains to noise and pollution abatement associated with goods movement.

The project proposes to utilize existing rail to transfer fuel for delivery to retail outlets within the City and in the greater region. Elements of the project ensure that the delivery of fuel will be conducted in an efficient manner such as an improved rail crossing, operations at off-peak hours, and proximity to major truck routes. Truck movements will largely avoid residential properties and other areas with sensitive uses in the City. Policy T-3.6 is related to community enhancements, which will be discussed later in this report.

> Safety (S) Element
> Policy S-7.3 pertains to the ability to effectively respond to hazardous materials emergencies, S-8.1 pertains to the clean-up and reuse of contaminated sites.

The project proposes to reduce risk from fire hazards will be accomplished through the inclusion of a specialized firefighting platform and additional fire hydrants, as required by the National City Fire Department (NCFD). The project will be located on a vacant, under-utilized, and previously contaminated site, which is encouraged by policy S-8.1.

Noise and Nuisance (NN) Element
Policies NN-1.9, NN-1.10, NN-2.5, NN-3.1, NN-3.3, and NN-3.4 pertain to impacts related to noise levels and ground borne vibrations via construction, on-site activities, and off-site transportation. Policy NN-4.2 related to the reduction in offensive odors and other noxious substances.

Impacts related to noise and nuisance were evaluated for the proposed project in the EIR. Primarily, a Noise Analysis determined noise thresholds in the City's Noise Ordinance would be met for activities related to the construction and operation of the proposed project. The project location has existing ambient noise levels from nearby freeway traffic and other industrial uses. Staff has proposed conditions of approval requiring adherence to truck routes in the City to prevent increases in traffic-related noises and a six-foot high, solid fence or wall to reduce the potential for noise impacts to adjacent and nearby properties.

The applicant asserts that offensive odors associated with fuels and additives mostly come from combustion, which is not related to the proposed on-site activities. Nuisance odors are also regulated and enforced by San Diego Air Pollution Control District (SDAPCD) Rule 51 (Public Nuisances). A Condition of Approval is recommended requiring adherence to SDAPCD regulations.

Open Space and Agriculture (OS) Element
Policies OS-1.1, OS-1.2, OS-1.4, OS-2.1, OS-2.2, OS-2.3, OS-2.5, and OS-2.7 pertain to the preservation of open spaces, habitat, biological resources, and environmentally sensitive areas. Policy OS-1-3 encourages the planting of native plants near open spaces. Policies OS-4.2 and OS-4.4 encourage the planting of street trees and promotes the planting of shade trees with substantial canopies. Policies OS-8.4 and OS-8.8 pertain to the preservation of historic and cultural resources.

The EIR analyzed the potential for project impacts to open spaces, biological resources, and environmentally sensitive areas in detail. Adherence to mitigation measures discussed in the report are included as a condition of approval. In addition, staff is recommending Conditions of Approval that require additional landscaping, including the planting of street trees that will enhance the urban tree canopy. Mitigation measures are also required for the monitoring of paleontological or other cultural resources in the event they are discovered during grading or construction.

The Initial Study checklist prepared for this project also identified a potential wetland feature on this site. However, staff has confirmed that the discussed feature no longer exists. This is further discussed in the EIR.

Conservation and Sustainability (CS) Element
Policy CS-1.1 pertains to the reduction of the urban heat island effect. Policy CS-1.2 pertains to the development of industries that benefit the environment. Policies CS-3.1 and CS-3.3 pertain to stormwater best management practices (BMPs) and low-impact development (LID) practices.

As previously discussed, staff is recommending a condition of approval for the project that would require enhanced street trees to support policy CS-1.1. The project proposes to transport clean fuels, which were discussed in the previous section of this report. The improved access to these alternative fuel types will have benefits for both the local economy and regional air quality. New construction

projects are required to meet stormwater requirements and BMPs discussed in the conditions of approval from the Engineering Department.

Health and Environmental Justice (HEJ) Element
Policy HEJ-1.2, Policy HEJ-1.5, Policy HEJ-2.5, and HEJ-2.6

The HEJ was created to identify public health risk and environmental justice concerns and improve living conditions to foster the physical health and well-being of National City's residents. National City was an early adopter of this category of general plan element and the HEJ precedes the passage of SB 1000, which now requires this type of element for all general plans in the state. At the time of the adoption of the HEJ, National City had some of the worst health outcomes in San Diego County, including high rates of chronic obstructive pulmonary disease (COPD) and asthma. Both breathing disorders have correlation with poor air quality, which is caused by industrial pollution and vehicle emissions. The Westside of National City is particularly impacted by its close proximity to industrial areas west of I-5, port activities, Naval Base San Diego, and freeway traffic. In more recent years, studies have also identified diesel particulate matter (DPM) as a known carcinogen. This has furthered health concerns in areas with heavy truck traffic. Both the Westside and the industrial areas in the City have existing non-conforming uses, which means there are residential uses and sensitive receptors in close proximity to industrial operations, as well as polluting businesses in the middle of residential areas. While the proposed project is not located in a Specific Plan area, impacts to the Westside Specific Plan (WSP) area should also be considered.

Policy HEJ-1.2 states "consider environmental justice issues as they are related to potential health impacts associated with land use decisions, including enforcement action, to reduce the adverse health effects of hazardous materials, industrial activities, and other undesirable land uses on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location." In this instance, health concerns have been identified for communities in National City at both the local and state levels pertaining to new industrial uses and increased truck traffic. However, the EIR that was prepared for the proposed project included a Health Risk Assessment (HRA) that concluded that such impacts from the project specifically were less than significant. The three primary assessments were cancer risk, chronic health hazards, and acute health hazards.

Cancer risk is calculated by exposure periods with 70-year (lifetime risk calculation) and 30-year (individual risk calculation) periods for residents and 25-year periods for workers. Health risks for residents were based on the nearest residential use, the McKinley Apartments at West 18th Street and McKinley Avenue. Findings from the assessment are found in Table 3.1.7 of the EIR, which shows activities from construction and operation of the proposed fuel transfer facility. Results show the project would not result in a significant contribution to cancer risk to this community. Findings of significance were the same for chronic and acute health hazards, as shown in Table 3.1.8 of the EIR.

This policy encourages the City to consider actions to *reduce* potential health impacts. It is the opinion of staff that the policies related to the City's updated CAP and the AB 617 Portside Community's CERP are best suited to determine conformance with this HEJ policy, which are discussed below.

Policy HEJ-1.5 promotes the inclusion of potentially affected community residents in the decision-making process. The Planning Division has followed standard guidelines for both the environmental review process and the ongoing public hearing process. In addition, information on the project has been posted on the City website and staff had frequent email communications with interested parties. Both the applicant and the District 1 Councilmember, Luz Molina, have also worked to provide the public information and updates on the proposed project.

The project was initially submitted in 2023 with a draft Initial Study (IS) and Mitigated Negative Declaration (MND) prepared by an environmental consultant. Planning staff posted these documents for a 30-day public review period on the State Clearinghouse website beginning on June 2, 2023 in accordance to CEQA guidelines. Several comments were provided to the City during this period. After further discussions with the environmental consultant and modifications to the draft MND, the City ultimately decided a more thorough review of the project was required and a Draft Environmental Impact Report (EIR) was requested. While the review process was being worked on with the consultant, Councilmember Molina also invited City staff to provide information on the project at town hall meetings in September and October of 2023. The public documents from the original MND generated significant interest in the project even though no public hearings had been announced at the time.

The earliest meeting that was noticed to the general public was a scoping meeting for the Draft EIR held on May 23, 2024, which coincided with the posting of the revised Initial Study and Notice of Preparation on the State Clearinghouse website. The purpose of this meeting was to solicit feedback on the scope of the review to be conducted for the Draft EIR. 27 comment cards were submitted by the public at this meeting as well as another 11 comment letters. Comments were summarized within the draft EIR.

The latest meeting with the general public was a Community Open House held August 14, 2024. This meeting was prompted by the applicant and their desire to have more community engagement in advance of any public hearings. Once again, Councilmember Molina collaborated with this event since the project is proposed within District 1.

Staff has been in regular communication with other agencies, organizations such as the Environmental Health Coalition, and interested residents throughout the review process. In particular, the public has been concerned with the timing of public hearings as staff worked with the environmental consultant and applicant to complete revisions to the draft documents. At the same time, the applicant has also had numerous meetings with City leaders and organizations regarding this project. The first public hearing was ultimately noticed for the Planning Commission meeting on June 2, 2025. However, the item was pulled due to significant concerns presented in a public comment by the California Coastal Commission (CCC).

The topic of environmental justice was one of the concerns of the CCC, which stated in its letter that they were recommending “a more thorough analysis of environmental justice impacts and improved outreach for this project”. As summarized, outreach for this project has been consistent with the City’s policy HEJ-1.5, although not always through the Planning Division, in that residents have been provided with consistent access to information regarding the project and how to participate in the decision-making process. Furthermore, the primary forum for public participation is the public hearing for which this report has been drafted. The project is also potentially subject to an appeal to the California Coastal Commission after the City Council has taken action.

Policy HEJ-2.5 encourages the protection of existing sensitive land uses through feasible measures such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/clears, and/or other effective measures to minimize potential impacts from air pollution. While this policy discusses existing land uses, it also speaks to the importance of setbacks, landscaping, and other measures that can be utilized by a new project.

Policy HEJ-2.6, similarly to HEJ-1.2, requires to City to consider air quality impacts, including cumulative impacts, from existing and new development when making land use decisions and limit the number of industrial facilities or uses to prevent cumulative air pollution impacts. While the EIR includes findings that the proposed project will not result in significant health impacts, it cannot be ruled out that the operations and truck traffic associated with the proposed fuel transfer

facility will not contribute to cumulative impacts resulting from existing and new industrial developments within the City. Once again, the CAP and CERP are the best mechanisms by which to evaluate this proposal.

Local Coastal Program (LCP)

The LCP is comprised of two sections: the Implementation Plan and the Land Use Plan. The Land Use Plan was recently updated in 2023 and certified by the CCC in March of this year. However, the Implementation Plan update, which is currently underway, is yet to be approved.

The Implementation Plan of the LCP discusses permit jurisdiction, applicability of CDPs, required findings, and applicable development standards. The proposed project is located within the City's adopted exclusion area, where new development is generally exempt from a CDP. However, the need for a discretionary permit (e.g., CUP) triggers the need for a CDP. The Implementation section also requires that new development provide coastal access, where required, and to not impede coastal access. The site is in the middle of the City's industrial area and does not require, or have the possibility to interfere with, access to coastal areas. Applicable development standards in the current adopted LCP reference Municipal Code sections related to new structures, uses, parking, landscaping, etc. Since these references pertain to the previous version of the LUC, development standards that would be considered defunct in the rest of the City remain in effect. Conformance with these standards are discussed in the following section. The two required findings of approval for CDPs are as follows:

- That granting said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City.
- That the granting of said Coastal Development Permit will be consistent with an implements the Certified Local Coastal Program.

The Land Use Plan of the LCP provides both policy recommendations and a land use plan map. Significant concerns for this plan include coastal access, preservation of habitat areas, supportive land uses, and coastal hazards. In addition, the Land Use Plan requires that development in the CZ adhere to policies found in Chapter 3 of the Coastal Act. The industrial section of the CZ is largely regulated by the existing development standards in the LUC for the manufacturing zones. These standards are relied upon to ensure that new development is visually appropriate. In addition, there is a policy stating that new development should consider proximity to the Bayshore Bikeway for the purposes of maximizing the recreational potential of the area. The project proponents have coordinated with City staff to ensure the upgraded rail crossings at Civic Center Drive will not interfere with improvements to this bikeway.

The City's LCP mostly relies upon the previous LUC to regulate industrial uses to ensure they do not cause nuisances, both through the CUP approval process and through adherence to existing development standards. Other than additional policies noted in this section, the project's conformance with the two required findings for approval of a CDP are analyzed in other sections of this report.

California Coastal Commission and the Coastal Act

The proposed project requires the approval of a CDP and is therefore subject to the Coastal Act and appeal procedures of the California Coastal Commission (CCC). Though the City retains permit jurisdiction, projects with certain characteristics remain appealable to the CCC. In this instance, the project is considered a "major energy facility" and can be appealed to the CCC within 10 working days of a final local action notice. Final action is not taken until the project is approved or denied by the City Council by consent or at a public hearing.

Policies of the City's LCP are inclusive of more general policies in Chapter 3 of the Coastal Act. In some instances, the LCP adds more specificity. Overall policies in the Coastal Act address public access, recreation, the marine environment, land resources, and development. The LCP included City-specific policies on public access, recreation, marsh preservation, visual resources, industrial development, and environmental hazards.

The project is located within the middle of the City's existing and zoned industrial properties. Both the project site and all adjacent properties are zoned Medium Manufacturing (MM). The nearest recreational amenities are more than 1,500 feet to the south of the site and access to San Diego Bay to the west is largely restricted by Naval Base San Diego and Port of San Diego properties. While both the LCP and Coastal Act have polices related to public access, it is not required for this project or impeded by this project. No facilities related to coastal access are provided or needed.

Chapter IV of the LCP and Sections 30220 through 30224 of the Coastal Act have specific polices related to recreation. As previously mentioned, the subject site is in an industrialized area and the Land Use Plan for the LCP encourages the provision of recreational opportunities in other areas of the City's CZ.

The marine environment, land resources, and marshes are largely unaffected by the proposed development. The project location is not adjacent to any marine resources and there are no known land resources such as habitat, agricultural land, or archaeological or paleontological resources. The project proposes a new development in an existing industrial area. Storm Water Best Management Practices will be required by the Engineering Department, which will ensure that nearby waterways, including the bay and marsh, are protected from pollutants. Mitigation requirements will be in place to protect archaeological or paleontological resources should they be present during construction activities.

The Coastal Act and Chapter VI of the LCP calls for the protection of the scenic and visual qualities of coastal areas, and, where feasible, to restore and enhance the visual quality in visually degraded areas. The proposed new development will improve visual quality of the area by cleaning up a blighted property. Screening fences/walls will also be required to reduce the visibility of the transfer station in a reasonable manner.

Wetland

In a comment letter provided by the CCC on June 2, 2025, it was stated that *the project site includes at least one single-parameter wetland*. Wetlands in coastal areas can be designated by the presence of just one indicator. A wetland on the project site would have resulted in the following: the presence would establish appeal jurisdiction with the CCC for the project, the project would become infeasible due to buffering requirements found in the LCP, and the EIR would have needed to discuss justifications for the fill of the wetland and mitigation measures. As discussed earlier, the project is already appealable to the CCC since it includes a proposed "major energy facility".

An *Aquatic Resources Delineation* was completed for the proposed project in July of 2022, which is included as Appendix D of the Draft EIR. This study discussed "Feature 3", which was a depressional feature indicated by aerial imagery and site visits. Dried algal mats were present, but the EIR described this feature as "an isolated puddle." Staff visited the site on January 30, 2025 and the depression was no longer present. Soil remediation activities have been occurring on the northern portion of the site due to the presence of pollutants from the neighboring metal recycling facility and heavy earth-moving equipment is presumed to have altered the ground level since the original survey of the depression was conducted. Due to concerns from the CCC, the environmental consultant conducted an additional field survey and assessment of "Feature 3" on July 31, 2025 and concluded the feature is no longer present on site and the "location met neither vegetation, soils, or hydrologic parameters of being a wetland under its current condition."

Environmental Justice

The CCC also expressed concerns about the analysis of the project's environmental justice impacts. An Environmental Justice Policy was adopted by the CCC in 2019 that includes, among other statements, the following: *The Commission will use its legal authority to ensure equitable access to clean, healthy, and accessible coastal environments for communities that have been disproportionately overburdened by pollution or with natural resources that have been subjected to permanent damage for the benefit of wealthier communities. Coastal development should be inclusive for all who work, live, and recreate on California's coast and provide equitable benefits for communities that have historically been excluded, marginalized, or harmed by coastal development.* Staff's analysis of this project largely addresses environmental justice concerns through the City's Health and Environmental Justice Element of the General Plan, the updated Climate Action Plan, and the AB 617 Portside Community's Community Emissions Reduction Plan. These documents are supportive of the CCC's policy and staff has modified this report for clarity.

Coastal Hazards

Chapter VIII of the Land Use Plan discusses environmental hazards, as required by Section 30253 of the Coastal Act. This chapter includes several policies related to the specific hazard of sea level rise (SLR), which require additional discussion due to the location of the proposed project. The following are relevant sections of the Coastal Act that should be taken into consideration as they relate to SLR:

> Section 30235 of the Coastal Act states:
>
> > Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.
>
> Section 30253 of the Coastal Act states:
>
> > New development shall do all of the following:
> >
> > a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
> >
> > b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs
>
> Section 30270 of the Coastal Act states:
>
> > The commission shall take into account the effects of sea level rise in coastal resources planning and management policies and activities in order to identify, assess, and, to the extent feasible, avoid and mitigate the adverse effects of sea level rise.

The project location is more than 1,500 feet from the shoreline of San Diego Bay, which is mostly occupied by Naval Base San Diego and the Port of San Diego within National City. The proposed improvements for the fuel transfer facility do not include any shoreline protection devices due to the project location. It is unknown if, at any time during the life of the proposed project, nearby facilities would pursue or implement any modification of the coastline that could alter the possibility of hazards effecting the subject site.

Based on information provided by the applicant, the project's design life is 30 years. The statewide SLR guidance for critical infrastructure recommends taking a precautionary approach by considering and planning for higher-end SLR scenarios and long-term (e.g., 100-year) planning horizons. In the past century, the average global temperature has increased by about 1.1°C, and global sea levels have increased by 7 to 8 inches (17 to 21 cm). In addition, SLR has been accelerating in recent decades, with the global rate of SLR tripling since 1971 (IPCC, 2021). There is strong scientific consensus that SLR will continue over the coming millennia regardless of future human actions, but the exact rate and amount will depend on the amount of future greenhouse gas emissions as well as the exact contribution from sources such as the Antarctic and Greenland ice sheets, which are areas of continuing research. While planning coastal development under this uncertainty presents challenges, it is widely documented that underestimating SLR could result in costly damages and adverse outcomes to coastal resources. Planning and development decisions on the California coast must, therefore, be appropriately precautionary and made with the full understanding that SLR will change coastal landscapes and hazard conditions. Not only will siting and design decisions regarding proposed coastal development influence the future safety of the development and overall resiliency of the California coast, but such decisions will also affect the way that coastal resources protected under the Coastal Act respond to changing sea levels over time.

Currently, the best available science on SLR projections in California is provided in the State of California Sea Level Rise Guidance (OPC 2024). The state guidance adopts the same framework and approach used by the Federal government and provides five sea level rise scenarios that have been regionalized for California-specific use. The state guidance also includes a decision framework to guide selection of appropriate sea level scenarios, primarily recommending evaluation of the intermediate, intermediate-high, and/or high scenarios depending on the context of the planning effort/project. This information is reflected in the Coastal Commission's Sea Level Rise Policy Guidance (CCC 2024). The table below shows the sea level rise scenarios for the San Diego tide gauge, the closest tide gauge to the project site.

TABLE 14. *Sea Level Scenarios for San Diego.*

Median values of Sea Level Scenarios, in feet, for each decade from 2020 to 2150, with a baseline of 2000. All median scenario values incorporate the local estimate of vertical land motion.

YEAR	LOW	INT-LOW	INTERMEDIATE	INT-HIGH	HIGH
2020	0.2	0.2	0.3	0.3	0.3
2030	0.3	0.4	0.4	0.5	0.5
2040	0.4	0.5	0.6	0.7	0.8
2050	0.5	0.7	0.8	1.1	1.3
2060	0.6	0.9	1.1	1.6	2.0
2070	0.7	1.0	1.4	2.3	3.0
2080	0.8	1.2	1.9	3.1	4.1
2090	0.9	1.4	2.5	3.9	5.4
2100	1.0	1.6	3.2	4.9	6.7
2110	1.1	1.8	3.9	5.7	8.0
2120	1.2	2.1	4.5	6.5	9.1
2130	1.3	2.3	5.0	7.1	10.0
2140	1.3	2.5	5.6	7.7	11.0
2150	1.4	2.7	6.1	8.3	11.9

The existing elevation throughout the Project Site ranges from approximately 8 to 13 feet above mean sea level. Based on CoSMoS, as shown on the Our Coast Our Future Hazards Map, the

project site could begin to experience flooding impacts starting with 2.5 feet of SLR combined with a 100-year storm. Starting with 4.1 feet of SLR, portions of the site may be flooded under normal, non-storm conditions. Based on the same mapping, the main pathway for flooding appears to be from the 7th Street Channel to the north, such that the northern portions of the project site would be impacted sooner/with less SLR. With increasing SLR (or with increasing SLR plus storm conditions), more portions of the project site could be flooded. CoSMoS/OCOF also provides information on groundwater changes resulting from sea level rise. The project site is already in an area with a shallow groundwater table, and SLR could result in an emergent groundwater table (i.e., groundwater flooding) in portions of the project site with 2.5 feet of SLR.

As the table above shows, 2.0 to 3.0 feet of SLR could occur somewhere between 2060 and 2070 under the High scenario, or closer to 2090 (or later) under the more likely Intermediate Scenario. Similarly, 4.1 feet of SLR could occur as soon as 2080 under the High Scenario, or after 2110 under the Intermediate Scenario. As noted above, the Project lifetime is expected to be 30 years, but could have a potential useful life of up to 100 years.

It should be noted that the proposed project is largely influenced by State policies in place or under consideration. The Advanced Clean Fleets Regulations are proposed by CARB to accelerate a large-scale transition to zero-emission medium- and heavy-duty vehicles and works in conjunction with the Advanced Clean Trucks Regulation, the Truck and Bus Regulation, and the Transport Refrigeration Unit (TRU) Regulation to meet statewide air pollution reduction goals including economy-wide carbon neutrality by 2045. The Advanced Clean Fleets Regulations was adopted by CARB in April 2023; however, the Office of Administrative Law has not yet approved the regulation.

The Advanced Clean Cars II Regulations are a set of rules proposed by the CARB to ban the sale of internal-combustion passenger vehicles and light trucks by 2035 and require an increasing number of zero-emission vehicles (ZEVs) and plug-in hybrid electric vehicles (PHEVs) starting from the 2026 model year. The regulations were approved by the Office of Administrative Law on November 22, 2022 and effective the same day.

The purposes of the regulations are to reduce air pollution and greenhouse gas emissions from the transportation sector and are aligned with Governor Newsom's 2020 Executive Order N-79-20. Given the aggressive schedule to comply with CARB's ZEV program and ultimately phase out all internal combustion trucks and cars with ZEVs, it is reasonable to assume that the Project lifetime would not be 100 years.

As such, it appears as though the project site and the proposed development would not be exposed to hazards over the anticipated 30-year lifetime, but could start to be exposed to flooding soon after under a high scenario. Even under the High Scenario though, initial risks to proposed development may not be significant. As identified above, initial flooding impacts would occur as a result of 2.5ft of SLR combined with a 100-year storm. Thus, flooding would be a rare, short-duration event rather than a routine, prolonged condition. Moreover, these earliest impacts would be primarily confined to the northern portion of the project site (north of W. 16th Street). This portion of the project site would only include construction of railroad tracks, which would likely be able to withstand occasional storm flooding impacts.

Additionally, some project design features incorporated into the Project already take into account SLR adaptation strategies, including the relocation and elevation of utility infrastructure and placement of the fuel transload facilities and equipment to areas outside of the risk for coastal flooding conditions. Specifically, fuel transload facilities and equipment and other proposed development are primarily located on the eastern portions of the project site, which would not be exposed to flood impacts under 2.5 feet of SLR (even with a 100-year storm).

Overall, the proposed development will adequately minimize risks associated with flooding, including as exacerbated by sea level rise, over the proposed 30-year anticipated lifetime. However, coastal hazards risks would increase in the following years with additional sea level rise. As such, it is appropriate to limit the authorization of the proposed development to 30 years and to require the development of a coastal hazards adaptation and implementation plan by the end of that time horizon that identifies any strategies necessary for protecting, relocating, or otherwise adapting the development authorized by the CDP as necessary to maintain safety from flooding and other coastal hazards. Special conditions of approval related to coastal hazards are included in the draft resolution.

Land Use Code (LUC)

As discussed in the preceding section, the project is located in a section of the CZ where the City retains permit jurisdiction and the development standards applied to the proposed development are contained within the previous version of the LUC. The project is located within the MM zone, which is regulated by Chapter 18.18 of the previous LUC. Land uses in the previous code are listed as permitted or permitted with a CUP under "use groups" that organize similar land uses into broader categories. Use Group 23 – Medium Manufacturing, which is allowed in the MM zone, permits the storage and distribution of oil-based products with the approval of a CUP.

The proposal has also been reviewed for conformance with applicable design regulations. The site is sufficient in size for the proposed use and meets the minimum required lot area and frontage. The proposed development adheres to all required minimum setbacks. The office for the facility is proposed to be a small, 512 square-foot pre-manufactured structure. Per the conditions of approval, this structure will need to be reviewed and permitted by the Building Division as a permanent structure. The proposed elevations of the office do not meet the minimum aesthetic standards of Section 18.18.240 of the (previous) Land Use Code and will need to be upgraded with additional exterior materials when plans are submitted for permits. Since the use primarily takes place using industrial equipment outdoors, the project is well below both the maximum height and floor area ratio. As previously discussed, staff is recommending increased screening since most on-site activities will take place outside of an enclosed structure.

The applicant is proposing five parking spaces on site with at least one ADA van accessible space and one EV-ready space. Parking is not required per State law AB 2097, due to the project's proximity to the 24th Street Trolley Station. Most of the area surrounding the fuel transfer facility is open, paved surface to maximize the maneuverability of trucks and fire access. Landscaping is required for setback areas in the MM zone and the site provides approximately 8 to 12 feet of landscaping along the West 18th and 19th Street frontages and the adjacent alley, where only four feet would be required for front and exterior side yard setbacks. No landscaping is currently proposed for the four-foot setback on the west side of West 18th Street. Planning staff will need to consult with the applicant and the Engineering Department during permitting on the feasibility of adding landscaping in this location. Other general design regulations required by the (previous) LUC are related to outdoor lighting, the screening of mechanical equipment, and trash and recycling. Conditions of Approval are included in the draft resolution ensuring conformance with these additional sections.

A Note on Non-Conforming Land Uses

The proposed project is a new construction fuel transfer facility on a site zoned for medium intensity manufacturing uses. The storage and distribution of fuel is permitted in the MM zone with approval of a CUP. In National City, many industrial uses are close to sensitive receptors such as residences, schools, and day care facilities. This proximity exacerbates air quality and health issues within the City and the proposed fuel transfer facility raises concerns about increased cumulative impacts. However, incompatible land uses are largely the result of land use decisions in the past and most of the examples in the City would not currently be permitted. Today, there are several residential properties within industrial zone districts, including the McKinley Apartments. Should any of these residential properties be redeveloped, they would not be allowed to remain residential. Similarly, the

Westside Specific Plan Area of the City is home to dozens of nonconforming commercial and industrial properties. The Westside Specific Plan was created to help resolve the most egregious examples of land use incompatibility within the City and includes stricter requirements on non-conforming land uses. Air quality issues within this portion of the City *should* decrease over time as incompatible businesses cease operation. An amortization program exists in the City to help expedite this process and so far two nonconforming businesses have been amortized. However, this program requires dedicated funding and staff to implement, and no new businesses have been amortized in recent years.

Climate Action Plan (CAP)

The City's first CAP was first adopted in 2011 to align with State goals related to the reduction in greenhouse gas (GHG) emissions. As of 2018, the City had only achieved 40% of the reduction goal for 2020. In 2023, the Climate Action Plan Update (subsequently referred to as CAP) was adopted with renewed goals and an updated emissions inventory. New goals are to reduce GHG from 2018 baseline levels 40% by 2030 and 80% by 2050 in alignment is current Statewide targets. The proposed project will result in a release of approximately 282 metric tons/year of GHG during construction activities and approximately 1,633 metric tons/year from operations of the fuel transfer facility. Almost all emissions from the facility will be from mobile sources (truck and rail). The amount of GHG emissions anticipated by the facility is below the threshold to be considered significant for a singular project in accordance with the methodologies recommended in the CAP. The project will also deliver a higher volume of cleaner diesel fuels to the market, which can significantly reduce GHG from emissions (up to 70% from standard diesel fuels) regionally. An estimate of the project's overall contribution to GHG reductions has not been provided. For the purposes of this report, the project will be evaluated based on specific strategies in the CAP.

As discussed above, the project is not considered significant for the purposes of GHG emissions. Thresholds are discussed in detail in the attached EIR. However, it should be noted that industrial developments, such as the proposed project were incorporated into the GHG analysis used to develop the CAP based on existing General Plan land use categories. The project does not exceed the intensity of use for the types of development permitted on the subject site and that was analyzed and evaluated in the CAP and the General Plan. Due to the anticipated emissions from this project, while not considered significant, opportunities to incorporate CAP strategies should be greatly encouraged for this project. The EIR includes Mitigation Measure (MM) GHG-1 to ensure consistency with the strategies that have been identified as applicable to the project. All mitigation measures identified in the EIR are included as conditions of approval in the draft resolution. In addition, there are other strategies in the CAP that are outside the scope of this project that will be discussed below.

Community Emissions Reduction Plan (CERP)

State Assembly Bill 617 (AB 617) was passed in 2017 and led the California Air Resources Board (CARB) to create a new community-focused and community-driven action to reduce air pollution and improve public health in communities that experience disproportionate burdens from exposures to air pollutants. San Diego Air Pollution Control District (SDAPCD) nominated the Portside Community for the AB 617 program, which is comprised of the neighborhoods of Barrio Logan, Logan Heights, and Sherman Heights in the City of San Diego and West National City within the City of National City. At the time, the State's CalEnviroScreen 3.0 tool was used to evaluate the communities most vulnerable to the effects of pollution based on environmental, health, and socioeconomic data for AB 617. All census tracts for the Portside Community ranked at or above the 85th percentile for vulnerability using this tool.

The most recent version of this tool, version 4.0, continues to indicate a very high pollution burden within these communities. As discussed earlier, pollution and poor air quality in National City and the adjacent San Diego neighborhoods are the result of mobile sources such as heavy truck traffic

serving the port and along I-5 as well as stationary sources such as heavy industries. Harbor vehicles and activities at Naval Base San Diego also contribute. DPM, a known carcinogen, is an acute concern due to the wide variety of diesel-powered vehicles and equipment operated within and near the Portside Community. The census tract within National City experiences DPM exposure that is greater than 91% of the census tracts in the state. As a result, measurable health impacts such as the number of residents suffering from asthma far exceed other communities. The Portside Community is also disadvantaged economically with significantly higher rates of poverty and households that are cost-burdened with housing. Residents, are therefore, less likely to have the resources to pay additional costs associated with health problems, move to areas with less pollution exposure, or upgrade their residences with high quality air filters or other improvements that could improve their quality of life.

AB 617 was intended to be a community-driven program and the SDAPCD assisted with a robust community outreach and engagement initiative to help the Portside Community with the development a Community Emissions Reduction Plan (CERP). The plan was adopted in 2021. As a member of the Steering Committee, the City of National City participated in the adoption of this plan. The LCP Implementation Plan requires for the granting of a CDP that the permit will be consistent with all other plans and ordinances of the City of National City. Although the CERP is not an official plan of the City, staff strongly encourages the consideration of this plan in determining the Project's consistency due to the City's direct participation in the CERP's adoption.

As stated in the EIR, most of the action items associated with the CERP strategies direct agencies such as SANDAG, SDAPCD, and local cities to develop and implement the outlined strategies. The document presents a pathway to reduced air pollution in the Portside Community, but some of the specific programs or projects necessary to do so still need to be worked out. Of the more concrete action items in the CERP, the EIR identifies adherence to truck routes as applicable to the fuel transfer facility project. A recommended Condition of Approval for this Project requires the applicant to provide an operations plan that identifies the truck routes all trucks servicing the facility are required to utilize.

Notable goals of the CERP include a reduction in DPM levels to 80% of baseline levels from 2018 by 2031 and 100% zero emissions vehicles for medium and heavy-duty trucks five years ahead of State requirements (currently 2045). The City of National City is identified in the CERP under the implementation responsibility of *encourage prioritization of deployment of ZEVs*. National City currently contributes funding to the operation of the Free Ride Around National City (FRANC) Neighborhood Electric Vehicle (NEV) on-demand shuttle service. National City's most significant contribution to the CERP to date has been the continued planning and implementation of important active transportation projects.

While the proposed project can be found in conformance with the CERP based on the action and strategies listed in the plan, it is also in conflict with the overall goals of the plan to reduce air pollution and improve health outcomes. 72 additional heavy-duty, diesel-powered trucks will be traversing the Portside Community should this project be approved in addition to emissions related to the on-site operations and movement of rail cars. While not significant according to the evaluation in the EIR, the project does contribute to an *increase* in emissions while the CERP was created with the intention to *decrease* emissions over time. Staff concludes that, despite the findings of insignificant impacts by the EIR, the proposed project is nevertheless not fully consistent with all plans the project would be subject to, based on the overall goals of the CERP.

Uniquely for this project, there is also a conflict between two state laws that National City must contend with. While the project does not fully meet the aspirational goals of the CERP, it *does* help to achieve the goals of AB 32 through the LCFS program, as discussed under the "Alternative Fuels and Environmental Considerations" heading under the "Proposed Use" section above.

Other Considerations

As stated in the beginning of this staff report, the staff recommendation is the approval of this project subject to the Conditions of Approval in the attached draft resolution. However, this recommendation is not fully based on the analysis above, which identifies concerns with the project's consistency with the CERP, but also voluntary commitments made by the project applicant to provide community benefits. The project proponent, in addition to the construction and operation of the fuel transfer facility, has agreed to enter into an economic benefit agreement with the City of National City in the amount of $200,000 per year for the life of the project. This is included in the draft resolution as a Condition of Approval. Should these funds be added to the City's General Fund, they could potentially be spent on pensions, new hires, office supplies, or other resources related to the day-to-day operations of a municipality. However, staff is recommending that the applicant's proposed economic benefit be directly used to implement strategies aimed at the reduction of emissions and the improving the quality of life within neighborhoods in the vicinity of the proposed facility. General Plan policies and programs related to urban greening, enhanced transit options, development of pedestrian and bike networks could all be funded or implemented using the economic benefit. As an example, the FRANC could receive consistent funding for the life of the proposed project to ensure continued operations, or even an expansion of the program. Another possibility would be funding the City's amortization program, which would allow for an accelerated timeline for the discontinuance of polluting business operating next door to residences in the Westside. Both programs are related to and further the goals of the CAP and the CERP.

Mailing

All property owners and occupants within 300 feet of the property are required to be notified of a public hearing for CUP and CDP applications. Notice of this public hearing was sent to 122 occupants and owners.

California Environmental Quality Act (CEQA)

Section 5.1 of the attached FEIR discusses the findings that, with the mitigation measures identified in the EIR, impacts from the construction and/or operation of the proposed project would be reduced to below the level of significance or eliminated. Mitigation measures are included as part of the Mitigation Monitoring and Reporting Program (MMRP). All mitigation measures have also been included as separate Conditions of Approval in the draft resolution. Potential significant impacts from the project that were identified include the following:

Biological Resources

- Substantial Adverse Effect on any Candidate, Sensitive, or Special Status Species
    - Direct impacts to Nuttall's Acmispon (*Acmispon Prostratus*), a special status plant species, may occur as a result of the proposed project due to ground-disturbing and vegetation removal activities in the project area.
    - There is a low likelihood of ospreys nesting within the project area or buffer of the project area, which use the nearby bay for foraging. Project activities could cause indirect impacts while under development.
    - Palm trees within the project area may provide roosting habitats for bat species including the western yellow bat, a species of special concern. Direct impacts could result from ground-disturbing and vegetative removal activities.
    - The vegetation within the proposed project and infrastructure adjacent to the project area could provide nesting habitat for nesting birds and raptors and also provide foraging habitat for songbird and raptor species. Ground-disturbing construction activities could directly affect protected birds and their nests through the removal of habitat on the proposed project, and indirectly through increased noise, ground vibrations, and increased human activity.

Greenhouse Gas Emissions

- Conflict with an Applicable Plan, Policy, or Regulation for Reducing Greenhouse Gas Emissions
    - At the time of submittal of the proposed project, the City's CAP Update had not been completed. The project would need to incorporate all applicable actions from this adopted plan to demonstrate consistency with the City's climate action planning efforts.

Tribal Cultural Resources

- Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is defined in terms of the size and scope of the landscape, sacred place, or object of cultural value to a California Native American tribe
    - A small area located in the southeastern portion of the project area is mapped as young alluvial floodplain deposits dating from the Late Pleistocene to the Holocene. The Holocene surface sediments are consistent with the strata that precontact archeological deposits have been previously identified and documented in the region. Due to the presence of sediments contemporaneous with human occupation of the region and the presence of previously recorded precontact resources in the surrounding area and within the project area, the potential for subsurface resources in previously undisturbed soils is considered moderate. Therefore, ground-disturbing activities have the potential to result in the discovery of, or inadvertent damage to, archaeological contexts.

The proposed mitigation measures include salvage of rare plants, pre-construction survey for nesting birds, compliance with tree-trimming procedures to ensure protection for roosting bats, compliance with specific GHG-reducing measures identified in the City's CAP Update, and archaeological and Native American monitoring during construction activities.

Environmental Review Process

The applicant was advised by staff during preliminary application discussions that an Initial Study (IS) checklist would be required for the project submittal. Air quality was an early concern due to the number of diesel-powered trucks that would be serving the site. The project proposal originally called for 115 trucks entering the site daily, which was later reduced to 72. A completed IS was submitted along with a draft Mitigated Negative Declaration (MND). The IS screened out the following resources that the project would have either a Less than Significant or No Impact finding: Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildlife. Due to the heavily urbanized nature of the City, potential impacts from most projects are likely to be narrow in scope.

In accordance with CEQA procedures, the draft MND documents were posted for public review and comment for 30 days beginning on June 2, 2023. Several comments were submitted including letters from San Diego Air Pollution Control Board (SDAPCD), the CCC, CARB, Caltrans, and the Environmental Health Coalition (EHC). Staff worked with the environmental consultant to address these comments in the draft MND, but ultimately it was decided that an EIR would be needed for the project with specific concerns about air quality, GHG emissions, and vehicle miles traveled (VMT).

As part of the review process and comment period for the EIR, the document was reviewed both internally and externally. Internal City reviews were done by the Planning Division and the City Attorney's office. The EIR was also routed for external professional review by a neutral third party, who provided feedback and comment on the draft EIR. All comments were considered and addressed in the Final EIR document.

A scoping meeting was held for the DEIR on May 23, 2024 along with a 30-day comment period for the Notice of Preparation (NOP) and IS. At the scoping meeting 27 comment cards were submitted along with 11 comment letters from the comment period. These comments are summarized in the DEIR. The areas of controversy, or primary issued raised, were in regard to air quality, GHG emissions, hazards and hazardous materials, noise, and transportation. The areas of biological resources, energy, land use and planning, and tribal cultural resources were also evaluated for potential environmental effects from the proposed project. The EIR also analyzed project alternatives including a no project alternative, a reduced intensity alternative, and an offsite location alternative.

The DEIR was published on December 6, 2024, and had a 54-day public review and comment period. An extended review period was provided due to the overlap with the City's two-week holiday furlough. With the mitigation measures discussed above, the EIR determined that the proposed project would have a less than significant impact or no impact on the resources discussed in the report. In the analysis of project alternatives, the reduced intensity alternative was considered to be environmentally superior because it would decrease the magnitude of impacts. However, this alternative would not meet project objectives and the proposed project would not result in any significant and unavoidable environmental impacts. During the review period, seven comments letters were received. No subsequent changes were made to the EIR. Responses to the comment letters can be found in the FEIR.

Environmental Summary

Through an extensive review process conducted under CEQA, the proposed project has not been found to result in any significant environmental impacts with incorporation of the proposed mitigation measures. The EIR was prepared by an environmental professional and staff concurs with the findings in the report and supporting documents. While the Planning Commission voted to certify the EIR at a public hearing on September 15, 2025, due to the appeal of the project denial, the City Council will be required to take action on the EIR. The draft resolution to certify the Final EIR is attached as Exhibit H and includes the same findings as the resolution adopted by the Planning Commission.

Recommended Findings for the CUP and CDP should City Council Approve the Appeal

Required Findings for Approval

The (previous) Municipal Code contains four required findings for CUPs:

1. The site for the proposed use is adequate in size and shape: The project is proposed for an approximately 7.5-acre site comprised of railroad right-of-way and adjacent property owned by BNSF railway. While the site exceeds the minimum lot area of 5,000 square feet for the Medium Manufacturing (MM) zone, only one small office structure is proposed with the majority of the site being occupied by new railways, pumping equipment to transfer fuel, and an appropriately-size paved service to allow for the ingress and egress of trucks. All proposed improvements adhere to minimum setback and site design requirements.

2. The site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use: The project location is on the west side of the City where adequate truck routes exist along Bay Marina Drive, Civic Center Drive, and Tidelands Avenue. Interstate 5 is directly accessible from these streets. In addition, the site has access from West 18th and West 19th Streets for ingress and egress of truck traffic. As a condition of approval, the West 18th Street right-of-way is required to be improved to the satisfaction of the City Engineer. A traffic impact study was completed for the proposed project and the trip generation of the proposed use was determined to be minimal.

3. The proposed use will not have an adverse effect upon adjacent or abutting properties: The proposed project is an industrial use consistent with the Medium Manufacturing (MM) zone description in the General Plan and will be subject to conditions of approval that ensure safe operation of the facility. Adjacent and abutting properties are occupied by similar industrial and manufacturing uses. As a condition of approval, the project is required to include a screening wall or fence and enhanced landscaping to reduce visual impacts. The project is also required to conform to all development standards and design guidelines of the MM zone, as well as all the requirements of the Mitigation Monitoring and Reporting Program developed for this Project and incorporated as conditions in the CUP.

4. The proposed use is deemed essential and desirable to the public convenience or welfare: The project proposes to further advance State goals to reduce the carbon-based emissions in the transportation sector. The proposed fuel transfer facility will bring approximately 13,800 barrels of biofuels to the regional market daily. Renewable biofuels can contribute to up to an 80% decrease in emissions from standard diesel fuel. The public will benefit from access to a cleaner-burning fuel as well as increased air quality and a reduction of GHG emissions. The use is consistent with the MM zone description, which is intended for uses in areas in which activities involve some degree of noise, vibration, air pollution, radiation, glare phenomena, and/or fire and explosive hazards. In addition, the project proponent will enter into an economic benefit agreement with the City that will generate funds for the purpose of reducing emissions and improving the quality of life for residents.

In addition, projects in the Coastal Zone require two conditions related to CDPs:

1. The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City: The proposed use is permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. As discussed in the staff report, several policies in the Land Use, Transportation, Safety, Noise and Nuisance, Open Space and Agriculture, and Conservation and Sustainability Elements of the General Plan are being met by the project. The project, subject to the condition of approval related to the establishment of an economic development agreement, is consistent with the policies of the Health and Environmental Justice Element because the additional funds can be used for the implementation of policies and programs to reduce emissions and improve the welfare of residents in the vicinity of the project area. The proposed economic benefit can also be used to further the goals of the AB 617 Portside Community's Community Emissions Reduction Plan (CERP). The project, subject to the approved mitigation measures requiring conformance with specific Climate Action Plan (CAP) policies, is also consistent with the CAP Update.

2. The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program: The project is located in an area generally exempt from a Coastal Development Permit; involves a fuel storage and distribution use, which is conditionally allowed in the MM zone; and will not prohibit coastal access or obstruct views.

Department Comments and Conditions of Approval

Comments were received from the Building Division, Engineering Department, and Fire Department. The Building Division provided a standard comment related to conformance with applicable codes, which is included as a condition of approval. The Engineering Department provided standard requirements related to new developments and grading. Comments also addressed required right-of-way improvements for the proposed project, which are included as conditions of approval. The Fire Department provided comments related to required access and the design of fire-suppression equipment. Specialized equipment in the event of fire is also required due the presence of hazardous materials at the proposed facility. The Planning Division

has also included comments related to development standards and design requirements for new developments in the MM zone. Additional conditions are related to compliance with the mitigation measures required by the EIR, the project proponent's economic benefit agreement, and operational standards for the proposed facility. All comments have been incorporated as conditions of approval as well as general conditions related to CUPs and CDPs and can be found in the attached draft resolution for approval.

Summary

The proposed project is a fuel transfer facility to be located on and adjacent to an existing BNSF railway that will help bring clean, renewable biofuels to the San Diego market. The project was evaluated for potential environmental impacts in the attached EIR and impacts were found to be less than significant with incorporation of the proposed fully enforceable mitigation measures. While the project will introduce new emissions from rail activity and up to 72 diesel-powered trucks entering the site daily, the emissions do not exceed applicable thresholds and can potentially be offset by other implementation measures identified in the City's General Plan, CAP Update, and the AB 617 Portside Community CERP. The project proponent will be required to enter into an economic benefit agreement that could fund programs such as amortization or the Free Ride Around National City (FRANC).

Options for Certification of the EIR

1. Certify that the Final EIR for the Proposed Project has been completed and processed in compliance with the requirements of CEQA; the City Council, as the decision-making body for the City, reviewed and considered the information contained in the EIR prior to approving the Proposed Project; and the EIR reflects the City's independent judgement and analysis, based on findings included in the Resolution, or findings to be determined by the City Council; or

2. Find that the Final EIR for the Proposed Project has not been completed and processed in compliance with the requirements of CEQA based on findings to be determined by the City Council; or

3. Continue the item to a specific date in order to obtain additional information.

Options for the Appeal

1. Approve the appeal, reversing the Planning Commission decision, thereby approving 2023-03 CUP, CDP, subject to the conditions listed within the resolution to approve or modified conditions, and based on the findings listed in the resolution to approve, or findings to be determined by the City Council; or

2. Deny the appeal and uphold the Planning Commission decision to deny 2023-03 CUP, CDP based on the Planning Commission findings as listed in the resolution to deny, or findings to be determined by the City Council; or

3. Continue the item to a specific date in order to obtain additional information.

FINANCIAL STATEMENT:

Application fees in the amount of $5,602.50 was paid with the submittal of the subject CUP and CDP and costs associated with the preparation and review of supporting environmental documents were paid by the applicant at cost. An appeal fee of $1,500 was also paid by the applicant. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is a project under CEQA and requires full environmental review and the preparation of an environmental impact report. CCR 15362.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Overhead Map
Exhibit B – PC Resolution No. 2025-13
Exhibit C – PC Resolution No. 2025-14
Exhibit D – PC Public Comments
Exhibit E – Appeal Request Letter
Exhibit F – Exhibit A to the PC Report – Plans
Exhibit G – PowerPoint Slides from PC meeting
Exhibit H – Final EIR without Appendices –
Link to view the Appendices and Studies:
https://fc.nationalcityca.gov/url/FINALEIRSDCLEANFIELDSLLC
Exhibit I – Resolution – CERTIFY EIR
Exhibit J – Resolution – AFFIRM APPEAL
Exhibit K – Resolution – DENY APPEAL

2023-03 CUP, CDP, IS – Project Area – Overhead



N

EXHIBIT A

RESOLUTION NO. 2025-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED FUEL TRANSFER FACILITY WITHIN BNSF RAILROAD RIGHT-OF-WAY AND BNSF-OWNED PROPERTY LOCATED WEST OF THE 1800 BLOCK OF CLEVELAND AVENUE AND NORTH OF WEST 19TH STREET, NORTH TO CIVIC CENTER DRIVE.
APPLICANT: SAN DIEGO CLEAN FUELS FACILITY LLC
CASE FILE NO. 2023-03 IS
APNS: 559-010-14, 559-040-46, 559-040-47, 559-040-48, 559-040-52, 559-076-02, 559-091-03, & 559-091-11

WHEREAS, the Planning Commission of the City of National City, California, considered the Final Environmental Impact Report for the application at a duly advertised public hearing held on September 15, 2025, at which time the Planning Commission considered evidence; and,

WHEREAS, at said public hearing the Planning Commission considered the staff report provided for Case File No. 2023-03 IS, which is maintained by the City and incorporated herein by reference; along with any other evidence presented at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of the City of National City, California, that the evidence presented to the Planning Commission at the public hearing held on September 15, 2025, supports the following findings:

1. Pursuant to CEQA Guidelines Sections 15050 and 15051, the City is the "lead agency" for the project.
2. The Draft EIR and Final EIR were prepared in compliance with CEQA, CEQA Guidelines, and any City Significance Determination Thresholds.
3. The Final EIR for the San Diego Clean Fuels Facility LLC Project reflects the City 's independent judgment and analysis in accordance with PRC Section 20182.1 (c)

(3) and CEQA Guidelines section 15090(a) in reviewing, commenting on, and revising material prepared by the consultant.

4. An MMRP has been prepared for the project, which the City has adopted and has made a condition of approval of the project. That MMRP is incorporated herein by reference and is considered part of the Record of Proceedings for the project.

5. With the certification of the EIR and approval of the Proposed Project, the Planning Commission adopts all mitigation measures recommended by the EIR as listed in the Mitigation Monitoring and Reporting Program

6. The MMRP designates responsibility and anticipated timing for the implementation of mitigation measures. The City will serve as the MMRP Coordinator.

7. In determining whether the project has a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has based its decision on substantial evidence in the record and has complied with CEQA Sections 21081.5 and 21082.2 and CEQA Guidelines Section 15901(b).

8. The impacts of the project have been analyzed to the extent feasible at the time of certification of the Final EIR.

9. The Planning Commission finds that the Proposed Project would not conflict with air quality plans or expose sensitive receptors to harmful pollutant levels, and impacts would be less than significant. Therefore, no mitigation is required.

10. The Planning Commission finds that the Proposed Project would have less than significant effects related to wasteful, inefficient, or unnecessary energy consumption during construction and is consistent with applicable state and locals plans for renewable energy and energy efficiency.

11. The Planning Commission finds that changes or alterations have been required in, or incorporated into, the Proposed Project which would mitigate or avoid the significant environmental effects identified in the EIR.

12. The Planning Commission finds that Project implementation would not conflict with applicable environmental policies of the City's General Plan and/or State and federal laws, regulations and orders, and that impacts would be less than significant, and no mitigation is required.

13. The Planning Commission finds that the Proposed Project would not physically divide an established community and would not conflict with applicable environmental policies of the City's General Plan, and/or local plans, and/or State and federal laws, regulations and orders. Impacts would be less than significant, and no mitigation is required.

14. The Planning Commission finds that the Proposed Project would not conflict with any of the applicable plans, programs, or ordinances, or policies addressing the

circulation system. The Project is consistent with the City's General Plan and does not exceed the average daily trip (ADT) threshold and would not have a significant vehicle miles traveled (VMT) impact. Impacts would be less than significant.

15. The Planning Commission finds that changes or alterations have been required in, or incorporated into, the Proposed Project which would mitigate or avoid the significant environmental effects to Special Status Plant and Wildlife Species identified in the EIR.

16. The Planning Commission finds that changes or alterations have been required in, or incorporated into, the Proposed Project which would mitigate or avoid the significant environmental effects to Tribal Cultural Resources identified in the EIR.

17. The City reviewed the comments received on the Draft EIR and the responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts associated with the project. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings concerning the environmental impacts identified and analyzed in the Final EIR.

    a. The responses to comments on the Draft EIR, which are contained in the Final EIR, clarify and amplify the analysis in the Draft EIR.

18. The City has made no decisions that constitute an irretrievable commitment of resources toward the project prior to certification of the Final EIR, nor has the City previously committed to a definite course of action with respect to the project.

19. Copies of all the documents incorporated by reference in the Draft EIR and/or Final EIR are and have been available upon request at all times at the offices of the City, custodian of record for such documents or other materials.

20. Having received, reviewed, and considered all information and documents in the record, the City hereby conditions the project and finds as stated in these Findings.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Environmental Impact Report No. 2023-03 IS, together with any comments received during the public review process, and finds on the basis of the whole record that there is no substantial evidence that the project will have a significant effect on the environment after incorporation of fully enforceable mitigation measures and that the Environmental Impact Report reflects the City's independent judgment and analysis, and hereby certifies the Environmental Impact Report, including the Mitigation Monitoring and Reporting Program, and authorizes the filing of a Notice of Determination.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 15, 2025, by the following vote:

AYES: QUINONES, SANCHEZ, MILLER, CASTILE, ARMENTA.

NAYS: NONE.

ABSENT: VALENZUELA.

ABSTAIN: NONE.

[redacted]

CHAIRPERSON

RESOLUTION NO. 2025-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA DENYING A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR A PROPOSED FUEL TRANSFER FACILITY WITHIN BNSF RAILROAD RIGHT-OF-WAY AND BNSF-OWNED PROPERTY LOCATED WEST OF THE 1800 BLOCK OF CLEVELAND AVENUE AND NORTH OF WEST 19TH STREET, NORTH TO CIVIC CENTER DRIVE.
APPLICANT: SAN DIEGO CLEAN FUELS FACILITY LLC
CASE FILE NO. 2023-03 CUP, CDP, IS
APNS: 559-010-14, 559-040-46, 559-040-47, 559-040-48, 559-040-52, 559-076-02, 559-091-03, & 559-091-11

WHEREAS, the Planning Commission of the City of National City considered said applications at a duly advertised public hearing held on September 15, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2023-03 CUP, CDP, IS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on September 15, 2025, support the following findings:

FINDINGS FOR DENIAL
OF THE CONDITIONAL USE PERMIT

1. The proposed fuel transfer facility is not deemed essential and desirable to the public convenience and welfare, because the delivery of biofuels can be accomplished through other means of delivery with fewer air quality impacts to residents, workers, and visitors to the City of National City.

2. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is

located, because it would increase the use of diesel-powered trucks in a community already overburdened by emissions and further exacerbate air quality issues, and the potential benefits of the Project do not outweigh these problems.

3. In accordance with Policy HEJ-1.5 of the Health and Environmental Justice Element of the National City General Plan, the National City Planning Commission heard public comment from residents that would be potentially affected by the proposed project with concerns about impacts to health and the environment in their community and took into consideration these comments in the decision to deny the project.

FINDING FOR DENIAL
OF THE COASTAL DEVELOPMENT PERMIT

1. The granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it will increase the number of diesel-powered trucks within the AB 617 Portside Community. The increased emissions from the project would be in conflict with the goals of the Community Emissions Reduction Plan (CERP) to reduce emissions and improve air quality in environmental justice communities. The project is also inconsistent with potential land use decisions as required by the Health and Environmental Justice Element of the General Plan.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit and Coastal Development Permit is hereby denied.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 15, 2025, by the following vote:

AYES: SANCHEZ, QUINONES, CASTLE, ARMENTA.

NAYS: MILLER.

ABSENT: VALENZUELA.

ABSTAIN: NONE.

[redacted]

CHAIRPERSON

From:	Ted Godshalk
To:	Planning Commission
Cc:	Ted Godshalk
Subject:	Comment for Item #3 for the Planning Commission meeting of September 15, 2025 from Mr. Ted Godshalk
Date:	Monday, September 15, 2025 12:45:47 PM
Attachments:	90.jpeg Untitled attachment 00063.htm Untitled.jpeg Untitled attachment 00066.htm Detail-Pump-Over-Soybeans-Shutterstock.jpeg Untitled attachment 00069.htm Comments Regardng Scope of Draft EIR.doc Untitled attachment 00072.htm

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Comment for Item #3 for the Planning Commission meeting of September 15, 2025 from Mr. Ted Godshalk:

Commissioners,
Today you will hear and read testimony from both sides of a very contentious issue facing residents of National City. It is clear that there is no desire to have a fuel transfer station in National City. The facts are clear. The residents do not think conditions of approval will be enforced. The residents do not feel they will be protected from noise, fumes, train and diesel emissions or possible fire events, regardless of conditions of approval. There is a powerful land owner involved. The BNSF Railroad, that is owned by a billionaire Warren Buffett's firm, wants to make money at our expense. National City has dealt with negative effects of the railroad and similar industries for a very long time.

This is the same story that is facing the people in L.A. County who live near landfills that are accepting ash and fire debris from the Palisades and Altadena fires.

Tonight’s issue is the same story as the Native American people who have fought pipelines running through their homelands.

The story is the same as the people in Barrio Logan who fight against Biofuels in their neighborhood..https://www.kpbs.org/news/environment/2023/10/04/san-diego-biodiesel-plant-still-stirring-up-opposition-from-barrio-logan-neighbors

EXHIBIT D


• WELDING SUPPLIES
• INDUSTRIAL EQUIP.





From: Claire Groebner
To: Planning Commission
Subject: Public Comment for 9/15: Fuel transfer facility
Date: Thursday, September 11, 2025 5:15:19 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I'd like to submit a public comment for the 9/15 Planning Commission public hearing on the fuel transfer facility - USDG Fuels project.

My name is Claire Groebner and I am the Associate Director at Olivewood Gardens & Learning Center here in National City and a member of the National City Healthy Culturas Coalition. I am writing to urge the Planning Commission to recommend that the proposed USDG fuel transfer facility project be denied.

This Texas-based company's project would concentrate Diesel Particulate Matter (DPM) emissions from truck trips in West National City, where there is already a significant pollution burden and residents breathe more polluted air than 91% of the state. Diesel emissions are responsible for 85% of the cancer risk associated with air pollution in National City and contribute to other adverse health outcomes including premature death, hospitalizations, and respiratory issues like asthma. Our community already experiences disproportionately higher levels of asthma hospitalization than other neighborhoods in San Diego because of high levels of pollution. In fact, the air quality data used in the project's EIR is from Sherman Heights - an area that we know has better air quality than Westside National City - and paints an inaccurate picture of the impact this proposed project would have on air quality and health - which will in reality compound on pre-existing poor quality.

The proposed project is less than 600ft from residential homes and within .3 miles from Kimball Elementary, St. Anthony Padua Church, and Paradise Creek Family Garden.

National City's 2024 Climate Action Plan calls for significant reductions in greenhouse gas emissions by 2030 and 2050. Key strategies include implementing and supporting the transition to electric vehicles - with a goal of 7% of light duty vehicles electric by 2030 and 100% light duty and 75% heavy duty electric by 2050. The City's 2024 Land Use Element outlines guiding principles that include a commitment to Quality of Life and Health and Safety for residents - and includes policies and goals such as 'Prioritizing the establishment of businesses owned and/or operated by National City residents'' and 'Encouraging and facilitating land uses that

are compatible and environmentally sustainable while avoiding those that are incompatible'.

Developing new infrastructure that continues the transport of GHG producing fuels is counterproductive to the goals we have set as a City both in the short and long term. Biofuels, while touted by USDG Fuels as an energy transition solution, have been shown to have significant negative environmental impacts. Either way - why should our community continue to bear the burden of pollution for the County? Is this what we want for National City? Let's put our energy towards projects that actually improve the quality of life in our community - and the air that you and I, our kids, and families breathe every day.

On behalf of Olivewood Gardens & Learning Center, the National City Healthy Culturas Coalition, and myself - I ask that the Planning Commission take a stance for community health, defend the integrity of the city's Health and Environmental Justice Element, Land Use Element, and Climate Action Plan; and reject the USDG Fuels project proposal.

Thank you,
Claire

--

Claire Groebner (she/her/hers/ella)
Associate Director
Olivewood Gardens and Learning Center
619-434-4281
www.olivewoodgardens.org



Celebrating 15 years of growth, impact, and community!

Acknowledging, honoring, and extending gratitude to the Kumeyaay peoples whose land we occupy.

Olivewood's mission is to nourish communities and cultivate a deep connection to the environment through nutrition education, sustainable urban agriculture, collective advocacy, and intergenerational leadership.

Olivewood is committed to Community-Centric Fundraising. Learn more about the 10 Principles and join us in the conversation!

From: Jake Zindulka
To: Planning Commission
Subject: Public Comment - Planning Commission Hearing on 9/15/25
Date: Monday, September 15, 2025 12:04:52 PM
Attachments: Pre Read Packet UPDATED FINAL.pdf
EPA still cleaning up gas spill in El Cajon 2 months after crash – San Diego Union-Tribune.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Planning Commission:

I strongly encourage you to deny the application for the following reasons:

- The health risks associated with the project significantly outweigh any potential benefit.
- The project would result in **72 fuel trucks** driving on our city's streets **every day**. Each truck would carry ~ **8,000 gallons of fuel, totaling ~579,000 gallons per day**. Although the applicant calls it "clean" fuel, it is still combustible/highly dangerous. It also puts our environment at risk due to truck accidents. Last year, a fuel truck crashed in El Cajon at an intersection near Grossmont College, resulting in **8,600 gallons of fuel spilling into the soil and storm drains. It also led to evacuations of nearby residents.** (See *EPA still cleaning up gas spill in El Cajon 2 months after crash*, San Diego Union Tribune, December 4, 2024, attached). **If you approve the project, the**

community will be at risk of a similar accident multiplied by 72 trucks by 365 days.

- When the community asked the applicant about risks associated with the trucks, **they stated the trucks will be operated by third-parties**. **The applicant will likely do everything possible to minimize their liability for accidents occurring off the facility.**
- Per the Environmental Impact Report, the project will be required to use the City's primary and alternate truck routes. I encourage you to review the truck route in the EIR (Figure C-8). **The primary truck route includes traveling up 24th St, down National City Blvd, up 30th St, down Euclid Ave, then on Plaza Blvd. The alternate route includes trucks driving up National City Blvd past City Hall and Kimball Park.** The applicant may claim they only intend to drive to Highway 5, but nothing will prevent them from driving throughout our city per the city's primary truck route.

- The Commission should promote a safe, healthy, vibrant economy for the City. There is ample opportunity for growth that would help raise

revenue for the City, like new hotels or restaurants. Increased revenue would allow the City to provide more services to community members. However, **the fuel transfer station (i.e., 72 fuel trucks driving past businesses including Kimball's Eatery and Sessions at the Bay every day) will deter companies or individuals seeking to invest and revitalize the Westside, especially near the marina.** The City should not allow outsiders to pollute our community for their own gain.

    - Contrast this with the Chula Vista bayfront. They recently opened a large resort that will generate millions in tax revenue. National City is taking steps to improve our port area. City leaders have discussed encouraging hotels and restaurants to open. Having a fuel transfer station and 72 trucks on the streets every day will deter more healthy, positive development in the area.

- **The fuel facility will likely not generate any revenue for the City.**
- The Commission may be encouraged to approve the project based on job opportunities for truck drivers. But with the rapid growth of AI, truck companies will likely pursue self-driving trucks in the near

future. This is likely to happen during the project's **30 year term**.

I also encourage you to ask City staff about the applicant's $200,000 economic benefit agreement. In June, I submitted a PRA requesting all records related to the economic benefit agreement (PRA Request No. 25-401). The City only provided me with a 15 page packet (attached) prepared by the applicant that states they will pay $200,000 per year of the project. **It appears City staff did not negotiate that amount. It is miniscule compared to how much the applicant will make from the project.**

Thank you for your consideration and service to the public.

Best,

Jake Zindulka
Westside Resident

San Diego Clean Fuels Facility LLC Project

Cleaner Air
through
Cleaner Fuels
delivered with
2,400,000 Fewer Truck Miles/Year!

USD CLEAN FUELS

National City Energy Transition Project

Cleaner Air through Cleaner Fuels

The National City Energy Transition Project ("The Project") will bring a clean fuels transloading facility to an existing railroad site in National City, helping ***California achieve its stated goal of carbon neutrality by 2045*** *and improving air quality.*

USD Clean Fuels

USD Clean Fuels (USDCF) is a premier developer of clean fuels logistics solutions throughout North America. In National City, the vision is to create a solution for efficient delivery of clean fuels from producers in the U.S. Midwest and Gulf regions to local customers. USDCF is excited to play a key role in facilitating the energy transition to reduce carbon in California and throughout North America.

The Project

The Project will create a more efficient and sustainable logistics solution for low-carbon clean fuels, including renewable diesel, biodiesel, and ethanol. These products are made from non-petroleum, renewable sources such as biomass, tallow, and used cooking oil. They replace fossil fuels and will minimize carbon emissions in public and personal transportation, off-road equipment, and other applications in National City and the surrounding area.

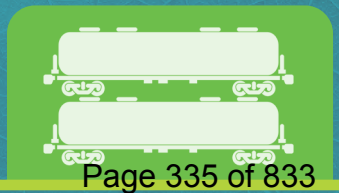
The facility will occupy a small footprint on an existing BNSF railroad site. An existing rail spur will be reconfigured, adding rail track for receiving, discharge, and unloading, four truck loading spots, and small equipment to transload cleaner fuels. The process of transferring product directly from railcars to trucks is referred to as “transloading” and eliminates the need for tanks and storage.

The railcar unloading and truck loading areas will be equipped with vapor controls that meet the San Diego Air Pollution Control District’s requirements, spill containment, and fire safety features designated by the National City Fire Department. Construction impacts will be minimal.

Operations are controlled and safe. BNSF Railway will deliver railcars to the facility and place them on designated receiving tracks. Once safety checks are completed, facility operators will attach the railcars to a system of short pipes connected to small pumps and meters. As trucks arrive, they will connect a loading hose to their fuel trucks, load the clean fuels, then disconnect and depart to deliver their load. Once railcars are emptied, the railroad will remove cars and replace them with full ones as needed. Trucks will use city designated truck routes.

This project reduces overall truck traffic by approximately 2,400,000 miles per year by eliminating lengthy truck trips from LA/Inland Empire locations, resulting in the removal of the tailpipe emissions from the air in Southern California.

Every fuel railcar removes 3.6 trucks from our local highways.





Environmental Benefits

The National City Energy Transition Project will contribute to the reduction of greenhouse gas, carbon, and other air emissions by:

- **Eliminating the need for approximately 2,400,000 miles of truck deliveries annually**
- Using lower emissions rail transit to replace longer truck trips
- Reducing California's reliance on fossil-based fuels
- Accelerating the availability of renewable fuels, offering lower emission fuels to the public and California's construction, industrial, and agricultural industries

Additional Benefits

The project will:

- Create 24 full-time, well-paying jobs, providing local employment opportunities
- Employ a highly skilled and trained construction workforce
- Improve pedestrian and driver safety at Civic Center Drive rail crossing by improving rail crossing signal visibility, traffic direction control, and crosswalks
- Generate local buying power, using a property that is only available for railroad use

Commitment to Safety

The USD Clean Fuels team has operated fuels transloading facilities with zero reportable releases and zero recordable injuries since 2008. Its proven Safety Management System dictates how safety and environmental matters are managed in Project operations to protect operators, communities, and the environment. All facility operators will be trained in the facility's Emergency Response Plan that will be created in consultation with local emergency responders to ensure effective communication, training, and response in the unlikely event of a release, fire, or other emergency.

The facility will incorporate redundant containment and safety systems, such as:

- Emergency shut-off valves with both automatic and manual triggers
- Special disconnect valves which prevent liquid from escaping during the transloading process
- Drip pans located under each railcar offloading position
- Containment basin to catch and isolate liquid in the unlikely event of a release
- Facility firefighting system approved by the National City Fire Department, including a Mobile Fire Fighting Platform (Foam)

No Significant Traffic Impacts

The Traffic Impact Study shows project-related traffic from construction and operation is well below the daily trip threshold for the region and is consistent with the City's General Plan. The truck management plan will also minimize impact by avoiding residential areas, schools, churches, and congested areas such as 24th street. Approximately 70% of the truck trips will occur between 6:00 PM and 6:00 AM to avoid peak traffic periods.

Initial modeling using approved methods from the San Diego Air Pollution Control District (SDAPCD) and the Office of Environmental Health Hazard Assessment (OEHHA) demonstrates that all project-related construction and operational emissions will be well below applicable emissions thresholds.

Project Site Transformation

Past	Present	Future
		

Commitment to Safety

The USD Clean Fuels team has operated fuels transloading facilities with zero reportable releases and zero recordable injuries since 2008.

- Proven Safety Management System to protect operators, communities, and the environment
- Emergency Response Plan will be developed in consultation with local emergency responders
- The facility will incorporate redundant containment and safety features:
  - Emergency shut-off valves
  - Dry break fittings
  - Drip pans
  - Containment basin
  - Mobile Fire Fighting Platform (Foam)





No Significant Traffic Impacts

- Traffic Impact Study shows traffic is below applicable regional standards and consistent with the City's General Plan
- Trucks will use city designated truck routes
- Truck management plan will minimize impacts by avoiding congested areas such as 24th street
- Most truck trips will occur during non-peak hours



Helping California Achieve Its Goal of Carbon Neutrality

- Small footprint – on an existing rail site
- Simple and safe transfer, directly from rail cars to trucks – no storage tanks
- Safety improvements along Civic Center Drive
- Highly skilled and trained construction workforce



Eliminates 2,400,000 Truck Miles per Year

Other benefits include:

- Reduced emissions from on-road and off-road vehicles and equipment
- Over 20 well-paying, full-time jobs
- Improvements to pedestrian and driver safety at Civic Center Drive

This project reduces overall truck traffic by approximately 2,400,000 miles per year by eliminating lengthy truck trips from LA/Inland Empire locations, resulting in the removal of the tailpipe emissions from the air in Southern California.

Every fuel railcar removes 3.6 trucks from our local highways.





Rail Eliminates More Than 25,000 Truck Round Trips per Year



Clean fuels are an essential component of California's roadmap to reducing the effects of climate change.

- Clean fuels, including renewable diesel, biodiesel, and ethanol, help achieve California's air quality and greenhouse gas goals set by the California Air Resources Board.
- Clean fuels are manufactured from crop waste, animal fats, and used cooking oils.
- Clean fuels replace fossil fuels.

"As technological advances put a zero-emissions future within reach, ***the use of cleaner fuels offers an essential tool to reduce pollution now****. A 50% reduction in diesel means cleaner air, healthier communities, and a commitment to reaching carbon neutrality in California by 2045."*

– Dr. Steven Cliff, Executive Officer
California Air Resources Board

(Emphasis added. Source: https://ww2.arb.ca.gov/news/first-time-50-california-diesel-fuel-replaced-clean-fuels)





Economic Benefit Details

USD Clean Fuels will provide funds to National City in the amount of **$200,000.00 per year** -- *for the life of the Project* -- and for the purpose of implementing strategies aimed at the reduction of emissions and improving the quality of life within the neighborhoods in the vicinity of the proposed facility.

The use of funds shall be dedicated to:

- Implementation of the goals and strategies found in the AB 617 Portside Community's approved Community Emissions Reduction Plan (CERP)
- City's approved Climate Action Plan (CAP)
- Other related policies stated in the City's General Plan

Appendix

Project Proximity

Closest School:
Kimball Elementary School
(across Interstate 5)



Closest Church:
St. Anthony of Padua Catholic Church
(across Interstate 5)



Closest Apartment:
McKinley Apartments



EIR Summary

Basic Purposes of CEQA:

Cal. Code Regs. Tit. 14, § 15002 - General Concepts

(a) Basic Purposes of CEQA. The basic purposes of CEQA are to:

(1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

As the EIR reflects, there are no significant impacts as a result of the San Diego Clean Fuels Facility LLC Project:

Issues/Impacts	No or "Less Than Significant" Impacts	"Less Than Significant" After Mitigation	Significant Impacts
4.1 AESTHETICS	✓		
4.2 AGRICULTURAL RESOURCES	✓		
4.3 AIR QUALITY	✓		
4.4 BIOLOGICAL RESOURCES		✓	
4.5 CULTURAL RESOURCES		✓	
4.6 ENERGY	✓		
4.7 GEOLOGY AND SOILS	✓		
4.8 GREENHOUSE GAS EMISSIONS	✓		
4.9 HAZARDS AND HAZARDOUS MATERIALS	✓		
4.10 HYDROLOGY AND WATER QUALITY	✓		
4.11 LAND USE AND PLANNING	✓		
4.12 MINERAL RESOURCES	✓		
4.13 NOISE	✓		
4.14 POPULATION AND HOUSING	✓		
4.15 PUBLIC SERVICES	✓		
4.16 RECREATION	✓		
4.17 TRANSPORTATION	✓		
4.18 TRIBAL CULTURAL RESOURCES		✓	
4.19 UTILITIES AND SERVICE SYSTEMS	✓		
4.20 WILDFIRE	✓		
4.21 MANDATORY FINDINGS OF SIGNIFICANCE		✓	

National City Outreach Efforts

Environmental Health Coalition –
Initiated meetings with EHC early in the EIR process.
- 2/8/24: Met w Franco Garcia, Executive Director
- 2/21/24: Met w EHC team members

Local Community/Public –
Conducted a Community Open House to enable community members/residents to meet the USDCF team members and learn more about the Project.
- 8/14/24: Evening event and dinner held at the National City Ramada Hotel

City and Local Government –
Conducted various meetings and calls w key government officials early in the EIR process.
- 2/2/24: Met w Mayor Ron Morrison
- 2/7/24: Met w Councilmember Ditas Yamane
- 2/9/24: Met w Councilmember Jose Rodriguez
- 2/16/24: Call with Councilmember Luz Molina
- 2/21/24: Met w Councilmember Jose Rodriguez
- 2/21/24: Met w Mayor Ron Morrison
- 2/22/24: Met w Councilmember Ditas Yamane
- 2/22/24: Met w Councilmember Marcus Bush
- 3/11/24: Met w Councilmember Luz Molina
- 4/25/24: Met w Councilmember Jose Rodriguez
- 10/30/24: Attended National City Council Candidate Forum
- 11/15/24: Met w Councilmember Marcus Bush
- 1/15/25: Met w Mayor Ron Morrison
- 4/19/25: Attended Councilmember Ditas Yamane's Community Dist Meeting

Industry Trade Groups and Associations –
Conducted various meetings and calls w key industry and trade group stakeholders.
- 6/6/24: Call w the Union Laborers
- 1/15/25: Met w Kelvin Barrios, Union Political Director for Local 89
- 1/28/25: Presented the Project at the AB 617 Portside Community Steering Committee Meeting
- 4/10/25: Presented the Project to the National City Chamber of Commerce's Executive Committee

California Supports Renewable Fuels

CALIFORNIA AIR RESOURCES BOARD (CARB)

- CARB August 2023 Press Release: "As technological advances put a zero-emissions future within reach, the use of cleaner fuels offers an essential tool to reduce pollution now," said California Air Resources Board Executive Officer, Dr. Steven Cliff. "A 50% reduction in diesel means cleaner air, healthier communities and a commitment to reaching carbon neutrality in California by 2045."

- CARB 2022 Scoping Plan (The Scoping Plan is CA's formal plan to reduce GHG emissions to reach net neutrality goals), Page 190-191: "In addition to building the production and distribution infrastructure for zero-carbon fuels, the state must continue to support low-carbon liquid fuels during this period of transition and for much harder sectors for ZEV technology such as aviation, locomotives, and marine applications. Biomethane currently displaces fossil fuels in transportation and will largely be needed for hard-to-decarbonize sectors but will likely continue to play a targeted role in some fleets while the transportation sector transitions to ZEVs."

- Liane Randolph, Chair, CA Air Resources Board: "In order for us to be successful in addressing climate change, we must drastically reduce our fossil fuel usage and grow the low carbon energy supplies we need…We need to also make sure that low-carbon fuels are available to support this transition both in the coming years and in the next two decades." – CARB September 2023 Board Meeting

- Dr. Steven Cliff, Executive Officer, CA Air Resources Board: "California is receiving significant volumes of low carbon fuels…including renewable diesel, low carbon intensity electricity, biomethane, and hydrogen. These fuels displaced nearly four billion gallons of petroleum fuel in 2022 alone." & "We now have over half of our diesel demand being met by non-petroleum based diesel alternatives…and its bringing real climate and air quality benefits to the state." – CARB September 2023 Board Meeting

- CARB Air Pollution Specialist: "Even with an unprecedented and rapid transition to zero-emission vehicles, we will still have some remaining demand for liquid fuels in the transportation system, given the legacy combustion vehicles, aviation, and potentially some off-road that will continue operating in the State through 2045…low carbon alternative liquid fuels [that] reduce the greenhouse gases from the State's remaining combustion vehicles." – CARB September 2023 Board Meeting

CALIFORNIA ENERGY COMMISSION (CEC)

- August 17 2023 CEC Transportation Fuels Assessment Workshop, CEC Staff Comment: "State policies will set the stage for the last new internal combustion engine passenger vehicle to be sold in 2035, and only ZEVs will enter the market as new cars move forward from there. That being said, there will remain many internal combustion engine vehicles…in the state for decades to come. Even under the most aggressive scenario, we anticipate about 16 million ICE's on the road in 2035. These cars will need fuel, and it's the responsibility of the CEC to ensure that we have access to affordable fuels."

- CEC Website: "California's transportation sector accounts for about 50 percent of the state's greenhouse gas emissions, nearly 80 percent of nitrogen oxide pollution, and 90 percent of diesel particulate matter pollution. Transitioning the transportation sector to low-carbon fuels…is critical to achieving climate change goals and clean air standards."

LOCAL NEWS

EPA still cleaning up gas spill in El Cajon 2 months after crash

Agency says they keep finding more contaminated dirt that needs to be hauled from site



A work wets fresh dirt that was used to backfill an ahead where contaminated soil was removed at Fletcher Parkway and Navajo Road in El Cajon on Tuesday, Dec. 3, 2024 in El Cajon, California. (Ana Ramirez / The San Diego Union-Tribune)



By **GARY WARTH** | The San Diego Union-Tribune
UPDATED: December 4, 2024 at 11:05 AM PST

There appears to be no end in sight for a cleanup effort in El Cajon almost two months after a fuel truck spilled about 8,600 gallons of gasoline at a busy intersection.

“We’re still removing contaminated soil,” said Robert Wise, on-scene coordinator with the U.S. Environmental Protection Agency.

Wise said crews are hoping to be finished by the end of the week, but they have had their expectations dashed before.

“I can’t give you an end date because every time we put a shovel in the ground, we find more contaminated soil,” he said. “To be honest with you, I was hoping it would be done three weeks ago, but we found a lot more contaminated soil than we were expecting.”

The accident occurred around 9:30 a.m. Oct. 9 at Fletcher Parkway and Navajo Road. The truck was carrying 8,800 gallons of gasoline when it tipped over, spilling most of its fuel into nearby storm drains, onto the road and elsewhere.

“When the truck flipped over, gasoline got underneath the street, it got underneath the sidewalk, it got in the soil under Fletcher Parkway, and the soil was all sand and gravel,” Wise said. “It went straight down.”

Read More

00:00 02:00

Crews of 25 have been working on the site since the spill. Fletcher Parkway is lined with large, metal bins that will be filled with contaminated soil and



Metal bins on Fletcher Parkway will be filled with contaminated soil and hauled away to be treated at landfills on Tuesday, Dec. 3, 2024 in El Cajon, California. (Ana Ramirez / The San Diego Union-Tribune)

On the morning of the crash, residents within a 300-foot radius of the site were evacuated from their homes and some people living farther away were advised to remain inside.

Power also was cut off that morning for fear of fuel leading into underground power equipment.

On Monday, some employees of businesses at the mall on the corner of Navajo Road and Fletcher Parkway said they could smell gasoline on the day of the crash. Merchants also said customers complain about traffic at the intersection, where a northbound lane of Fletcher Parkway has been closed for weeks.

“It’s an inconvenience,” said Jason Neely, owner of Jason’s Water Store. “I’ve heard my customers talking about it, how it’s still closed. It’s just an eyesore being down there for me. I don’t notice any other effects.”

Neely said the morning of the accident, he and other businesses were told power would be out until around 4 p.m. Instead, it didn’t come back until 7:30 p.m.

Other businesses had it worse, he said, recalling that he heard of restaurants throwing out food and Smart & Final using a refrigerator truck to save its inventory.

While the clean-up is taking longer than expected, Wise said the EPA considers it a medium-size spill. The cleanup cost will be paid by the insurance coverage of the trucking company, Coastal Transport Company, he said.

Originally Published: December 3, 2024 at 4:31 PM PST

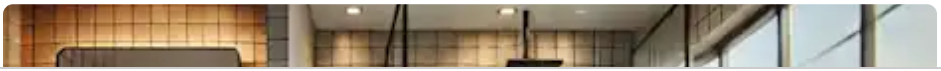
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Around the Web

REVCONTENT



From: Pauline Faciolince
To: Planning Commission
Subject: Public Comment 9/15/25
Date: Monday, September 15, 2025 11:59:39 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Re: USD Clean Fuels Project

I think you should **DENY** the application because the health risks associated with the project greatly outweigh any potential benefit. The project will bring 72 fuel trucks carrying about 8,000 gallons of fuel each to National City every day. Not only will this cause air pollution in our community regularly, but any type of accident at the site (spills, explosions, etc.) will have major repercussions and impact to the surrounding areas.

Additionally, this project would significantly hinder any type of revitalization and growth to National City, the west side/marina area in particular. As we see neighboring cities push forward with growth and innovation to bring more into their community (for example, Chula Vista's new hotel and convention center), we would be taking a step back and deterring potential investors and businesspeople from coming to National City.

At this point, I only see negatives and absolutely no positives (I do not see the minimal $200,000 yearly payout as a positive). For this reason, I hope you **DENY** the application.

Thank you for your time.

From: Cindy Fleming [redacted]
Sent: Tuesday, September 16, 2025 2:57 PM
To: Martin Reeder <mreeder@nationalcityca.gov>; Bill Frerking [redacted]; Kevin Laborne [redacted]
Cc: Ron Percival [redacted]
Subject: RE: Appeal of PC denial info

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you, Martin -

San Diego Clean Fuels LLC would like to appeal last night's decision on Resolution 2025-14 as we do not believe that the findings for denial are accurate.

Findings for Denial of the Conditional Use Permit
#1 asserts that the facility is not essential or desirable because there are cleaner methods of delivery of the clean fuels. We do not believe that the cleaner methods mentioned are practically available at the current time.

#2 indicates that the project would be detrimental to the public in the vicinity due to the anticipation that the 'last mile' delivery trucks will be petroleum diesel fueled and contribute to negative air quality in the area. Given that the truck operators are hauling renewable diesel, it would make sense that these truck operators would use the fuel that they haul. Furthermore, USD Clean Fuels was willing to accept a condition that these vehicles would be required to use renewable diesel within a reasonable period of time after the facility is operational; making this finding void. It should also be noted that the EIR found air quality impacts based on petroleum diesel truck emissions as is required for air quality modeling, to be less than significant.

Finding for Denial of the Coastal Development Permit
#1 says that the project is in conflict with the Community Emissions Reduction Plan because it increases the number of diesel trucks within the Portside Community. Again, the finding's concern is based on the trucks using petroleum diesel rather than renewable diesel. Furthermore, these short haul delivery truck trips replace long haul carriers, improving the air quality in the entire area. If the short haul trucks are conditioned to use renewable diesel fuel instead of petroleum diesel, the air quality is improved still further.

Attached is the payment authorization for the appeal.

We appreciate the work you and David have done on this project and look forward to the opportunity to present to the City Council.

Sincerely,

Note our new address!

FLEMING ALLIANCE ARCHITECTURE

Cindy Fleming, AIA, LEED AP BD+C
FLEMING ALLIANCE ARCHITECTURE, INC.
[redacted]
Dana Point, CA 92629
[redacted]
www.FlemingAlliance.com

Exhibit A:
Case File No.: 2023-03 CUP, CDP, IS
Date: 2/19/2024

CONSTRUCTION STORM WATER BMP NOTES

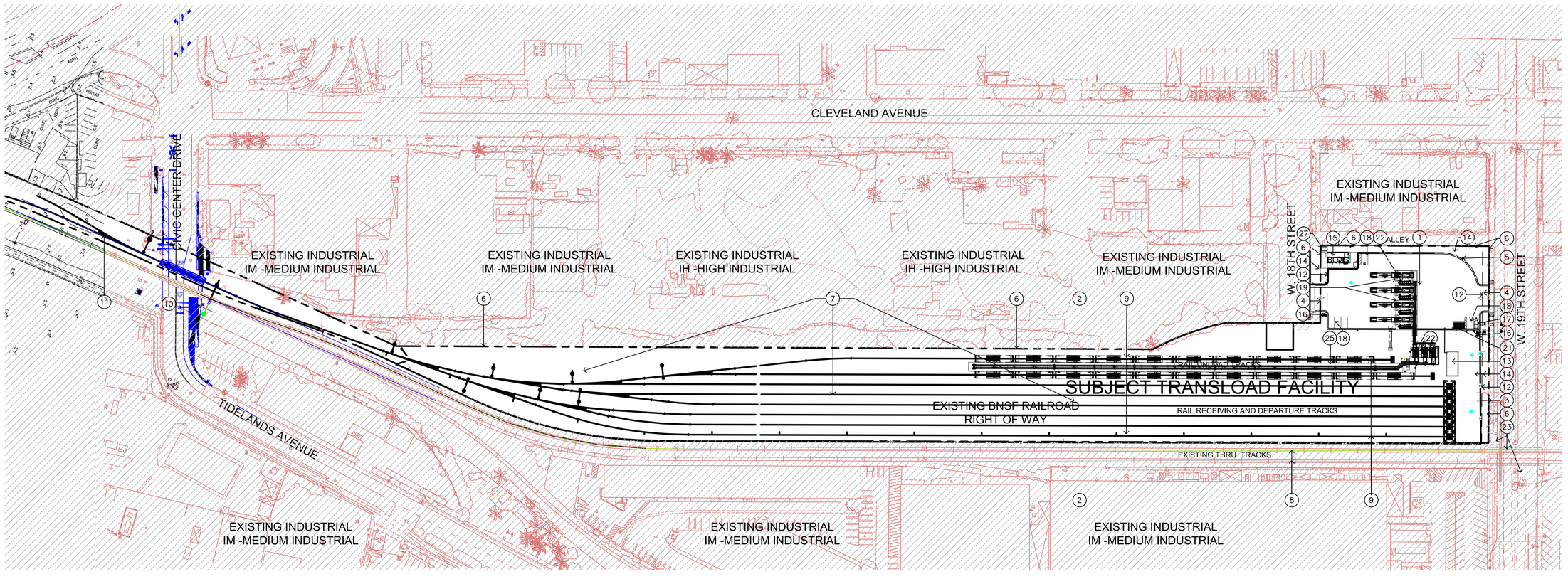
9

1. ALL APPLICABLE CONSTRUCTION BMP'S AND NON-STORM WATER DISCHARGE BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF NATIONAL CITY MINIMUM BMP REQUIREMENTS INCLUDED IN THE NATIONAL CITY MUNICIPAL CODE AND THE CITY OF NATIONAL CITY JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP). ALL STORM WATER BMP'S SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
2. EROSION CONTROL BMP'S SHALL BE IMPLEMENTED FOR ALL PORTIONS OF THE PROJECT AREA IN WHICH NO WORK HAS BEEN DONE OR IS PLANNED TO BE DONE OVER A PERIOD OF 14 OR MORE DAYS. ALL ONSITE DRAINAGE PATHWAYS THAT CONVEY CONCENTRATED FLOWS SHALL BE STABILIZED TO PREVENT EROSION.
3. RUN-ON FROM AREAS OUTSIDE THE PROJECT AREA SHALL BE DIVERTED AROUND WORK AREAS TO THE EXTENT FEASIBLE. RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMP'S.
4. SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED, INCLUDING PROVIDING FIBER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMP'S AROUND THE PERIMETER OF THE PROJECT TO PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE. ANY SEDIMENT TRACKED ONTO OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CASQA FACT SHEETS.
5. TRASH AND OTHER CONSTRUCTION WASTES SHALL BE PLACED IN A DESIGNATED AREA AT LEAST DAILY AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
6. MATERIALS SHALL BE STORED TO AVOID BEING TRANSPORTED IN STORM WATER RUNOFF AND NON-STORMWATER DISCHARGES. CONCRETE WASHOUT SHALL BE DIRECTED TO A WASHOUT AREA DESIGNED IN ACCORDANCE WITH CASQA STANDARDS; CONCRETE SHALL NOT BE WASHED OUT TO THE GROUND.
7. STOCKPILES AND OTHER SOURCES OF POLLUTANTS SHALL BE COVERED WHEN THE CHANCE OF RAIN WITHIN THE NEXT 48 HOURS IS AT LEAST 50%.

KEYNOTES

1

1. SUBJECT TRANSLOAD FACILITY (NON-SHADED AREA)
2. SHADE INDICATES AREA NOT A PART (TYP.)
3. EXISTING PUBLIC SIDEWALK TO REMAIN (TYP.)
4. NEW 40' WIDE DRIVEWAY CURB CUT – SEE (TYP FOR 2)
5. SITE LIGHTING – SEE SHEET E200 (TYP.)
6. EXISTING RAIL YARD PROPERTY LINE / EXISTING FENCE LINE
7. BNSF PROPERTY / PACIFIC STEEL CLEAN-UP SITE – MITIGATION COMPLETED
8. EXISTING MAIN LINE RAILROAD TRACKS TO REMAIN
9. NEW / RECONFIGURED RAIL TRACKS
10. ADDED TRACK AT CIVIC CENTER CROSSING – SEE SHEET T153
11. END OF ADDED TAIL TRACK SHORT OF HARBOR DRIVE
12. LINE OF 10' STREET FRONTAGE SETBACK
13. CONTAINMENT BASIN – SEE S122
14. PLANTER – SEE LANDSCAPE PLAN
15. OFFICE TRAILER – SEE A-3
16. PROPOSED FIRE HYDRANT LOCATION
17. PROPOSED LOCATION OF FIRE FIGHTING FOAM TRAILER
18. EMPLOYEE PARKING
19. TRUCK LOAD OUT PAD & SKID (TYP FOR 4)
20. NOT USED
21. ADDITIVE TOTE CONTAINMENT ENCLOSURE (TYP FOR 3)
22. TRANSFER EQUIPMENT
23. EXISTING RR CROSSING & SIGNAL TO REMAIN
24. NOT USED
25. FALL PROTECTION SUPPORT SYSTEM BETWEEN LOAD OUT RAILS– SEE SHEET S300
26. NOT USED
27. PROPOSED ELECTRICAL TRANSFORMER LOCATION



NOTE:
– SEE SHEETS G110 & C121 FOR APN BOUNDARIES & TERMINAL SITE DIMENSIONS.

PLAN NORTH TRUE NORTH

EXHIBIT F

OVERALL SITE PLAN

SCALE 1"=80'-0" | 4

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Project Name: SAN DIEGO CLEAN FUELS FACILITY
830 W. 18TH STREET
NATIONAL CITY, CALIFORNIA

Client Name: SAN DIEGO CLEAN FUELS LLC
811 MAIN STREET
HOUSTON, TX 77002
281-291-3921

Revision	Date	Description
	5-30-23	FIRE CHANGE
	1-25-24	EIR MODIFICATIONS

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Sheet Name: OVERALL SITE PLAN

Drawn	Checked	Date
FAA	CF	1-17-23

Job Number: 21006

Sheet: A-1

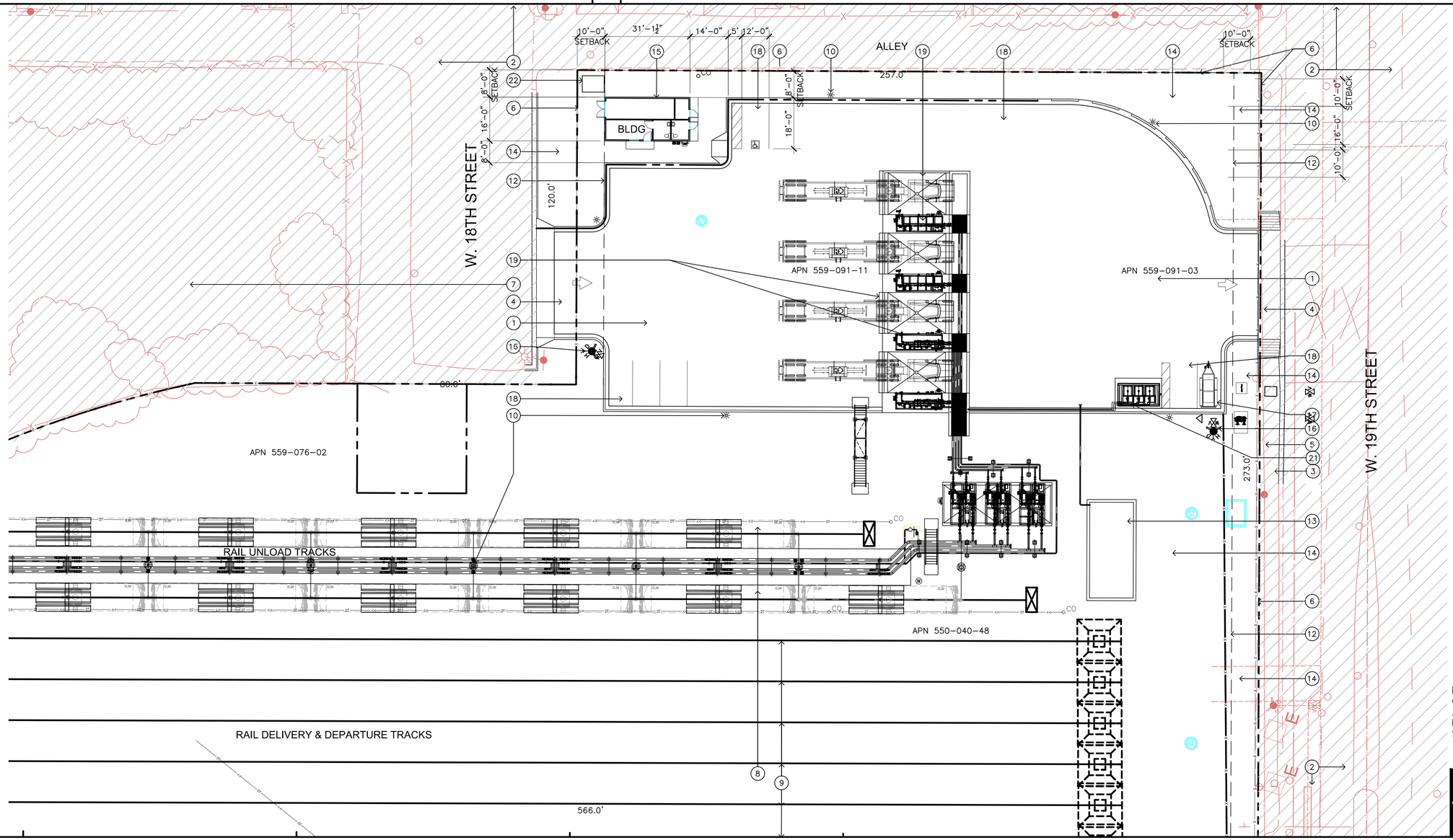
of

1. LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.
2. ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS OR RAIN BARRELS.
3. WALKWAYS SHALL BE DESIGNED TO DRAIN TO ADJACENT LANDSCAPED OR NATURAL AREAS OR CONSTRUCTED USING PERMEABLE MATERIALS.
4. STREETS, SIDEWALKS, AND PARKING LOT AISLES SHALL BE CONSTRUCTED TO THE MINIMUM WIDTH NECESARY, PROVIDED PUBLIC SAFETY IS NOT COMPROMISED.
5. EXISTING TREES AND NATURAL AREAS, INCLUDING BUT NOT LIMITED TO NATURAL WATER BODIES AND NATURAL STORAGE RESERVOIRS OR DRAINAGE CORRIDORS (E.G., TOPOGRAPHIC DEPRESSIONS, NATURAL SWALES, AND AREAS OF NATURALLY PERMEABLE SOILS), SHALL BE CONSERVED OR OTHERWISE PROTECTED TO THE EXTENT FEASIBLE.

PERMANENT STORM WATER BMP'S 13

1. SUBJECT TRANSLOAD FACILITY (NON-SHADED AREA)
2. SHADE INDICATES AREA NOT A PART
3. EXISTING PUBLIC SIDEWALK TO REMAIN
4. NEW 40' DRIVEWAY CURB CUT (TYP FOR 2)
5. EXISTING 30' WIDE CURB CUT TO BE REMOVED. INSTALL NEW SIDEWALK, CURB & GUTTER
6. EXISTING RAIL YARD PROPERTY LINE / EXISTING FENCE LINE TO REMAIN
7. BNSF PROPERTY / PACIFIC STEEL CLEAN-UP SITE - MITIGATED IN 2023
8. NEW TRANSLOAD TRACKS W/ TRACK PANS & FALL PROTECTION - SEE SHEET S100
9. NEW / RECONFIGURED RAIL TRACKS
10. SITE LIGHTING - SEE SHEET E200 (TYP.)
11. NOT USED
12. LINE OF 10' STREET FRONTAGE SETBACK
13. CONTAINMENT BASIN - SEE S122
14. PLANTER - SEE LANDSCAPE PLAN
15. OFFICE TRAILER - SEE A-3
16. PROPOSED FIRE HYDRANT LOCATION
17. PROPOSED LOCATION OF FIRE FIGHTING FOAM TRAILER
18. EMPLOYEE & HANDICAP PARKING (TYP.)
19. TRUCK LOAD OUT PAD & SKID (TYP FOR 4)
20. NOT USED
21. ADDITIVE TOTE CONTAINMENT ENCLOSURE
22. PROPOSED ELECTRICAL TRANSFORMER LOCATION

KEYNOTES 1



PARTIAL SITE PLAN

SCALE 1"=20'-0" | 4

FLEMING ALLIANCE ARCHITECTURE

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NATIONAL CITY, CALIFORNIA

Client Name: SAN DIEGO CLEAN FUELS LLC
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281-291-3921

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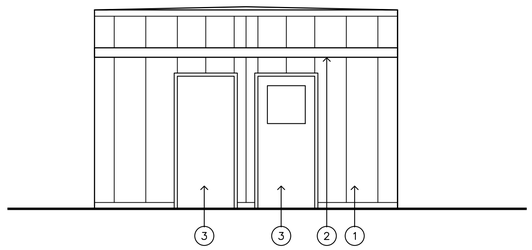
Sheet Name: PARTIAL SITE PLAN

Drawn	Checked	Date
FAA	CF	1-17-23

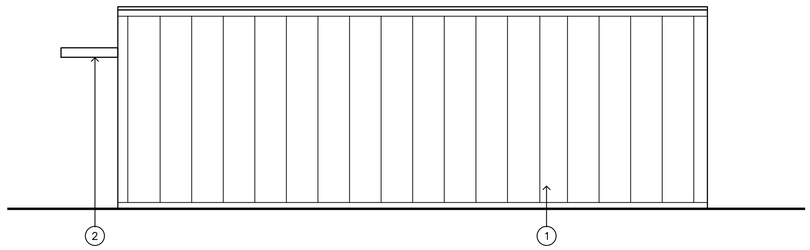
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Sheet: A-2

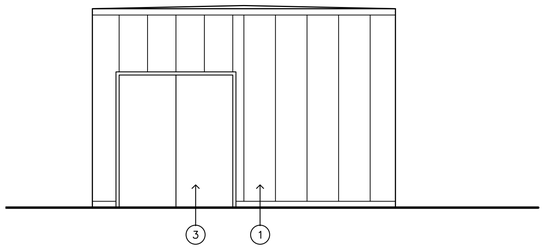
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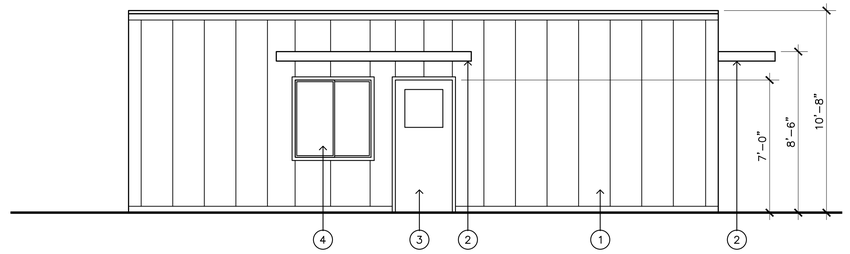
SOUTH ELEVATION | SCALE 1/4" = 1'-0" | 13



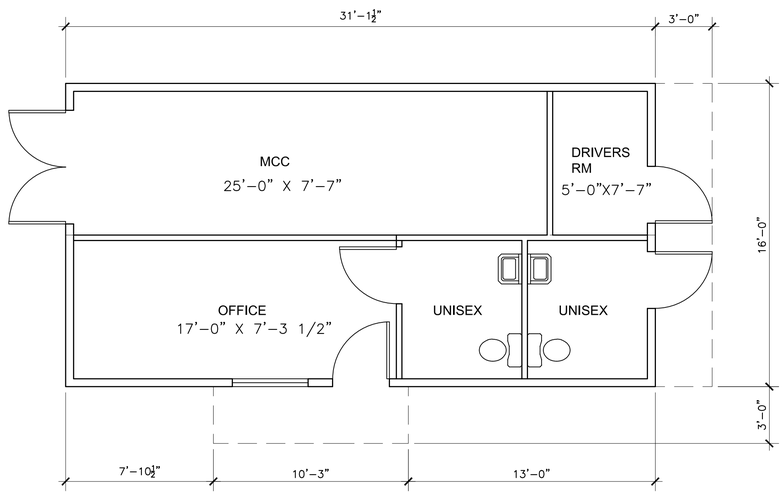
EAST ELEVATION (ALLEY) | SCALE 1/4" = 1'-0" | 5



NORTH ELEVATION (18TH ST.) | SCALE 1/4" = 1'-0" | 14



WEST ELEVATION (FRONT) | SCALE 1/4" = 1'-0" | 6



PLAN NORTH TRUE NORTH

FLOOR PLAN | SCALE 1/4" = 1'-0" | 8

1. PREFABRICATED METAL BUILDING / TRAILER SIDING & TRIM– COLOR: WHITE
2. METAL EYEBROW CANOPY – COLOR: GREY
3. DOOR – COLOR: GREY
4. WINDOW – TRIMMED IN WHITE

KEYNOTES | 4

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Sheet Name
OPERATIONS TRAILER PLAN & ELEVATIONS

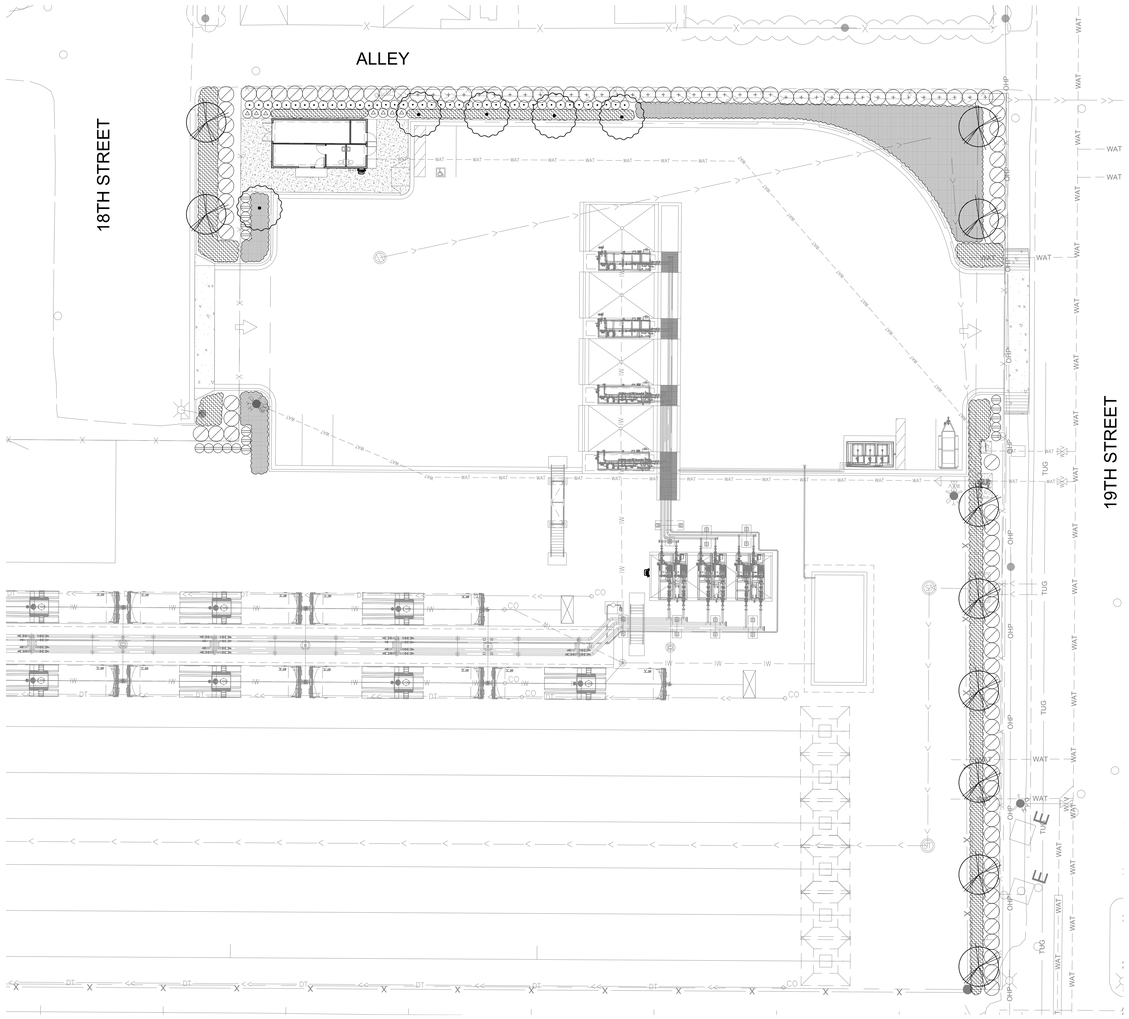
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FAA	CF	1-17-23

Job Number 21006

Sheet A-3

of [redacted]

A PLANTING PLAN (20 SCALE)



TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	STANDARD D.S. STREET TREE	LOW
	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX	STANDARD D.S. PARKING LOT TREE	LOW

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GAL	36" O.C.	LOW
	DIANELLA TASMANICA 'VARIEGATA' WHITE STRIPED TASMAN FLAX LILY	1 GAL	24" O.C.	LOW
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.	LOW
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 GAL	36" O.C.	LOW
	LEUCOPHYLLUM F. FRUTESCENS' TEXAS RANGER	15 GAL	6'0" O.C. INFORMAL HEDGE	LOW

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	18" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE	LOW
	NEW GOLD LANTANA LANTANA X 'NEW GOLD'	1 GAL	18" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE	LOW
	STAR JASMINE TRACHELOSPERMUM JASMINOIDES	1 GAL	18" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE	LOW

ORGANIC MULCH

ALL PLANTING AREAS SHALL HAVE A 3" DEEP LAYER OF ORGANIC MULCH UNLESS NOTED. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.

NOTES

1. SITE LANDSCAPE TO HAVE A DRIP IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER.
2. USE ROOT BARRIERS FOR ALL TREES WITHIN 5'-0" OF CONCRETE CURBS OR PAVING.

CITY REQUIRMENTS

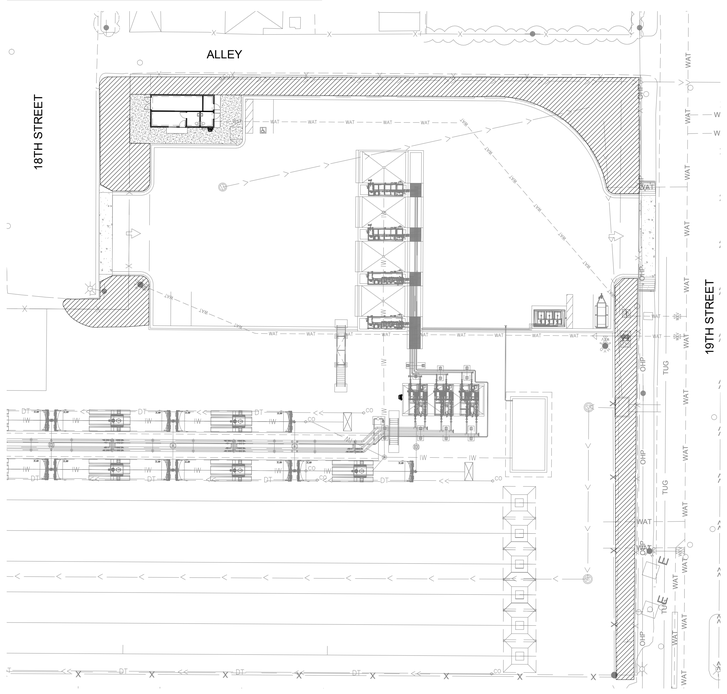
1. LANDSCAPING SHALL INCLUDE A VARIETY OF TREES, SHRUBS, AND GROUNDCOVER.
2. PLANT MATERIALS SHALL CONFORM TO OR EXCEED THE PLANT QUALITY STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR THE EQUIVALENT.
3. PLANT MATERIALS SHALL BE SIZED AND SPACED TO ACHIEVE IMMEDIATE EFFECT AND SHALL NOT BE LESS THAN A FIFTEEN-GALLON CONTAINER FOR TREES, FIVE GALLON CONTAINER FOR SPECIMEN SHRUBS, AND SIX-INCH POTS FOR MASS PLANTING, UNLESS OTHERWISE APPROVED BY THE REGULATING AUTHORITY.
4. PLANT MATERIALS SHALL BE SELECTED FOR LOW WATER DEMAND AND DROUGHT TOLERANCE; USE OF APPROPRIATE NATIVE SPECIES; ADAPTABILITY TO THE NATIONAL CITY ENVIRONMENT; THE GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS OF THE SITE; ABILITY TO PROVIDE SHADE; AND, SOIL RETENTION CAPABILITY. PLANTS HAVING SIMILAR WATER USE SHALL BE GROUPED TOGETHER IN DISTINCT HYDROZONES. DECIDUOUS TREES SHALL BE USED TO SHADE BUILDINGS AND PARKING LOTS IN SUMMER AND ALLOW
5. FOR PASSIVE SOLAR HEATING OF BUILDINGS IN WINTER.
6. STREET TREES SHALL BE PLANTED AT A RATE OF ONE TREE FOR EVERY THIRTY LINEAR FEET OF RIGHT-OF-WAY. THE REVIEW AUTHORITY MAY MODIFY THIS REQUIREMENT DEPENDING ON THE CHOSEN TREE SPECIES AND ITS TYPICAL SPREAD AT MATURITY.
7. A MINIMUM OF TWO FIVE-GALLON SHRUBS SHALL BE PROVIDED FOR EVERY SIX FEET OF DISTANCE ALONG STREET FRONTAGES.
8. PARKING LOT LANDSCAPE REQUIREMENTS- A MINIMUM OF ONE SHADE CANOPY TREE SHALL BE REQUIRED FOR EVERY SEVEN PARKING SPACES.

LANDSCAPE CALCULATIONS

20% OF THE SITE TO BE LANDSCAPE

SITE AREA =46,300 SF
LANDSCAPE AREA =9,550
PERCENT OF SITE = 21%

B HYDROZONE PLAN (30 SCALE)



HYDROZONE LEGEND

LOW - ALL SHRUBS / ALL TREES / ALL AREAS

R.P.A.L.A GROUP
LANDSCAPE ARCHITECTURE | PLANNING
www.rpala.com
CALIFORNIA
32565 B Golden Lantern, #3645
Rancho Palos Verdes, CA 90259
949-246-7138
CA License # 1381

LICENSED LANDSCAPE ARCHITECT
RICHARD PRICE # 1369
Signature
05-31-22
Renewal Date
Date
STATE OF CALIFORNIA

License

SAN DIEGO CLEAN FUELS FACILITY
830 W. 18TH STREET
NATIONAL CITY, CALIFORNIA

Project Name

SAN DIEGO CLEAN FUELS, LLC
811 MAIN STREET
HOUSTON, TX 77002
281-291-3921

Client Name

Revision	Date	Description
	1-30-24	EIR MODIFICATIONS

All ideas, designs, plans and specifications indicated or represented by these drawings are owned by and are the property of PAA and were created and developed for use in connection with the specified project. None of such ideas, designs, plans or specifications shall be used, in part or in whole, for any purpose whatsoever without the written permission of PAA.

Sheet Name

PLANTING PLAN

Drawn	Checked	Date
AP		11/15/22

Job Number
21310

Sheet
L-4.01

of

0 20' 40' 60'
1"=20'-0"

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG



Public Hearing

CERTIFICATION OF A FINAL IMPACT REPORT TO ASSESS PROJECT IMPACTS AND CONSIDERATION OF AN APPROVAL OF A CUP AND CDP FOR A PROPOSED FUEL TRANSFER FACILITY

2023-03 CUP, CDP, IS

CALIFORNIA NATIONAL CITY 1887 INCORPORATED

EXHIBIT G

Overhead



Site Characteristics

- Project site
  - Approximately 7.5 acres in size
  - Extends between BNSF rail crossings at Civic Center Drive and West 19th Street
  - Includes existing BNSF railway and adjacent BNSF-owned property between West 18th and 19th Streets
  - A portion of the site, intended to accommodate new rail spurs, is a DTSC clean up site (Pacific Steel, Inc.)
    - Clean up substantially completed in project area
  - Site is former industrial, mostly disturbed land
  - Rail crossing at Civic Center Drive is intended to be improved
- Surrounding area
  - Mostly industrial/manufacturing
  - Tourist-supporting commercial uses to the south
  - McKinley Apartments 380 feet to the east
  - Single-family homes approximately 900 feet to the south
  - Port and Navy activities
  - Nearest school is across I-5 to the east
  - Railway freight in San Diego traverses the region north/south via Orange County

Site Photos



West 19th Street looking north toward proposed transfer facility location (2025)



West 19th Street looking north toward location of new rail spurs (2025)

Site Photos



View from the end of West 18th Street (2022)



View of the existing Civic Center Drive rail crossing toward the proposed facility (2022)

Proposal

- The applicant (San Diego Clean Fuels Facility LLC) proposes to construct a transloading facility for renewable fuels
- Fuel would be transferred from rail cars to trucks for delivery to service stations within the San Diego market
- A small 512-square foot office building will be constructed on site.
- Additional rail spurs and an expanded rail crossing at Civic Center Drive will accommodate the added rail activity.
- Operations would be 24 hours a day with trucks primarily entering the site during off-peak traffic hours (6:00 pm to 6:00 am)
- The maximum number of trucks entering the site daily will be 72 and the throughput capacity of the facility will be 13,800 barrels of fuel per day.
- Proposed safety measures include a fuel containment basin and a fire-fighting platform

CALIFORNIA NATIONAL CITY 1887 INCORPORATED

Proposal

- The applicant (San Diego Clean Fuels Facility LLC) has stated the following objectives:
  - Contribute to the State's transition to carbon neutrality via GHG reductions from renewable fuels
  - Expand availability of renewable fuels and solve geographic imbalances for access
  - Lower emissions in the existing supply chain by utilizing rail
  - Increase speed of delivery to market
  - Generate employment opportunities in National City
  - Develop underutilized properties while minimizing conflict with existing uses
  - Provide an appropriately-sized facility that balances business performance with minimized truck trips
  - Have direct access to I-5
  - Improve infrastructure to meet project needs (BNSF rail)
  - Additional firefighting capacity to allow for quick response to hazards

Proposal

- Additional physical improvements include:
  - Construction of railway tracks and turnouts/crossovers to facilitate car movement
  - Installation of concrete slab pump pads at each transload spot
  - Installation of truck load slabs sloped to drain at each transload spot
  - Installation of pumps and piping to move fuels from rail cars to truck loading spots
  - Containment enclosures for additive totes
  - All weather paving for the facility
  - Lighting, as needed

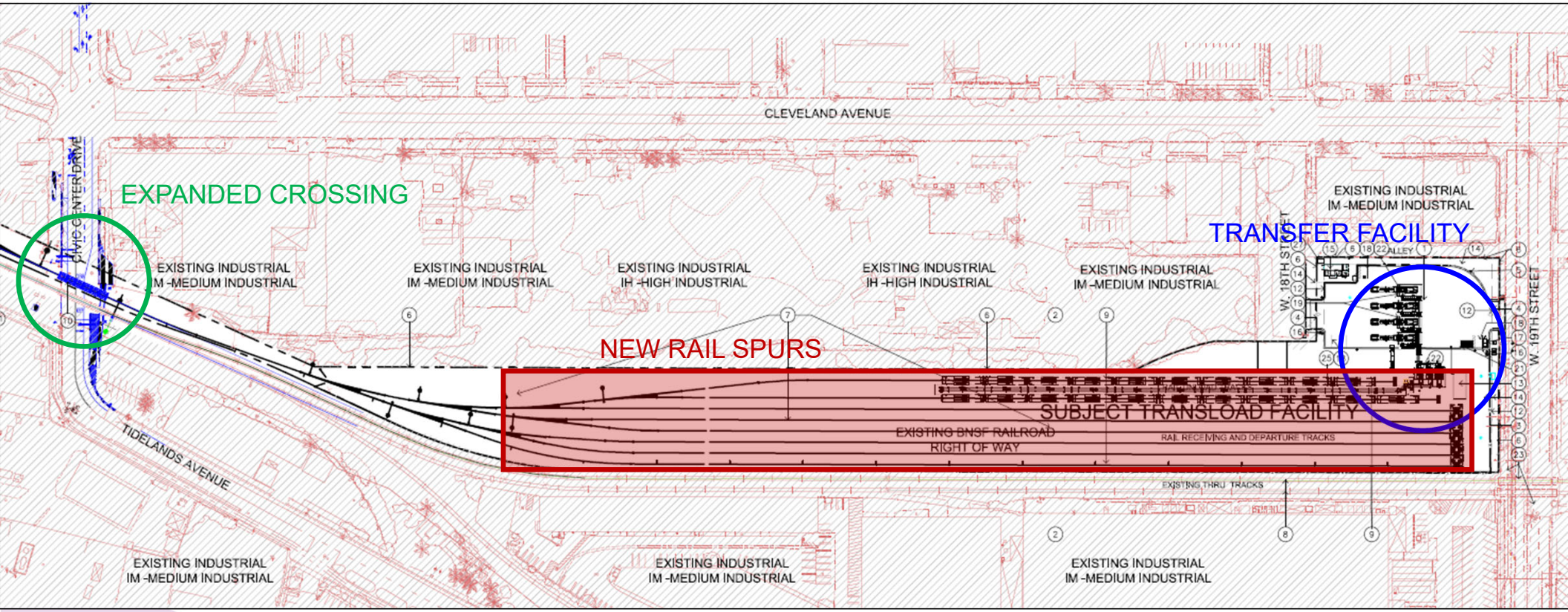
Alternative Fuels

- Project is a response to implementation of AB 32, the Global Warming Solutions Act of 2006 and subsequent State legislation, which requires major reductions of GHG emissions
- California Air Resources Board (CARB) adopted Low Carbon Fuel Standard as an interim measure while zero-emissions technology continues to advance
- Project would deliver alternative biofuels to market, which are renewable diesel, biodiesel, and sustainable aviation fuel (SAF)
- Products can be produced with new or recycled vegetable oils, animal fats, greases, algae, as well as crop residues or woody biomass.
- Renewable diesel and SAFs are also designated as “drop-in” biofuels, which do not require modifications to existing engines.
- Renewable diesel can reduce GHG emissions by up to 80%

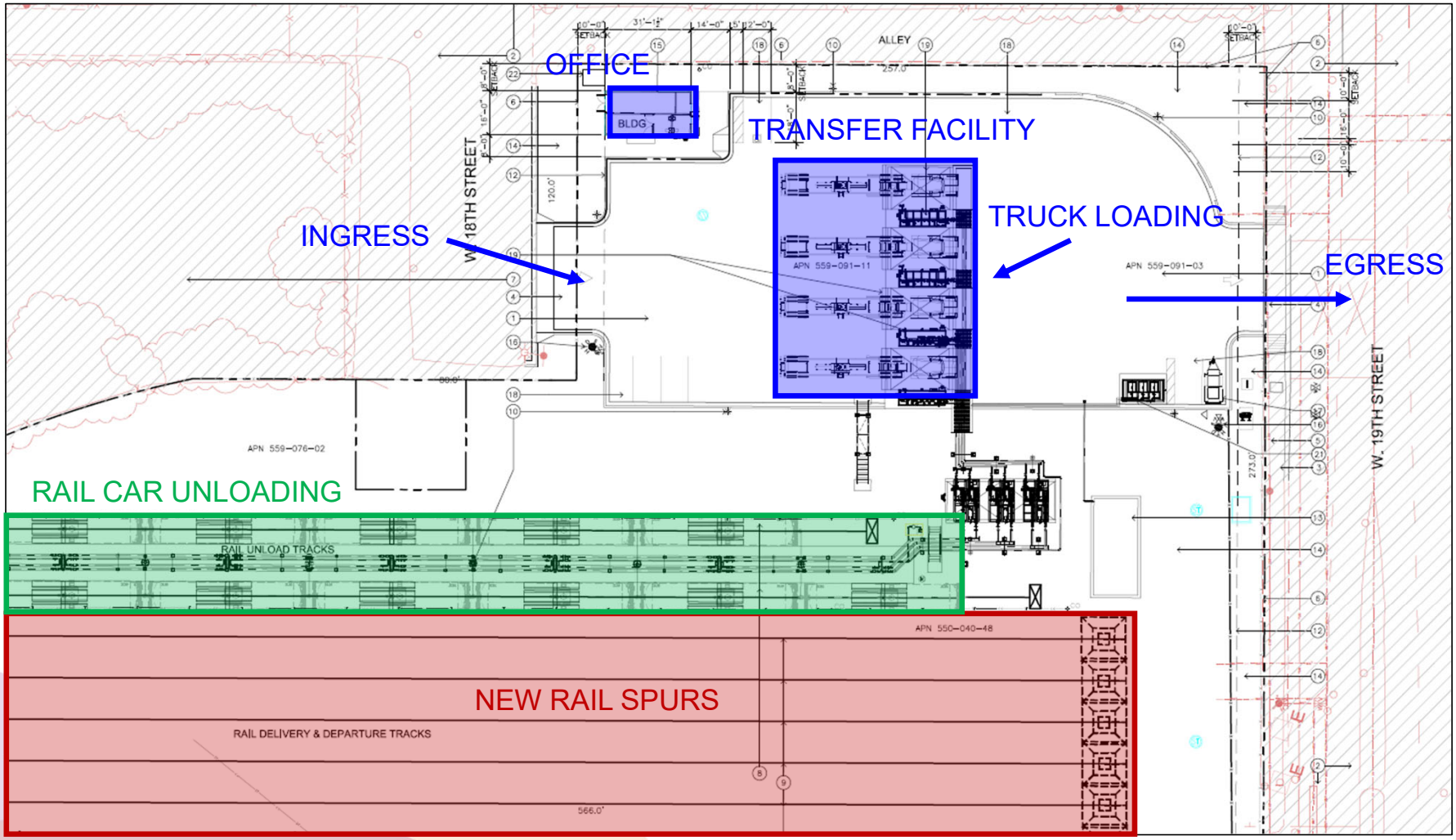
Environmental Considerations

- A reduction in emissions at the regional level does not necessarily translate to a reduction at the local level
- Multiple efforts have been made within the City to improved health outcomes and reduce air pollutants including:
  - Adoption of the Westside Specific Plan
  - Amortization Program
  - Early adoption of a Health and Environmental Justice Element within the General Plan
  - Designation of the AB 617 Portside Community and adoption of the Community Emission Reduction Plan (CERP)
  - Adoption of the Climate Action Plan (CAP) Update
- The project proposes utilization of diesel-powered truck trips for facility operation
- Preparation of an Environmental Impact Report (EIR) was requested

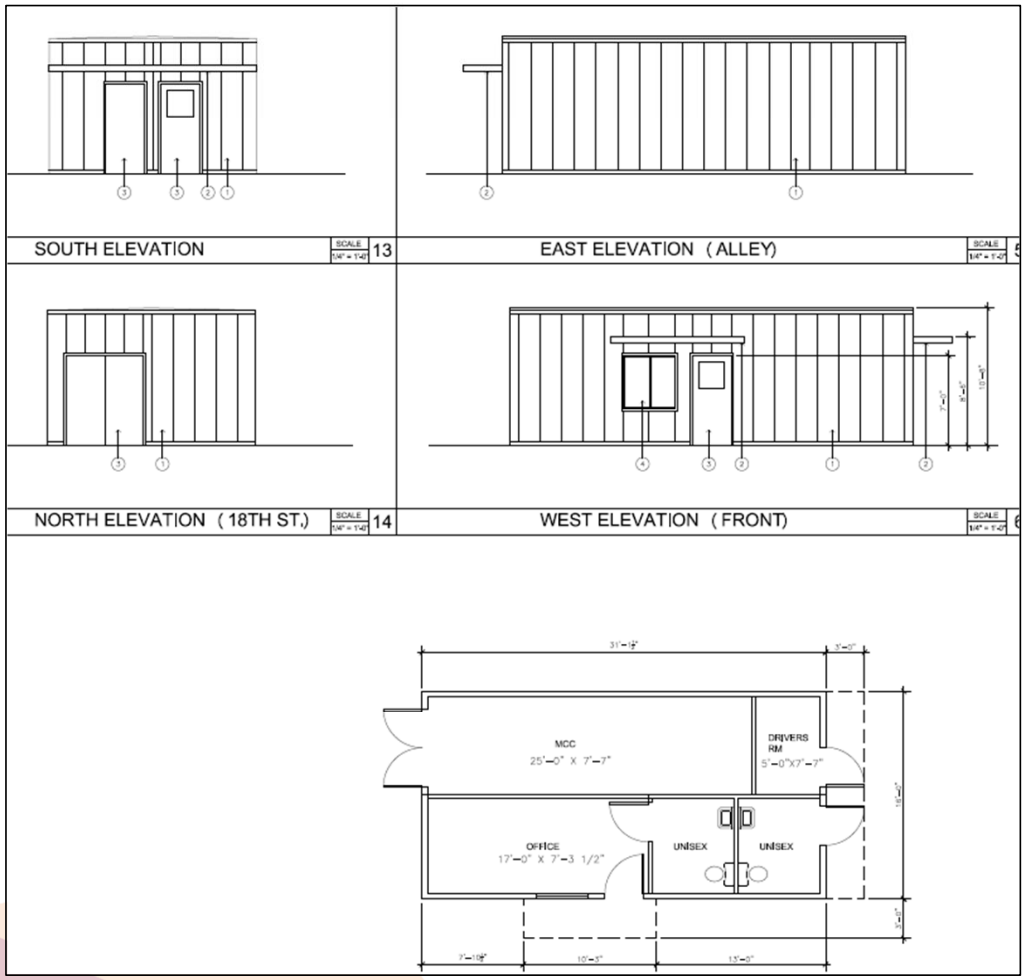
Plans


CLEVELAND AVENUE
EXPANDED CROSSING
CIVIC CENTER DRIVE
EXISTING INDUSTRIAL
IM -MEDIUM INDUSTRIAL
EXISTING INDUSTRIAL
IM -MEDIUM INDUSTRIAL
EXISTING INDUSTRIAL
IH -HIGH INDUSTRIAL
EXISTING INDUSTRIAL
IH -HIGH INDUSTRIAL
EXISTING INDUSTRIAL
IM -MEDIUM INDUSTRIAL
EXISTING INDUSTRIAL
IM -MEDIUM INDUSTRIAL
TRANSFER FACILITY
NEW RAIL SPURS
W. 18TH STREET
W. 19TH STREET
ALLEY
SUBJECT TRANSLOAD FACILITY
EXISTING BNSF RAILROAD
RIGHT OF WAY
RAIL RECEIVING AND DEPARTURE TRACKS
EXISTING THRU TRACKS
TIDELANDS AVENUE
EXISTING INDUSTRIAL
IM -MEDIUM INDUSTRIAL
EXISTING INDUSTRIAL
IM -MEDIUM INDUSTRIAL
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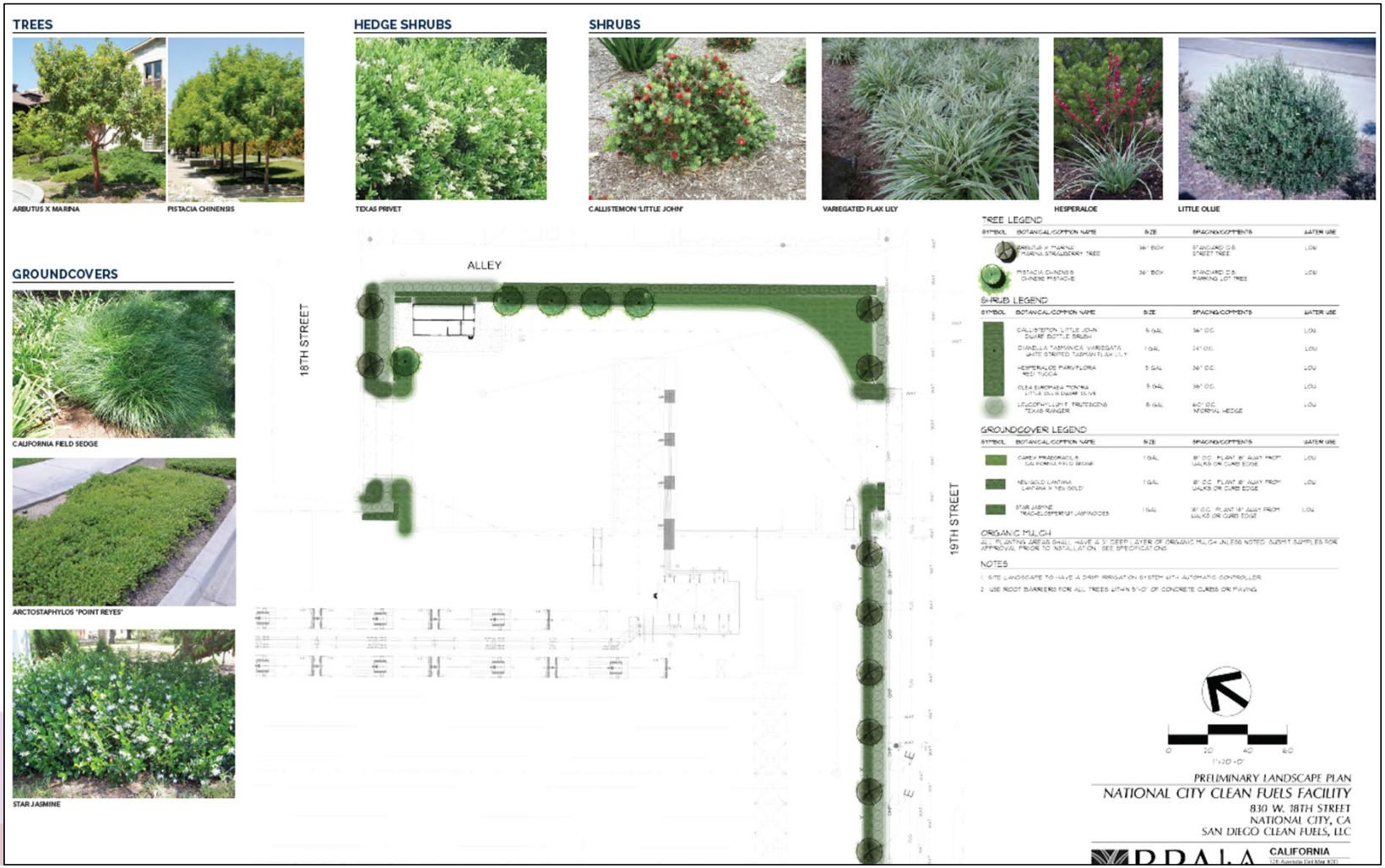
Plans


OFFICE
BLDG
TRANSFER FACILITY
TRUCK LOADING
INGRESS
EGRESS
W. 18TH STREET
W. 19TH STREET
ALLEY
APN 559-091-11
APN 559-091-03
APN 559-076-02
APN 550-040-48
RAIL CAR UNLOADING
RAIL UNLOAD TRACKS
NEW RAIL SPURS
RAIL DELIVERY & DEPARTURE TRACKS

Plans - Office



Plans – Conceptual Landscape



Analysis

- The proposed project requests the approval of a fuel transfer facility, which is a permitted use in the MM zone with approval of a Conditional Use Permit (CUP). All discretionary projects located in the Coastal Zone (CZ) also require a Coastal Development Permit (CDP). The approval of a CDP is also appealable to the California Coastal Commission (CCC).
- Areas within the CZ are subject to development regulations listed in the Local Coastal Program (LCP) Implementation Plan, which references sections of the previous Land Use Code.
- The project was analyzed for impacts, as required by the California Environmental Quality Act (CEQA), in an Environmental Impact Report (EIR). The certification of the EIR for this project will be considered separately.
- There are four findings for the approval of CUP under the previous land use code:
  - The site for the proposed use is adequate in size and shape.
  - The site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.
  - The proposed use with not have an adverse effect upon adjacent or abutting properties.
  - The proposed use is deemed essential and desirable to the public convenience or welfare.

Analysis (cont.)

- There are also two findings for the approval of CDP under the LCP:
  - The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City.
  - The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program.
- Staff reviewed policies in the General Plan, LCP, and CAP Update that pertain to the proposed project.
- The project was reviewed for compliance with regulations in the (previous) LUC.
- Staff also reviewed policies in the AB 617 Portside Community's Community Emissions Reduction Plan (CERP).

Analysis – General Plan

- Land Use Element policies
  - Policy LU-1.3 – urban greening efforts
  - LU-4.2 – pedestrian-scale urban design strategies
  - LU-4.4 – maintenance of sidewalks and bicycle routes
  - LU-5.3 – encourages business to employ National City residents
  - LU-6.2 – requires development to be consistent with the Zoning Code and applicable Specific Plans
  - LU-6.5 – pertains to consistency with the City's CAP
- Typically, projects are analyzed for their consistency with various codes and policies, which are addressed in the staff report.
- Additional consideration was given for this project related to implementation of specific goals due to a proposed economic benefit.
- Staff also highlighted policies related specific project concerns discussed in the EIR
- Right-of-way improvements

Analysis – General Plan

- Transportation Element policies
  - Policy T-3.6 – enhanced transit service
  - T-8.1 – infrastructure enhancements to facilitate timely movement of goods, particularly intermodal transfers
  - T-8.4 – pertains to movement of goods by rail
  - T-9.4 – noise and pollution abatement associated with goods movement
- The project ensures that the delivery of fuel will be conducted in an efficient manner through improved rail crossings, operational standards, and a location near major truck routes.
- Truck routes are designed to largely avoid residential properties and other sensitive uses.

Analysis – General Plan

- Safety Element policies
  - Policy S-7.3 – pertains to the ability to effectively respond to hazardous materials emergencies
  - S-8.1 – pertains to the clean-up and reuse of contaminated sites
- The project includes a specialized firefighting platform and addition fire hydrants.
- The proposed site is a vacant, under-utilized, and previously contaminated.

Analysis – General Plan

- Noise and Nuisance Element policies
  - Policies NN-1.9, NN-1.10, NN-2.5, NN-3.1, NN-3.3, and NN-3.4 – pertain to impacts related to noise levels and ground borne vibrations via construction, on-site activities and off-site transportation.
  - NN-4.2 – related to the reduction in offensive odors and other noxious substances
- Noise and nuisance impacts were evaluated int EIR. A Noise Analysis determined that the City's Noise Ordinance would be adhered to.
- Conditions of approval include adherence to truck routes and a six-foot high, solid fence or wall to reduce potential impacts to adjacent and nearby properties, and adherence to San Diego Air Pollution Control District (SDAPCD) rules related to nuisance odors.

Analysis – General Plan

- Open Space and Agriculture Element policies
  - Generally, the preservation of open spaces, habitat, biological resources, and environmental sensitive areas.
  - OS-1.3 – encourages the planning of shade trees with substantial canopies.
  - OS-8.4 and OS-8.8 – pertain to the preservation of historic and cultural resources
- Mitigation measures included in the EIR pertain to the above.
- Recommended conditions of approval includes enhanced landscaping with additional tree canopy.
- Initial analysis provided with the draft EIR discussed “Feature 3”, which had dried algal mats. Comment letters discussed this feature as a potential wetland, while the EIR described it as essentially a puddle.

Analysis – General Plan

- Conservation and Sustainability Element policies
  - Policy CS-1.1 pertains to the reduction of the urban heat island effect.
  - CS-1.2 – encourages the development of industries that benefit the environment.
  - CS-3.1 – pertains to stormwater best management practices (BMPs).
- As discussed, enhanced street tree canopy is recommended by staff.
- The project proposed to transfer cleaner fuel options that will benefit local and regional air quality.
- Stormwater treatment is required by the Engineering Department for new development projects.

Analysis – General Plan

- Health and Environmental Justice (HEJ) Element policies
  - Policy HEJ-1.2 states “consider environmental justice issues as they are related to potential health impacts associated with land use decisions” “reduce adverse health effects of hazardous materials, industrial activities, and other undesirable land use on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location”.
  - HEJ-1.5 – promotes the inclusion of potentially affected community residents in the decision-making process.
  - HEJ-2.5 – encourages the protection of existing sensitive land uses through feasible measures such as separation/setbacks, landscaping, barriers, ventilation systems, air filters, and/or other effective measures to minimize potential impacts from air pollution.
  - HEJ-2.6 – consider air quality impacts, including cumulative impacts, from existing and new development.
- As discussed, enhanced street tree canopy is recommended by staff.
- The project proposed to transfer cleaner fuel options that will benefit local and regional air quality.
- Stormwater treatment is required by the Engineering Department for new development projects.

Analysis – General Plan (HEJ-1.2)

- The HEJ, while ahead of its time, takes a more suggestive approach (i.e. consider, encourage, promote). Implementation is not clear and better served by succeeding documents.
- There is no question about the presence of EJ communities. The HEJ discusses long-standing health issues in the community. This is also discussed in the more recently approved Community Emissions Reduction Plan (CERP) and the EIR.
- The EIR included assessments on health concerns related to the proposed industrial use and increased truck traffic. Cancer risk, chronic health hazards, and acute health hazards were analyzed and found to be less than significant. However, the HEJ policy seeks to *reduce* such hazards.

Analysis – General Plan (HEJ-1.5)

- This policy promotes the inclusion of potentially affected residents in the decision-making process.
- Tonight is the first formal public hearing in the process with the potential for later hearings. The decision of Planning Commission will be forwarded to City Council, which could also request a hearing. The project is also appealable to the CCC. Notices sent in conformance with the Brown Act.
- The public has also had several initial opportunities to discuss this project:
  - A Draft Mitigated Negative Declaration was posted for public review on June 2, 2023. Several comments were received, which ultimately led to a City request for the preparation of a Draft Environmental Impact Report (EIR).
  - The District 1 City Councilmember Luz Molina requested that staff present information on the project at town halls in September and October of 2023. There was already significant public interest in this project at this time.
  - A scoping meeting for the Draft EIR was held on May 23, 2024. This was the first meeting with the public, which was focused solely on the preparation of the EIR. 38 comments were submitted at this time.
  - The applicant collaborated with Councilmember Molina to host a community open house on August 14, 2024.
  - Staff in constant email communication with interested parties and updates from non-City sources.
  - Current projects webpage has been updated throughout the process
  - June 2nd public hearing delayed based on CCC concerns
  - Applicant had additional meetings discussed in the pre-read packet

Analysis – General Plan (HEJ-2.5)

- Encourages the protection of sensitive land uses through feasible measures.
- Conditions of approval include enhanced landscaping and screening.
- Economic benefit

Analysis – General Plan (HEJ-2.6)

- Similar to HEJ-1.2.
- Consider air quality impacts, including cumulative impacts, from existing and new development when making land use decisions and limit the number of industrial facilities or uses to prevent cumulative air pollution impacts.

Analysis – Local Coastal Program (LCP) and Coastal Act

- Project is in the CZ and requires approval of a CDP.
- Planning received a letter on June 2nd from the California Coastal Commission (CCC) with concerns on the following:
  - Jurisdiction: appealable action based on wetland/public noticing
    - "Major energy facility"
    - 10 working days after notice of final action (City Council)
  - Allowable use in a wetland: a wetland delineation was completed in July that determined there is not wetland on site.
  - Environmental justice (EJ): Concerns about the level of EJ analysis in the staff report (CCC has an adopted EJ policy).
  - Coastal Hazards: Sea level rise (SLR) analysis was incomplete. The project has an anticipated 30-year lifetime, but could be operated much longer. Project impacts begin at an increase in sea level of 2.5 feet combined with a 100-year storm.
    - Condition of approval terminating the CDP at 30 years unless further study is conducted.
    - Impacts to track infrastructure maintained by BNSF would occur much earlier than the transfer facility


Harbor Dr
W 14th St
Civic Center Dr
Cleveland Ave
W 17th St
W 19th St
Feature 1
Feature 2
Feature 3
Scale in Feet
0
100
B-1
B-2
B-3
B-4
B-5
B-6
CPT-1
CPT-2
CPT-3
CPT-4
CPT-5
CPT-6
R1
R2
Map Contents
Project Area
Remediation Area
Delineation Area
Flowpath
Sample Point
Approximate Location of Boring
Approximate Location of Cone Penetration Test
Culverts
Storm Drain Inlets
gSSURGO Series Designation - Series Description
HuC - Huerhuero-Urban land complex, 2 to 9 percent slopes
Potential Coastal California Commission Jurisdiction
Ephemeral pool
Non-Jurisdictional
Ditch - Top-of-Bank
Ditch - OHWM
Vegetation Communities and Land Cover Types
Developed
Disturbed
Disturbed Mulefat Thickets (Disturbed Baccharis salicifolia Shrubland Alliance)
Ornamental
NWI Type
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
Sources: ESRI, Maxar (2025), NRCS gSSURGO (2024), NWI (2024)
Mountain View
Sherilltown
Alta Vista
Paradise
National City
North Chula Vista
Chula Vista
Strand

Analysis – Local Coastal Program (LCP) and Coastal Act

- The City's LCP is comprised of the Land Use Plan and Implementation Plan. Updates to the Land Use Plan were certified by the CCC in August of 2024.
  - Chapters in the Land Use Plan address public access, recreation, marsh preservation, visual resources, industrial development, and environmental hazards.
- Chapter 3 of the Coastal Act also includes policies related to the following:
  - Public access, recreation, marine environment, land resources, development, and industrial development.
- The policies of the LCP and Coastal Act largely overlap. The proposed project has little to no effect in most instances:
  - The project is located in an industrial zone and does not require or impede coastal access.
  - The LCP provides for recreational amenities elsewhere in the CZ.
  - The marine environment would be protected by storm water management practices.
  - Land resources would be unaffected with mitigation (monitoring programs)
  - Site is visually degraded in current condition and new development will include screening

Analysis – Land Use Code (LUC)

- Implementation of LUC standards still with the previous version.
- Site is within the MM zone
  - The storage and distribution of oil-based products is permitted with the approval of a CUP.
- Development standards:
  - Site is sufficient in size and all setbacks are adhered to.
  - Proposed office will be reviewed and permitted as a permanent structure. Improved material required per Section 18.18.240 of the previous LUC.
  - Proposal is well below maximum height and floor area ratio for the zone.
  - Staff is recommending increased screening due to the industrial nature of the equipment.
  - No parking required due to AB 2097; applicant is providing five spaces including one EV-ready.
  - Screening of mechanical equipment, outdoor lighting, and appropriate storage of trash and recycling are also required

Analysis – Non-Conforming Uses

- Environmental concerns are increased in National City due to past land use decisions.
  - Sensitive receptors exist in the MM zone such as the McKinley Apartments.
  - Industrial and other polluting businesses are widespread in the Westside Specific Plan area.
  - In both instances, properties would not be able to be redeveloped with their current uses.
  - Current land use incompatibilities should decrease over time.
  - An amortization program exists to expedite this process and two nonconforming businesses have been amortized to date.
  - The amortization program has not had dedicated staff or funding.

Analysis – Climate Action Plan (CAP)

- The City's Climate Action Plan (CAP) was first adopted in 2011 and updated in 2023.
- The purpose of the CAP is to align with State goals related to the reduction in greenhouse gas (GHG) emissions.
- Current goals are to reduce emissions 40% from 2018 baseline levels by 2030 and 80% by 2050 (City and State).
- The proposed project will result in approximately 282 metric tons/year of GHG during construction and 1,633 metric tons/year during operation. Almost all emissions will be from mobile sources (truck and rail).
  - This amount is below the significance threshold recommended in the CAP.
  - The fuel delivered by the project could reduce emissions by up to 70% over standard diesel.
  - The project does not exceed the intensity of use for the types of development that would be permitted on the subject site.
  - Mitigation Measure (GHG-1) was incorporated in the EIR to ensure consistency with CAP strategies.
  - Other strategies could potentially benefit from funding.

Analysis – Community Emissions Reduction Plan (CERP)

- State Assembly Bill 617 (AB 617) was passed in 2017 to create community-focused and community-driven action to reduce air pollution and improved public health.
- San Diego Air Pollution Control District (SDAPCD) nominated the Portside Community, which includes portions of National City and the City of San Diego. At the time, the communities were in the 85th percentile or above using the State's CalEnviroScreen tool.
- Pollution and poor air quality within the Portside Community are the result of mobile sources such as heavy truck traffic and stationary sources such as heavy industries.
- Diesel particulate matter (DPM), a known carcinogen, is of acute concern due to the wide variety of diesel-powered vehicles and equipment operated in the area.
- Residents in the Portside Community experience higher rates of poverty and are less likely to have resources to pay the additional costs associated with health problems caused by pollution.
- This community-driven plan is not an official plan of the City, but staff strongly encourages the consideration of the CERP due to the City's direct participation in the adoption.

Analysis – Community Emissions Reduction Plan (CERP)

- While the primary goal of the CERP is to reduce emissions in the community, most of the action items direct agencies to develop and implement the outlined strategies in the plan. The document provides a pathway to reduced air pollution, but specific programs projects necessary to do so still need to be worked out.
- One of the more concrete action items is adherence to truck routes, which is included in the recommended Conditions of Approval.
- Notable goals of the CERP include an 80% reduction in DPM levels and 100% adoption of zero emission medium- and heavy-duty trucks five years ahead of the State.
- The City's contributions to date consist of support for the Free Ride Around National City (FRANC) program and the implementation of active transportation projects.
- The proposed project adheres to the action items found in the CERP, but it does present a conflict with the over-arching goals of the plan. The project does contribute to an increase in emissions while the CERP has the intention of decreasing emissions.

Analysis – Conflict between State laws

- Under AB 32, the State has passed Low Carbon Fuel Standards to reduce GHG under interim measures
- Under AB 617, the State is encouraging the reduction of emissions within the Portside Community

Analysis – Other Considerations

- Staff is recommending approval subject to the conditions in the draft resolution.
- The analysis to this point does not fully address concerns with consistency with the CERP, which has stated goals related to emissions reductions.
- **The applicant has voluntarily committed to providing an economic benefit to the City of National City in the amount of $200,000 annually for the life of the project.**
- Staff is recommending a condition of approval that directs the use of these funds to implement strategies aimed a the reduction of emissions and improving the quality of life within neighborhoods in the vicinity of the proposed facility.
  - Potential uses could include direct assistance such as providing air filters to sensitive receptors, urban greening efforts, implementation of active transportation projects, continued operation of the FRANC, or the amortization of polluting businesses.

California Environmental Quality Act (CEQA)

- Staff is recommending a resolution certifying the Final EIR for the project, which will be considered before the CUP and CDP.
- A Mitigated Negative Declaration (MND) was originally drafted for this project and posted for public review. After received several comments, the City requested the preparation of an EIR.
- A scoping meeting was held on May 23, 2024 for the EIR at which comments were received.
- The public review period for the Draft EIR was December 6, 2024 through January 29, 2025.
- Responses to comments on the Draft EIR are included in the Final EIR.
- No significant changes to the EIR or Mitigation Measures were made as a result of comments received.
- All documents were prepared by an environmental consultant.

California Environmental Quality Act (CEQA)

➢The following were identified as potentially significant impacts from the project during the environmental review:

- Biological Resources
  - Impacts to Nuttall's Acmispon, a special status plant species
  - Impacts to nesting ospreys
  - Impacts to roosting bats
  - Potential habitat for nesting birds
  - Mitigation measures are included to provide protections for all of the above instances
- Greenhouse Gas Emissions
  - Potential conflict with the City's CAP Update (project was incomplete during the review process)
  - Mitigation measures are included for consistency with the CAP
- Tribal Cultural Resources
  - A small area of the site includes mapped deposits that could retain archeological artifacts
  - Mitigation measures are included for site monitoring during construction activities

Comments

- The Building Division provided standard comments for adherence to applicable codes.
- The Engineering Department provided standard comments related to new developments and grading. Comments also addressed required right-of-way improvements, which were forwarded to the applicant.
- The Fire Department provided comments related to required access and the design of fire-suppression equipment. Specialized equipment will be required due to the presence of hazardous materials.
- The Planning Division provided comments related to adherence to development standards in the MM zone.
- Mitigation Measures required by the EIR are included in the conditions of approval.
- Conditions also address operational standards of the proposed facility (e.g. amount of product transferred, number of truck trips, economic benefit, adherence to truck routes, etc.)

Summary

- The proposed project is a fuel transfer facility to be located on and adjacent to existing BNSF railway.
- Up to 72 diesel-powered trucks may enter the site each day.
- The project will provide access to cleaner, alternative diesel fuels.
- An EIR was prepared and no significant impacts were identified with Mitigation Measures in place.
- The applicant is volunteering to enter into an economic benefit agreement with the City.

FINAL ENVIRONMENTAL IMPACT REPORT

SAN DIEGO CLEAN FUELS FACILITY LLC PROJECT

October 2025

Lead Agency:

City of National City
1243 National City Boulevard
National City, California 91950

Prepared for:

USD Clean Fuels
811 Main Street, Suite 2800
Houston, Texas 77002

Prepared by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

ECORP Consulting, Inc.
3838 Camino del Rio North, Suite 370
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Appendix A – San Diego Clean Fuels Facility LLC Draft EIR (November 2024)

Appendix B – Response to California Coastal Commission Request for Information

1.0 INTRODUCTION

1.1 Overview

This document is the Final Environmental Impact Report (EIR), including the Mitigation Monitoring and Reporting Plan (MMRP), for the San Diego Clean Fuels Facility LLC Project (Proposed Project). It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15000 et seq.), as amended.

State CEQA Guidelines Section 15132 lists required contents for a Final EIR. The Final EIR shall consist of:

- The draft EIR or a revision of the draft.
- Comments and recommendations received on the draft EIR either verbatim or in summary.
- A list of persons, organizations, and public agencies commenting on the draft EIR.
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- Any other information added by the Lead Agency.

1.2 Final EIR Contents

The City of National City (City) is the Lead Agency for the Proposed Project. This Final EIR document supplements the Draft EIR released for public review. On December 6, 2024, the City distributed the Draft EIR for the Proposed Project to public agencies and the general public for review and comment. In accordance with the State CEQA Guidelines, a 54-day review period, which ended on January 29, 2025, was completed. Seven comment letters were received. This Final EIR and MMRP document is organized as follows:

- Section 1.0 provides a discussion of the purpose of the document and discusses the structure of the document;
- Section 2.0 contains a summary of the project description;
- Section 3.0 includes any comment letters received and responses to these comments;
- Section 4.0 includes the errata to address correction and clarifications made to the Draft EIR
- Section 5.0 contains the Mitigation Monitoring and Reporting Plan (MMRP); and
- Section 6.0 includes the appendices.

This Final EIR and MMRP document and the Draft EIR (Appendix A) together constitute the environmental document record for the Proposed Project.

2.0 PROJECT OVERVIEW

2.1 Project Location

The San Diego Clean Fuels Facility LLC Project is located in San Diego County in the City of National City. The Project Area is located between the existing buildings along Cleveland Avenue and the existing BNSF Railway tracks and between Civic Center Drive and West 19th Street. The Project Area is approximately 6.5 acres and is primarily unimproved and undeveloped. The site address is 830 West 18th Street.

2.2 Project Characteristics

The new San Diego Clean Fuels Facility will reconfigure one existing rail spur and add truck loading spots to transload clean renewable and biofuels (renewable diesel, ethanol, and sustainable aviation fuel [SAF]) directly from rail cars into trucks. The delivered fuels will remain in the rail cars until they are transloaded. No stationary above- or below-ground fuel storage tanks are included as part of the Project. Each truck loading spot will consist of a pump skid, controls, and an above ground manifold system with piping between the belly of the rail cars and the bottom loading port of the truck. Small amounts of lubricity, conductivity, and red dye will be added in-line to renewable diesel fuels during the transload process depending on customer specifications. The lubricity, conductivity, and red dye would be stored onsite in three 330-gallon totes. The rail car unloading and truck loading areas will be equipped with a 37,700-gallon concrete containment basin capable of containing the contents of 110 percent of an entire rail car volume. A Facility Response Plan (FRP) will be developed and implemented to address and/or manage potential spills or emergency events onsite. Additionally, an Aqueous Film Forming Foam Fluorine Free Firefighting platform with additional fire hydrants will be positioned onsite to use in case of fire. This firefighting platform will also be available for use by the City's fire department to address and respond to hazards and emergencies within this core industrial area.

Rail cars will be delivered to the facility by the adjacent BNSF Railway and placed directly on designated receiving tracks. Normal maximum capacity will be 21 rail cars that hold a total of approximately 630,000 gallons of product. Normal total daily throughput when the facility is operating will be approximately 579,600 gallons per day. Once the rail cars have been delivered by BNSF Railway, the cars will be switched and spotted for transloading by Plastic Express (PEX), the commercial operator of the facility. After completing the quality and quantity assurance requirements for the product in each rail car, facility operators will unload the fuel commodities directly from the rail cars into trucks via a short above ground manifold system. The transfer volume will be approximately 13,800 barrels of fuel per day or 402 gallons per minute. Once emptied, the railroad will remove and replace cars with full ones as needed.

The proposed transloading facility consists of the following improvements:

- Build tracks and turnouts/crossovers to facilitate car movement in/out and within the transload facility.

- Install concrete slab pump pads at each transload spot.
- Install truck load slabs sloped to a drain in the center at each transload spot.
- Install pumps and piping to move fuels from rail cars to truck loading spots.
- Provide containment enclosures for additive totes.
- Provide a concrete lined containment basin and pipe each load slab drain to the basin.
- Provide track pans for containment at the rail transloading cars.
- Provide an office trailer with control center, restrooms, and driver check-in area.
- Provide all weather paving for the facility and circulation.
- Provide lighting for the site as needed.

The Proposed Project would also provide infrastructure improvements at the Civic Center Drive rail crossing, which include improved rail crossing sign visibility, traffic direction control, and crosswalks. These improvements enhance the area for the purposes of the Project by providing offsite adjacent improvements and improve safety at the BNSF crossing for vehicles and pedestrians.

2.3 Project Background

The current supply chain transports fuel for the San Diego market by rail from the Midwest and Texas and then over 100 miles via trucks from the Los Angeles-Inland Empire region to serve the San Diego area. With this Project, the fuel will be delivered via truck to local retailers within a 35-mile radius.

Through the California Legislature and the governor's executive agencies, the citizens of California have set the requirements for California air quality and established the programs and tools for achieving those requirements. The California Low Carbon Fuel Standard (LCFS) is transforming the entire transportation sector in the state by raising demand for biodiesel, renewable diesel, low carbon ethanol, electric vehicles, renewable natural gas, E85 higher ethanol blends, and sustainable aviation fuels, among other low carbon transportation fuels. By maximizing the contributions of all these renewable fuels, studies published by the California Air Resources Board (CARB) and the California Energy Commission have concluded that greater carbon emission reductions are achievable (CARB 2018).

2.4 Project Purpose and Objectives

USD Clean Fuels (USD-CF) proposes to construct a transloading facility on the BNSF Railway railroad right-of-way (ROW) and adjacent BNSF-owned property. The Project Area is approximately 6.5 acres and is primarily unimproved and undeveloped. The area was formerly used for railroad and industrial purposes. A portion of the Project Area contains four closed release cases; one open release case is located on the adjoining/adjacent properties. The open remediation case is the Pacific Steel Incorporated (PSI) property located adjacent and east of the Project Area at 1700 Cleveland Avenue. The Department of Toxic Substances Control (DTSC) has completed site remediation for the PSI property.

The purpose of the Project is to provide a new transloading facility along the BNSF Railroad to deliver renewable fuels to the San Diego market. Upon development, the Proposed Project would achieve the following objectives by:

- facilitating the State's commitment to achieve a just and equitable transition to carbon neutrality by 2045 and reducing greenhouse gas emissions to 40 percent below 1990 levels by 2030;
- expanding the availability of renewable fuels to the region by advancing the goal of the State's Low-Carbon Fuels Standard, which is a component of the 2022 CARB Scoping Plan, and solving geographic imbalances in the availability of cleaner, lower carbon fuels;
- delivering lower emissions to the San Diego market by significantly reducing fuel transit truck miles compared with the existing supply chain delivering to the current fuel delivery locations;
- increasing the availability of cleaner fuels sooner than the current supply chain;
- creating employment-generating opportunities for the citizens of National City and the surrounding communities;
- encouraging industrial development as compatible and productive uses within existing underutilized and previously contaminated property while minimizing conflicts with the surrounding existing uses;
- providing an appropriately sized facility that balances meeting business performance metrics and minimizing the total truck trips needed to deliver renewable fuels to the San Diego market;
- locating the facility in an appropriately zoned area of the City that would minimize conflicts with surrounding incompatible uses and utilize established City truck routes that provide direct access to Interstate 5 (I-5);
- providing infrastructure improvements required to meet Project needs and improve safety conditions along the BNSF railroad; and
- providing additional firefighting capacity in the Project Area to address and provide quick responses to hazards and emergencies within the City's core industrial area.

2.5 Project Timing

Construction is anticipated to begin December 2025 and take approximately 6 months to complete.

3.0 COMMENTS AND RESPONSES

The 54-day public review period began on December 6, 2024, and ended on January 29, 2025. In conformance with Section 15088(a) of the State CEQA Guidelines, the City is required to consider comments received during the review period.

The City received seven comment letters on the Draft EIR during the public review period. Table 3-1 presents a list of those agencies, organizations, and individuals who commented on the Draft EIR.

Table 3-1. Draft EIR Public Comment Letters

Letter	Date	Individual/Organization	Page
1	1/23/2025	San Diego Air Pollution Control District	3-2
2	1/27/2025	Jake Zindulka	3-11
3	1/27/2025	Ted Godshalk	3-14
4	1/27/2025	California Air Resources Board	3-21
5	1/29/2025	California Coastal Commission	3-42
6	1/29/2025	Eric Suarez	3-57
7	1/29/2025	Environmental Health Coalition	3-64

In accordance with State CEQA Guidelines Section 15088, the City has evaluated the comments on environmental issues received from agencies and other interested parties and has prepared written responses to each comment pertinent to the adequacy of the environmental analyses contained in the draft EIR. In compliance with Section 15088(b) of State CEQA Guidelines, the written responses address the environmental issues raised. A copy of each comment letter is provided, and responses to each comment letter immediately follow.

No comments have prompted changes to the text of the draft EIR, which would be referenced in this chapter would be shown in the Chapter 4, *Errata*.

Letter 1 – San Diego County Air Pollution Control District

San Diego County Air Pollution Control District

Letter 1

January 23, 2025

City of National City
Attn: David Welch, Associate Planner – Planning Department
1243 National City Boulevard
National City, CA 91950
dwelch@nationalcityca.gov

Re: San Diego Clean Fuels Facility LLC Project

Dear Mr. Welch,

The San Diego County Air Pollution Control District (SDAPCD) appreciates the opportunity to submit comments on the Draft Environmental Impact Report (DEIR) for the San Diego Clean Fuels Terminal LLC Project. Below are the SDAPCD's comments concerning the evaluation of potential air quality impacts presented in the EIR.

Project Location

In our comment letter dated June 6, 2024, regarding the scoping meeting and initial study we requested an alternate location be evaluated since the project location is in the Portside Environmental Justice Community (Portside Community). The only alternate location evaluated in the DEIR for San Diego County was also located within the Portside Community (3202 Hoover Avenue, National City). The SDAPCD recommends the analysis also consider other project locations outside the Portside Community given the disproportionate burdens from exposure to air pollutants that residents of this community are already experiencing. **1-1**

Ongoing Compliance

Given that the air quality analysis in the DEIR heavily relies on the number of heavy-duty truck trips, the SDAPCD strongly recommends that the DEIR explicitly state that permits for the facility will include conditions to limit truck trips and/or impose throughput limitations for all fuels transferred at the proposed facility. This measure is essential to ensure ongoing compliance with CEQA requirements, as any increase in truck trips could result in air emissions exceeding significance thresholds. **1-2**

The Initial Study concludes that odors associated with this operation would have a less-than-significant impact. However, the DEIR lacks sufficient information to substantiate this conclusion. Considering the potential for odor generation from the proposed operation, it is strongly recommended to evaluate ongoing compliance with regulatory requirements designed **1-3**

Page 1 of 3

Letter 1 – Continued

San Diego County Air Pollution Control District

to prevent public nuisances. For reference, we have included a link to the SDAPCD's public nuisance regulations[1]. **1-3 cont.**

Emission Reduction Strategies

As noted in the DEIR, this project will include 138 daily heavy-duty truck trips and 42 passenger automobile trips associated with the onsite workers in addition to emissions from construction equipment and from locomotives and switching engines. **1-4**

The Portside Community bears a disproportionate air quality burden, largely attributed to diesel particulate matter (DPM) emissions from goods movement activities, industrial operations, and transportation corridors serving the nearby port terminals. DPM, a key component of diesel exhaust, is classified as a toxic air contaminant and can pose significant health risks, including respiratory and cardiovascular diseases, as well as an elevated risk of cancer. The dense concentration of diesel-powered equipment, such as trucks, ships, and cargo handling equipment, exacerbates the exposure of residents to harmful pollutants. This community, already identified as a vulnerable population due to socioeconomic and health disparities, continues to experience heightened health risks from cumulative DPM exposure, underscoring the urgent need for mitigation efforts and cleaner technologies to reduce emissions in the region. To mitigate these harmful impacts, we strongly recommend the evaluation of zero-emission vehicles, trucks, and locomotives for projects in the Portside Community. Transitioning to clean technologies aligns with the goals and strategies in Portside Community Emissions Reduction Plan.[2] **1-5**

DEIR Emission Calculations

- Tables B10-B13 of the DEIR provide information regarding onsite emissions from stationary source equipment. On page 94 of the DEIR, it is assumed that there is a 98.7% vapor collection efficiency (based on New Source Performance Standard-Level Annual Leak Test). This would result in a 1.3% assumed fugitive losses. Also, on pages 128-129 of the DEIR, it is assumed that there is a 1% residual diesel left in the rail cars from previous loads (1 – 0.99 or 99% efficiency). However, the assumption that 99% of emissions are being controlled lacks a clear basis. Additionally, it is not evident how toxic air emissions from the fugitive losses and residual diesel fuel present in the rail cars are accounted for and assumed that they are being further reduced by an additional 99%, beyond the 98.7% control efficiency reported for the vapor collection system. **1-6**
- The analysis of acute impacts from diesel combustion must include all speciated components of DPM. The SDAPCD has published emission factors for DPM[3]. **1-7**

[1] https://www.sdapcd.org/content/sdapcd/compliance/air-quality-complaints/nuisance-complaint-program.html
[2] https://www.sdapcd.org/content/dam/sdapcd/documents/capp/cerp/Portside-Environmental-Justice-CERP-July-2021.pdf
[3] https://www.sdapcd.org/content/dam/sdapcd/documents/permits/emissions-calculation/combustion-diesel-fired-engines-/APCD-Engine-DieselFired-600-BHP-Uncontrolled.pdf

Page **2** of **3**

Letter 1 – Continued

San Diego County
Air Pollution
Control District

- The title above Table B-14 (*Operational Assumptions for Train Transport of Liquid Fuels*) should be labeled "Train Transport" rather than "Switching Activity". 1-8
- The emissions reported under Table B-17 (*Daily Emissions from Train Transport of Clean Fuels*), should be "0.017 lbs/hr" rather than the "0.002 lbs/hr". 1-9
- Table B-18 (*Annual Emissions from Train Transport of Clean Fuels*) reports emissions in lbs/yr, but labels them as "tpy". 1-10

Should you have any questions about these comments or APCD requirements please contact Supervising Air Resources Specialist, Eric Luther (858) 586-2893 or eric.luther@sdapcd.org.

Sincerely,

[redacted]

Eric Luther
Supervising Air Resources Specialist

Page **3** of **3**

Response to San Diego County Air Pollution Control District – Letter 1

Response to Comment 1-1:

Comment 1-1 states the only alternative Project location evaluated was also located within a Portside Environmental Justice Community. SDAPCD recommends analysis of other potential project locations outside the Portside Community.

In compliance with CEQA Guidelines Section 15126.6(a), the Draft EIR considered a range of reasonable alternatives to the Project, or to the location of the Project that would feasibly attain most of the basic objectives of the Project but avoid or substantially lessen any of the significant effects of the Project. Under CEQA, not every conceivable alternative needs to be considered; rather, it must consider a reasonable range of potentially feasible alternatives to the Project that will foster informed decision making and public participation. As described in Section 5.3.1 of the Draft EIR, *Alternative Location Outside of National City*, the City considered alternative locations within and outside of both the City limits and Portside Communities along both Union Pacific and BNSF rail lines. The siting of fuel transfer facilities of this magnitude requires a substantial flat area large enough to accommodate multiple rail cars queued off of the railroad mainline or primary rail spur so as to not obstruct other rail activity. Along the Union Pacific line, the nearest potential site was located near the City of El Centro in Imperial County. This site is owned by Union Pacific, is adjacent to the Union Pacific rail line, and is appropriately sized and zoned for this type of project. However, the El Centro site would not meet the Project's objectives to significantly reduce fuel transit truck miles or to create employment opportunities in National City. No other BNSF-owned properties that exist within the target market area were identified.

A reasonable attempt was made to identify an alternative location outside of the City that meets most of the basic Project objectives and property requirements such as being rail-owned, rail adjacent, adequately sized to accommodate the required throughput, and appropriately zoned to accommodate this type of project. Alternative locations considered were either unavailable for development, would not feasibly accommodate a project such as the Proposed Project, or would not reduce any significant impacts because none are identified for the Proposed Project. No changes to the Draft EIR are required in response to this comment.

Response to Comment 1-2:

In this comment SDAPCD strongly recommends that the Draft EIR explicitly state that permits for the facility will include conditions to limit truck trips and/or impose throughput limitations for all fuels transferred at the proposed facility.

As part of the Project approvals, the City will establish throughput limitations on all fuels transferred at the proposed facility consistent with the information submitted by the Applicant on the Project's Conditional Use Permit (CUP) application. The throughput amount in the Applicant's CUP application is what is analyzed in this Draft EIR. Any change to throughput needed at the facility and any proposed increase in

throughput of the Proposed Project will require that the Applicant undergo a new application process. No changes to the Draft EIR are required in response to this comment.

Response to Comment 1-3:

Comment 1-3 states the Draft EIR lacks sufficient information to substantiate the less-than-significant conclusion for odors associated with project operation. SDPCD recommends evaluating ongoing compliance with regulatory requirements designed to prevent public nuisances, as listed in the link provided in the letter.

Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). As described in the Initial Study prepared for the Proposed Project, during construction the Proposed Project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the Project Area. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. Therefore, construction odors would not adversely affect a substantial number of people to odor emissions.

According to the CARB Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005), the sources of the most common operational odor complaints received by local air districts include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. The Project does not contain any of the land uses identified as typically associated with emissions of objectionable odors. Furthermore, the Proposed Project does not include the manufacture of any fuels. The delivered fuels will remain in the rail cars until they are transloaded. No stationary above- or below-ground fuel storage tanks are included as part of the Project. The Project involves the transloading of clean renewable and biofuels, including renewable diesel, biodiesel, ethanol, and sustainable aviation fuels. These fuels are generally less odorous than conventional petroleum-based fuels. Unlike facilities handling raw crude oil or refining operations, the Project does not involve processes that emit high levels of sulfur compounds or volatile hydrocarbons commonly associated with strong odors.

SDAPCD's Rule 51 (*Nuisance)* prohibits emissions that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause injury or damage to business or property. SDAPCD implements a nuisance complaint program to address violations of emissions of air contaminants including smoke, dust, and odors. If a nuisance source of emissions is verified by a SDAPCD inspector, a Notice to Comply/Notice of Violation is issued and the issue must be resolved. Additionally, trucks which will be serving the site are required to comply with the CARB five-minute idling rule which restricts idling for more than five minutes within 100 feet of homes, schools, hospitals, senior care facilities, and childcare facilities. None of these uses are located within 100 feet of the Project Area. As stated on page 3.1-12 of the Draft EIR, the Project would be required to comply with the San Diego Air Pollution Control District (SDAPCD) Rule 51 (Nuisance), which prohibits emissions that cause injury, detriment, nuisance, or

annoyance to a considerable number of people or the public. Additionally, the fuel will remain in rail cars until transloaded, eliminating the need for large onsite storage tanks that could be potential sources of odor. The facility will adhere to all SDAPCD regulatory requirements, ensuring that any potential odor concerns are promptly addressed through ongoing compliance and enforcement measures. No changes to the Draft EIR are required in response to this comment.

Response to Comment 1-4:

Comment 1-4 summarizes the Project's total daily heavy-duty truck trips and passenger automobile trips. No response is needed.

Response to Comment 1-5:

Comment 1-5 states the Portside Community has a disproportionate air quality burden due to diesel particulate matter (DPM) emissions. DPM poses health risks such as respiratory and cardiovascular diseases. This comment states the Portside Community experiences heightened health risks from cumulative DPM exposure. To mitigate exposure and align with the Portside Community Emissions Reduction Plan (CERP) goals, the SDAPCD recommends the evaluation of zero-emission vehicles, trucks, and locomotives for projects in the Portside Community. The comment also provides a link to the Portside Environmental Justice CERP.

The commenter raises concerns about the Projects alignment with California's goal of transitioning to zero-emission vehicles (ZEVs) to reduce the generation of toxic air pollutants and their associated health risk as well as greenhouse gas (GHG) emissions. The Project directly supports the state's goal to further reduce toxic air pollutants. As stated on page 3.1-10 of the Draft EIR, the CARB approved amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulation (Off-Road Regulation) in 2022, which are aimed at further reducing emissions from the off-road sector. The amendments require fleets to phase-out use of the oldest and highest polluting off-road diesel vehicles in California; prohibit the addition of high-emitting vehicles to a fleet; and require the use of R99 or R100 renewable diesel in off-road diesel vehicles. Off-road vehicles that are subject to the amended rule are used in construction, mining, industrial operations, and other industries. The amended rule went into effect in January 2024. According to CARB (In-Use Off-Road Diesel-Fueled Fleets Regulation. https://ww2.arb.ca.gov/ourwork/programs/use-road-diesel-fueled-fleets-regulation), the amended rule will reduce harmful air pollutants from over 150,000 in-use off-road diesel vehicles that operate in California and is expected to yield $5.7 billion in health benefits, prevent more than 570 air-quality related deaths and nearly 200 hospitalizations and emergency room visits from 2023 to 2038. From 2024 through 2038, the current amendments will generate an additional reduction to the current regulation of approximately 31,087 tons of nitrogen oxide (NOx) and 2,717 tons of fine particulate matter (PM2.5). About half of the additional reduction associated with the amended rule is expected to be realized within the first five years of implementation. Moreover, as described on page 3.1-18 of the Draft EIR the Proposed Project's distribution of renewable diesel in the San Diego Area would result in reductions in local air pollutants from the replacement of combustion of regular diesel with renewable diesel.

More specifically, for every 1,000 gallons of conventional diesel replaced with renewable diesel, combustion emissions of NOx, carbon monoxide (CO), and particulate matter (PM) would be reduced by 43.5, 28.5, and 0.7 pounds, respectively. As shown on page 3.1-18 of the Draft EIR, the Proposed Project enables the delivery of 336,000 gallons per day of R100 renewable diesel to replace existing CARB diesel at local retail stations, which would result in the following local tailpipe emission reductions:

- 5.3 million pounds of NOx emissions per year
- 3.5 million pounds of CO emissions per year
- 460 thousand pounds of total hydrocarbons (THC) emissions per year
- 90 thousand pounds of diesel particulate matter (DPM) emissions per year.

Additionally, the Project would reduce overall truck mileage by approximately 2 million miles per year by eliminating lengthy truck trips from Los Angeles/Inland Empire locations, which would remove the following regional tailpipe emissions from the supply chain:

- 7 million pounds of carbon dioxide (CO2) emissions per year
- 74 thousand pounds of NOx emissions per year
- 26 thousand pounds of CO emissions per year
- 10 thousand pounds of THC emissions per year
- 8 hundred pounds of DPM emissions per year

Additionally, the Project supports the state's long-term GHG reduction strategies by facilitating the use of renewable diesel, ethanol, biodiesel, and sustainable aviation fuel, all of which serve as lower-carbon alternatives to conventional petroleum-based fuels. The Project would help reduce transportation-related GHG emissions immediately by shortening fuel transport distances and replacing higher-emission conventional fuels with low-carbon renewable fuels, consistent with the objectives of the 2022 CARB Scoping Plan and the Low Carbon Fuel Standard. As stated on page 3.4-11 of the Draft EIR, renewable diesel alone can reduce lifecycle GHG emissions by up to 70 percent compared to traditional diesel, providing substantial benefits in the near term while ZEV adoption continues to scale.

While the transition to ZEVs is a critical component of California's long-term air toxic-reduction and decarbonization strategy, the technology is not yet widely available or feasible for heavy-duty trucks and locomotives at the scale required to replace all fossil fuel use. The CARB Scoping Plan acknowledges the need for multiple clean fuel solutions in the transportation sector, particularly in applications where electrification remains technically or economically challenging. The Project does not conflict with or delay the adoption of ZEVs but rather serves as an intermediate step in achieving state-mandated emissions reductions, ensuring immediate environmental benefits while ZEV infrastructure and technology continue to develop. No changes to the Draft EIR are required in response to this comment.

Response to Comment 1-6:

The commenter states that "Tables B10-B13 of the Draft EIR provide information regarding onsite emissions from stationary source equipment." The commentor also expresses concern with the percentage of fugitive loss (leaks) used in the analysis and refers to pages 94, 128, and 129 of the Draft

EIR. As a point in clarification, Tables B-10 – B-13 are contained within an Attachment to Appendix B of the Draft EIR ("Air Quality and Greenhouse Gas Emissions Assessment for the San Diego Clean Fuels Facility, LLC Project") and provide contaminant specifications and emissions associated with the fuel residuals left in fuel transfer equipment as a result of the fuel transfer of three different fuel types. The commenter references page 94 of the Draft EIR indicating this is where information on vapor collection efficiency is identified and also references pages 128-129 indicating this is where an assumption is provided that indicates there would be a 1 percent residual diesel volume left in rail cars from previous loads.

It is noted that the toxic air emissions from fugitive losses were properly accounted for and provided in the emissions inventory. As identified on page 99 of the Project's *Air Quality and Greenhouse Gas Emissions Assessment* (Appendix B of the Draft EIR) and correctly noted by the commenter, according to EPA AP-42 section 5.2 "Transportation and Marketing of Petroleum Liquids," trucks passing the New Source Performance Standards (NSPS) level annual leak test are assumed to have a collection efficiency of 98.7 percent across the collection system. The models of trucks being used at the new facility are used at a similar site by the same owner and are required to pass the NSPS-level annual leak test at this facility. Similarly, this Project would require current proof of passing this required leak test for each truck that loads at the facility. As stated on page 3.1-23 of the Draft EIR, small amounts of toxic air contaminants emitted from residual fossil fuels in transfer equipment and "worst case" gasoline contents in the ethanol transferred are included in the Project's emissions inventory. Residual fossil fuels accounted for in the analysis are not part of the Project; they are a conservative assumption of the amount of product leftover from facility operations. It should be noted that the trucks picking up fuel must either show proof that their last fuel load was the same (bio or renewable diesel) or that they have had a certified washout since their last fuel load. Modern unloading systems are designed to ensure maximum recovery of fuel, reducing the potential for residual diesel to remain in the rail cars. Thus, a residual diesel fuel estimate of 1 percent of capacity is appropriate. No changes to the Draft EIR are required in response to this comment.

Response to Comment 1-7:

The comment suggests that the analysis of acute impacts from diesel combustion should include all speciated components of DPM. However, the health risk assessment prepared for the Proposed Project follows the Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (2015) and CARB Non-Vehicular Diesel Engine Risk Assessment Guidance (2024), both of which classify DPM as a toxic air contaminant and do not require further speciation for health risk assessments.

The analysis uses HARP2, developed by CARB, which integrates OEHHA's health risk factors for DPM, ensuring a comprehensive evaluation of acute, chronic, and cancer risks associated with diesel emissions. Furthermore, DPM emissions were modeled as coarse particulate matter (PM_{10}) in HARP2, which is consistent with statewide regulatory methods for health risk assessments, including those conducted under CEQA. This approach also accounts for real-world truck activity, incorporating variations in truck

speeds and onsite idling, which provides a more refined and accurate emissions profile than using default emission factors. No changes to the Draft EIR are required in response to this comment.

Response to Comment 1-8:

Comment 1-8 states the title above Table B-14 should be labeled "Train Transport" rather than "Switching Activity".

The title of Table B-14, contained within an Attachment to Appendix B of the Draft EIR ("Air Quality and Greenhouse Gas Emissions Assessment for the San Diego Clean Fuels Facility, LLC Project"), is "Operational Assumptions for Train Transport of Liquid Fuels". No edit is needed.

Response to Comment 1-9:

The comment suggests that the emissions reported under Table B-17 (Daily Emissions from Train Transport of Clean Fuels) should be "0.017 lbs/hr" rather than "0.002 lbs/hr." The calculations presented in Table B-17 were reviewed and it was confirmed that the reported value of 0.002 lbs/hr was derived using the appropriate emission factors (see Tables B-14 and B15), train activity data, and modeling inputs specific to the Project's operations. The calculation accounts for switching activity emissions, including material weight and trip distance.

Response to Comment 1-10:

The comment suggests that Table B-18 (Annual Emissions from Train Transport of Clean Fuels) reports emissions in pounds per year (lbs/yr) but labels them as "tpy" (tons per year). Table B-18 was reviewed and it was confirmed that the emissions are correctly labeled. Equation No. 2 above Table B-17 shows the calculation used in Table B-18. Annual Emissions (tons/yr) = Material Weight (tons/yr) * Trip Distance (mi) * / (ton-miles/gallon) / 453.6 (g/lb).

Letter 2 – Jake Zindulka

Letter 2

From: Jake Zindulka mailto:[redacted]
Sent: Monday, January 27, 2025 9:21 AM
To: David Welch <dwelch@nationalcityca.gov>
Subject: Draft EIR Comments - USD Clean Fuels

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Hi David,

I have three comments on the draft EIR.

- The draft EIR fails to assess the environmental impact associated with the risk of truck accidents after the trucks leave the facility and drive on city streets, especially given the proposed 72 trucks per day containing about 579,000 gallons of fuel. Stating that the trucks will be operated by third parties and regulated by the federal government is insufficient.

There is a significant risk involved in the transportation of the fuel by trucks. Refer to the November 25, 2024, fuel truck accident in El Cajon that released 8,800 gallons of fuel into the soil and stormwater systems, requiring EPA involvement and a 300 ft. evacuation (including businesses and homes). This risk should be thoroughly evaluated. The trucks will be very close to Paradise Marsh, the Marina, and San Diego Bay National Wildlife Refuge. There is a significant risk that fuel will enter these protected areas. **2-1**

- The draft EIR fails to consider alternative locations outside of National City. Several areas between National City and the current transfer station (I believe it is somewhere in LA or Inland Empire) could be considered (i.e., along the rail route). This alternative should be explored further. **2-2**

- The draft EIR proposes an alternative that would involve reducing the amount of fuel per day by 25%. The draft EIR fails to address why the input/output cannot be reduced by more than 25%. The proposed percentage appears arbitrary. The report should provide more analysis, including considering the applicant's estimated profit, savings, and break-even point. **2-3**

Thank you.

Response to Jake Zindulka – Letter 2:

Response to Comment 2-1:

This comment states the EIR fails to assess the environmental impact associated with the risk of truck accidents involving trucks leaving the proposed facility. This comment states there is significant risk of fuel affecting nearby protected areas (Paradise Marsh, the Marina, and San Diego Bay National Wildlife Refuge) in the case of a fuel truck accident. The commenter also describes a fuel truck accident in the City of El Cajon in 2024.

An evaluation of truck accidents that could occur offsite away from the Project Site are beyond the scope of the Draft EIR. As described in Section 3.5 of the Draft EIR, each truck loading spot includes a concrete pad and drain for the containment of potential spills, which would be piped to an onsite 37,700-gallon containment basin located on the southern portion of the Project Area. The rail car and truck unloading area would be equipped with a containment system capable of containing the contents of 110 percent of an entire rail car volume until the material can be evacuated, transported, and disposed of. As further described in this section, a Facility Response Plan (FRP) has been developed and will be implemented to address or manage potential spills or emergency events onsite to minimize hazards to human health and the environment (CURA 2024).

Spill Prevention, Control, and Countermeasure (SPCC) Plans (40 CFR 112.7) are required for certain oil storage facilities to prevent oil discharges into navigable waters or adjoining shorelines. A project is subject to SPCC requirements if the facility (1) is non-transportation related or for construction, the construction operations involve storing, using, transferring, or otherwise handling oil; (2) could reasonably be expected to discharge oil into or upon navigable Waters of the United States or adjoining shorelines; and (3) has a total buried storage capacity greater than 42,000 gallons or aboveground storage capacity greater than 1,320 gallons. The SPCC Plans should address oil storage container capacity, discharge prevention measures; discharge or drainage controls; countermeasures for discharge discovery, response, and cleanup; and disposal methods for recovered materials.

The FRP is designed to complement the SPCC Plan prepared for this facility. The SPCC Plan is incorporated by reference in the FRP. The SPCC Plan would minimize the potential for a petroleum spill, prevent any spill from reaching navigable waterways, and ensure that the spill's causes are corrected.

The Draft EIR further provides information described in Title 49 of the Code of Federal Regulations and implemented by Title 13 of the CCR. The United States Department of Transportation (USDOT) Office of Hazardous Materials Safety has established strict regulations for the safe transportation of hazardous materials. Appropriate documentation for all hazardous waste that is transported in connection with Project activities would be provided as required for compliance with existing hazardous materials regulations. The Applicant's motor carrier terminal access program ensures that only USDOT-compliant drivers will serve the facility. Furthermore, the National Fire Protection Association (NFPA) 704 diamond system provides basic information to firefighters, emergency responders, and other personnel with and easily recognized system for identifying specific hazards and their severity using spatial, visual and

numerical methods to describe the relative hazards of a material. This is a diamond-shaped sign with four smaller quadrants/diamonds inside. One diamond is blue, one is red, one is yellow and one is white. The diamond-shaped signs use the four color-coded categories to give a general idea of the hazards that personnel or observers are exposed to in any specific area. The number in each inner quadrant represents the hazard rating for each of the 3 categories. Each material is assigned a rating in these three categories: health (blue), flammability (red), and instability (yellow). The white box is reserved for special hazards such as water reactivity, oxidizers or simple asphyxiant gases. The health, flammability, and instability ratings of a material vary according to its physical and chemical characteristics. The ratings are 4, 3, 2, 1, or 0, with 4, indicating severe hazard or extreme danger, to 0, indicating no required warning is necessary. The NFPA 704 diamond labeling system is a universal standard and best practice that is widely implemented in the industry.

The FRP prepared for the Project is designed to minimize hazards to human health and the environment created by onsite spills involving petroleum, oils, and lubricants or hazardous substances. The FRP complies with the U.S. Environmental Protection Agency (USEPA) regulations under 40 CFR 112 Subpart D. However, the transport of hazardous materials by trucks is regulated by federal safety standards under the jurisdiction of the USDOT. As described in Title 49 of the CFR and implemented by Title 13 of the CCR, the USDOT Office of Hazardous Materials Safety has established strict regulations for the safe transportation of hazardous materials. No changes to the Draft EIR are required in response to this comment.

Response to Comment 2-2:

This comment states the EIR fails to consider alternative locations outside of National City, including several areas between National City and the current transfer station.

Please refer to Response to Comment 1-1.

Response to Comment 2-3:

This comment states the 25 percent reduction alternative in the Draft EIR fails to address why the input/output cannot be reduced by more than 25 percent.

In discussions with the Applicant, the Project's throughput was reduced by approximately 50 percent. The Reduced Intensity Alternative (Alternative 2) would result in a further 25 percent reduction in the number of barrels of fuel transloaded per day and reduce the total amount of Project truck trips. A 25 percent reduction was considered as it would incrementally reduce the magnitude of impacts to air quality, GHG emissions, energy, and transportation; still meet many of the Project's objectives; and be a reasonable, feasible, and viable alternative to the Proposed Project. As stated in Section 5.2 of the Draft EIR, of the alternatives considered, the EIR need examine in detail only those the lead agency determines could feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project. CEQA Guidelines Sect ion 15364, define "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." A reduction in an amount exceeding

more than 25 percent would reduce the daily throughput such that the Project would not meet most project objectives and would not be a viable option. No changes to the Draft EIR are required in response to this comment.

Letter 3

From: Ted Godshalk [redacted]
Sent: Monday, January 27, 2025 3:10 PM
To: David Welch <dwelch@nationalcityca.gov>
Subject: SD Fuels DEIR Comments from Mr. Ted Godshalk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

David Welch
Associate Planner
City of National City

Mr. Welch,

This letter contains my comments on the DEIR prepared for the San Diego Clean Fuels Facility LLC Project at 830 West 18?th Street in National City. This analysis in this DEIR fails to adequately address several key components and therefore does not adequately protect the health and living conditions of the people in the area of National City. The City has to protect the people living and working in the area according to State Law, City regulations, and Adopted Plans. Other commenters, including the California Air Resources Board and the Environmental Health Coalition have addressed the concerns I bring up and have included full citation of these laws, and in some cases they have gone even further. 3-1

With this conclusion, the City of National City must not certify this DEIR and must prepare a response to the applicant that this type of project must find a location outside the boundaries of National City.

I concur with the California Air Resources Board (CARB) when it stated in an earlier comment letter that it is **"concerned about the potential for the Project to increase heavy-duty truck and locomotive trips in the near-by Portside Environmental Justice Neighborhoods Community resulting in localized health impacts."** The applicant and its consultants do not dispute this. Obviously, city planners and the elected officials who hire them know from the application, that this project involves a constant flow of diesel trucks into the site. The applicant would like to run these trucks in and out of the project at night, but reserves the right to operate 24 hours a day and 7 days a week. The DEIR included the following quote; "The project would result in the consumption of approximately 119,306 gallons of automotive fuel per year." The project will also contribute new green house gasses (GHG) in the amount of 1,525 metric tons of CO_2, annually. This DEIR and the project do not and apparently cannot avoid this, so the project must not be allowed in this community. Mitigation measure GHG-1 will not ensure compatibility with GHG reduction plans because neither BNSF, the project operator, nor the independent truck drivers have any motivation or incentive to limit idling, truck trips, or vehicle miles driven. 3-2

In addition, the BNSF railroad, which has the property ownership and the commercial interest in this project, will run train engines into and out of this property for unloading. The railroad engine is a gross polluter of all communities it runs through and stopping in National City makes it an unwanted business and unhealthy operator. Rail pollution has not been addressed in this DEIR, and the City of National City should not neglect this impact. 3-3

CARB has called for the City to "ensure the implementation of all mitigation ... to limit the project's air quality and health impact." I hold that the only mitigation is to locate this project along the BNSF rail line in a non-residential area. 3-4

In Section 3.5 for Hazards and Hazardous Materials, the inclusion of a containment system at the Project area does nothing to address spills, fires, explosions, and other accidents by railcar, train engine, or diesel truck on any streets near the project area on the way to or from the project. 3-5

In Table ES.2 on page ES-22, the DEIR incorrectly assumes that the project would not impair implementation of or physically interfere with an Adopted Emergency Plan or Emergency Evacuation Plan. This assumption is a best case scenario, and is unsubstantiated and simply ludicrous.

There is no plan that the public is aware of for any incident on city (public and private) property, Port District properties, or Navy properties in this area. This was evident during the fire incident in July 2020 on the navy vessel the USS Bonhomme Richard. All of the roadways and intersections listed in the section have many carriers of unknown materials, some hazardous no doubt, as well as public transit and other modes of transportation. This DEIR has not adequately addressed the possible emergency scenarios. 3-6

On ES-23 -24, the claim is made that "The project's distribution of renewable diesel would result in a reduction of local air pollutants." The calculations may be for county-wide reductions, but this project WILL have unavoidable impacts to air quality with truck generated diesel pollutants, increased noise including at night, and heavier traffic in the area. 3-7

On ES-24, the analysis has inadequately covered the noise issue. The rail operator is under no requirement to limit the number of trains on its tracks in this area. It will be possible to see, and hear, two or more trains running simultaneously at this project, as well as just up and down track in a queue. 3-8

In earlier comment letters during the scoping process, the issue of truck routes were discussed. The City Planning Department has not taken the time to admit that there are no enforcement methods, policies, procedures, nor personnel to enforce truck routes on this Project. There should have been solid discussions, in-house and with the applicant, about enforcement and fines and the conclusion that should be reached is that this DEIR does a poor job at protecting the community from these impacts. 3-9

Perhaps the most serious oversight of this DEIR, the consultant's work, and the City staff's preliminary work is in the area of Alternatives.

The first Alternative, No Project, falsely claims that the property would remain "largely vacant." If the City and BNSF would admit that the community's health should be protected and that there is a huge need for housing in this area, this property should be developed with multi-story, market rate and affordable housing for civilian and military households that have individuals who work on Naval Base San Diego. BNSF could do this with the community's support to really meet a need. To do otherwise, continues the legacy of railroad operations which neglected and abused people from the earliest days of the nation's westward expansion. 3-10

The amount of GHG emissions that could be avoided by having fewer vehicle miles travelled to work by people living just outside of the base work center would outweigh the proponent's claims with biodiesel transfer and truck trips. The NO Project Alternative (1) and denial of all permits for this project could open the door to real "reuse" of a long term derelict property in our city.

Letter 3 – Ted Godshalk

Letter 3

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The amount of GHG emissions that could be avoided by having fewer vehicle miles travelled to work by people living just outside of the base work center would outweigh the proponent's claims with biodiesel transfer and truck trips. The NO Project Alternative (1) and denial of all permits for this project could open the door to real "reuse" of a long term derelict property in our city.

Letter 3 – Continued

This DEIR has not taken seriously the range of possible OFFSITE (3) alternatives. The City of National City, as the lead agency, has not fulfilled its responsibility in this section, in particular, the language in CEQA requiring a "reasonable range of potentially feasible alternatives that will foster informed decision making and public participation."

The property owner, BNSF railroad, and the applicant can be required to site this project and the proposed use of the railroad away from residential areas somewhere along the entire length of the railroad in San Diego County.

The length of the rail line operated by BNSF, with the public oversight of the Department of Transportation, gives BNSF a unique opportunity for development. One area that should have been analyzed in this DEIR as an Alternative site is the rail line near the Interstate 805-Miramar and Nobel roads triangle shown below.

There are no factors that would make this Alternative location for this project "infeasible" and it should be studied along the CEQA guidelines 15364. 3-11

This Alternative site would protect families, children, seniors, and residents who are sensitive receptors to toxics from the otherwise onerous business activity that is only motivated by commercial interests and greed.

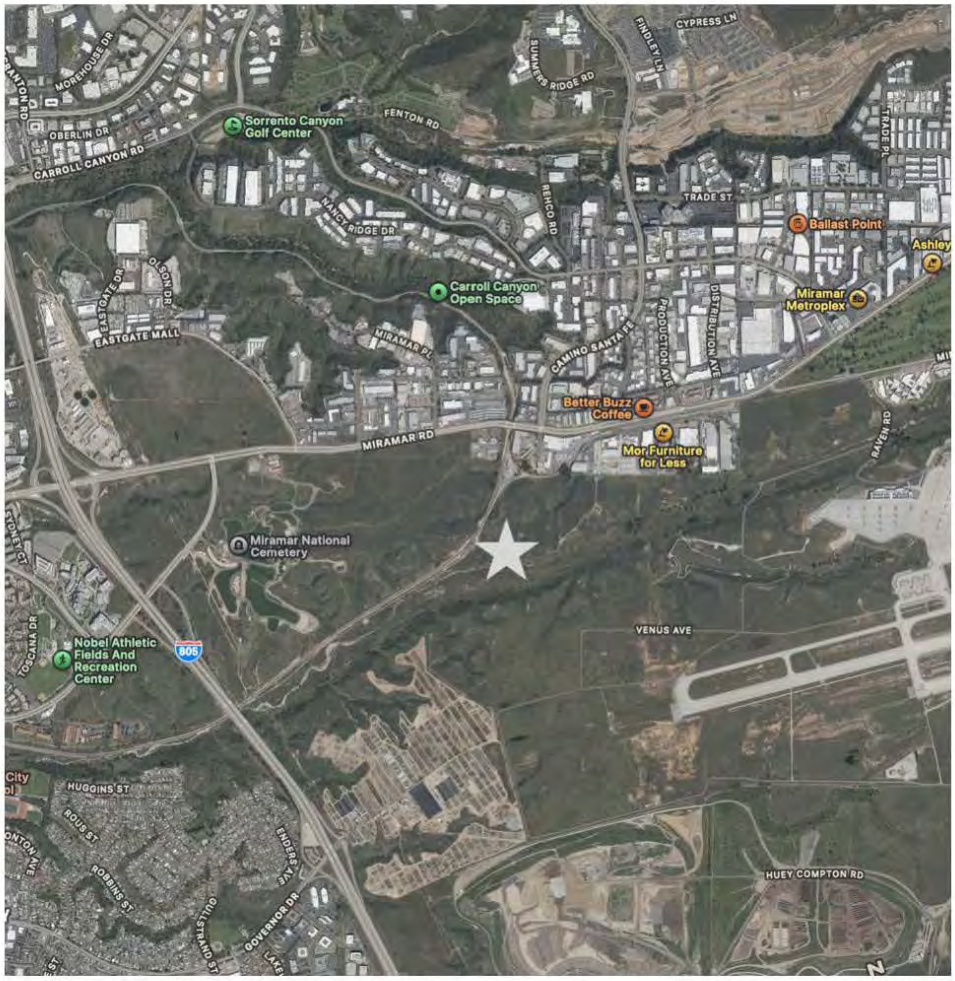
The conclusion that the Other Site Alternative (3) must be in National City is nonsensical and not valid when looking at the entire length of the BNSF rail line. The DEIR analysis failed to look at sections of the rail that are not near residential areas, not near a Portside Community, and not identified as a community in need of the protections of SB 1000 with its Environmental Justice principles.

In could be said, that this 805-Miramar/Nobel site is closer to the freeway interchanges connecting a much larger part of the San Diego County region, requires fewer rail train engine miles travelled, fewer truck miles traveled, and would thus eliminate more emissions overall than the location at the terminus of the rail line.

Seriously judging this project and its DEIR requires careful study of the specifics of the operations, but it also requires understanding of the past and present business practices of BNSF, the commercial factors that drives it, and the history of toxics in National City. With the full knowledge of the impacts, I request that the Planning Department reject the DEIR as presently written. If it unable to do so, and the DEIR is forwarded to the National City Planning Commission, I request that the Commission does not certify this DEIR and denies all permits. Finally, I request that the City Council of National City, likewise, does not certify this DEIR and uses the findings shared by the community, health experts, and State Agencies to deny all permits for San Diego Fuels and BNSF to build this project. 3-12

Ted Godshalk

Letter 3 – Continued



3-13

Response to Ted Godshalk – Letter 3:

Response to Comment 3-1:

The commenter summarizes that the Draft EIR failed to address several key components to protect the health and living conditions of the National City residents and cites other commenters that have submitted concerns. The commenter asserts the City should not certify the Draft EIR.

This comment is noted. No response is necessary.

Response to Comment 3-2:

The commenter states concurrence with CARB's comment letter expressing concern about the Project's potential to increase heavy-duty truck and locomotive trips in the Portside Community. The commenter asserts the Proposed Project should not be allowed due to the 1,525 metric tons of CO_2 that would be contributed annually that cannot be avoided. This comment states Mitigation Measure GHG-1 would not ensure compatibility with GHG reduction plans because BNSF, the Project operator, and independent truck drivers have no motivation or incentive to limit truck idling, truck trips, or vehicle miles driven.

As discussed in Section 3.4 *Greenhouse Gas Emissions* of the Draft EIR, construction and operational emissions would not exceed the numeric bright-line threshold of 3,000 metric tons of CO_2e annually. The Draft EIR appropriately applies the South Coast Air Quality Management District's (SCAQMD) interim GHG significance threshold of 3,000 metric tons of CO2e per year, a widely recognized threshold for evaluating land use projects. As stated on page 3.4-8 of the Draft EIR, neither the SDAPCD nor the City of National City identifies a numeric GHG significance threshold. In the absence of such a threshold the analysis employs the SCAQMD significance threshold due to the proximities of the South Coast Air Basin and the San Diego Air Basin. The commenter's statement that BNSF, the Project operator, and independent truck drivers would not adhere to the GHG measures outlined in GHG-1 due to lack of motivation or incentive is speculative and discouraged in CEQA (*State CEQA Guidelines* Section 15064(f)(5)). No changes to the Draft EIR are required in response to this comment

Response to Comment 3-3:

This comment states that the Draft EIR has not addressed rail pollution.

Air quality and GHG emissions for the train are addressed in Sections 3.1 *Air Quality* and 3.4 *Greenhouse Gas Emissions* of the Draft EIR. All Project-related emission sources were included in the analysis and determined to be less than significant.

Response to Comment 3-4:

The commenter states the only mitigation for the Project's air quality and health impact is to locate the Project along the BNSF rail line in a non-residential area.

As discussed in Sections 3.1 and 3.4 of the Draft EIR, no significant air quality or GHG impacts would occur as a result of the Proposed Project. The proposed Project Area is located on land designated as industrial and zoned for Medium Manufacturing and Heavy Manufacturing and surrounded by industrial and manufacturing uses. The nearest residential use is the McKinley Apartments, approximately 380 feet east of the Project Area, which are located within the City's Medium Manufacturing zone. The nearest residential zone within the City is the light manufacturing/residential zone, located east of Interstate 5.

Response to Comment 3-5:

This comment states that Section 3.5 of the Draft EIR does not address spills, fires, explosions, and other accidents by railcar, train engine, or diesel truck on any streets near the Project Area to and from the Project.

Please refer to Response to Comment 2-1.

Response to Comment 3-6:

The commenter states the public is unaware of any plan for incidents on City property, Port District properties, or Navy properties in the area. The comment states the Draft EIR has not adequately addressed the possible emergency scenarios. The comment also describes the July 2020 fire incident on the USS Bonhomme Richard.

As stated in Section 3.5 *Hazards and Hazardous Materials*, the topic of adopted emergency plans or emergency evacuation plans was addressed in the Project's Initial Study. Primary evacuation routes for the County include I-5 which is located east of the Project Area. Construction staging would be contained to the Project Area and passage along roadways would be maintained during construction. Impacts were determined to be less than significant. No changes to the Draft EIR are required in response to this comment.

Response to Comment 3-7:

Comment 3-7 states that although the Project's distribution of renewable diesel would result in a reduction of local air pollutants, there will be unavoidable impacts to air quality from truck-generated diesel pollutants, increased noise at night, and heavier traffic in the area.

As described in Section 3.1 *Air Quality* of the Draft EIR, all Project-related emission sources were included in the analysis and determined to be less than significant. There are no significant and unavoidable air quality impacts attributable to the Proposed Project.

As described in Section 3.7 *Noise* of the Draft EIR, construction noise is prohibited on weekdays from 7:00 p.m. to 7:00 a.m. or anytime on weekends or holidays. Operational onsite stationary noise sources include railway activity, internal circulation of trucks, and unloading of rail cars. The Project Area is located on an active rail network in a heavily developed, industrial area. The level of noise within the Project Area would not increase significantly when compared to existing conditions. The Project would result in a total of 385

daily passenger car equivalent trips on roadways with an existing average daily traffic count of 3,600 vehicles. Therefore, operational offsite traffic noise increases would not be perceptible as the Project would not result in a substantial increase in mobile noise sources.

As described in Section 3.8 *Transportation* of the Draft EIR, the Proposed Project is expected to generate 385 passenger car equivalent daily trips which does not exceed the lower 500 average daily trips (ADT) for projects consistent with the City's General Plan. Additionally, there would be less than 50 passenger car equivalent trips during the AM and PM peak hours. The Proposed Project would not result in significantly heavier traffic in the area. No changes to the Draft EIR are required in response to this comment.

Response to Comment 3-8:

Comment 3-8 states the Draft EIR has inadequately addressed the noise issue as rail operators are not required to limit the number of trains on its track. The commenter states it is possible to hear two or more trains running simultaneously.

As stated in Section 3.7 *Noise* of the Draft EIR, noise from rail activity along the BNSF mainline currently exists and is part of the existing condition. Two or more trains would not run simultaneously under the Proposed Project due to physical limitation in the width of the mainline tracks right-of-way in the Project Area. According to the Federal Transit Administration, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dB higher than one source under the same conditions. A 10 dBA increase is perceived by the human ear as a doubling in loudness. Therefore, if two identical sources are heard at once, the resulting noise level would not be perceived as a doubling in loudness as the increase would only be 3 dB higher in this scenario. No changes to the Draft EIR are required in response to this comment.

Response to Comment 3-9:

Comment 3-9 is directed at the City's Planning Department and lack of enforcement methods, policies, procedures, and personnel to enforce truck routes. The commenter states there should be discussions about enforcement and fines and the conclusion should be that the Draft EIR does not protect the community from these impacts.

This comment is beyond the scope of the Draft EIR for the Proposed Project. No further response is necessary.

Response to Comment 3-10:

The commenter states the No Project Alternative falsely claims the property would remain largely vacant. The commenter suggests developing the property with multi-story, market rate, and affordable housing for civilian and military households. This comment states that if housing is built on this site, GHG emissions could be avoided with fewer vehicle miles traveled to work by people living just outside the base.

Historical aerial imagery shows that the site has remained vacant since approximately 2018. The Project Area is located in an industrial area, has a land use designation of Industrial, and is zoned as Medium Manufacturing and Heavy Manufacturing. Housing is not an allowable use within these zones. Additionally, a Standard Voluntary Agreement (SVA) and the Land Use Covenant between DTSC and BNSF restrict the BNSF parcels from residential uses. The land meets the criteria for commercial/industrial uses, and not residential uses, as specified in the Interim Measure Workplan (IMW). The property is owned by BNSF and is intended for commercial/industrial use. Development of residential uses would result in a land use conflicts by placing residences adjacent to incompatible uses. No changes to the Draft EIR are required in response to this comment.

Response to Comment 3-11:

This comment states the Draft EIR has not considered a range of possible offsite alternatives. The commenter suggests moving the project away from residential areas such as in areas along the railroad in San Diego County. The commenter suggests an alternative site to analyze.

Please refer to Response to Comment 1-1.

The site proposed by the commenter is within the Military Facilities planning area and within Miramar Marine Corps Air Station property and not available for private development. The parcels north of the commenter's proposed site along Miramar Road are near an existing rail spur that serves several warehouse type uses. This area includes parcels zoned as Commercial Community (CC-4-2) and Industrial Light (IL-2-1). Trucking and transportation terminals are not allowed within the CC zone but are permitted uses within the IL zone. The parcels zoned for industrial use are rail adjacent and appropriately zoned, but are not adequately sized to accommodate the proposed throughput and are not rail-owned. Furthermore, these properties are currently occupied and not available for redevelopment.

No changes to the Draft EIR are required in response to this comment.

Response to Comment 3-12:

The commenter states the Draft EIR requires careful study of the specifics of the operations, an understanding of BNSF's past and present business practices, and the history of toxics in the City. The commenter requests that the City Planning Commission and City Council not certify the Draft EIR and deny all permits.

This comment is noted. No further response is necessary.

Response to Comment 3-13:

This comment provides a map of the alternative location proposed by the commenter in Comment 3-11. The proposed alternative location is marked by a grey star. No response to this comment is necessary.

Letter 4 – California Air Resources Board

Letter 4

CALIFORNIA AIR RESOURCES BOARD

Gavin Newsom, Governor
Yana Garcia, CalEPA Secretary
Liane M. Randolph, Chair

January 27, 2025

David Welch
Associate Planner
City of National City
1243 National City Boulevard
National City, California 91950
dwelch@nationalcityca.gov

Sent via email

Dear David Welch:

Thank you for providing the California Air Resources Board (CARB) with the opportunity to comment on the San Diego Clean Fuels Facility LLC Project (Project) Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2024050468. The Project proposes the construction and operation of a new transload facility on the BNSF Railway railroad right of way. The proposed facility would add nine rail spurs and four fixed truck loading spots to transload clean renewable and biofuels (renewable diesel, ethanol, and sustainable aviation fuel) directly from rail cars into trucks. Project trucks would deliver renewable diesel to local retailers within a 35-mile radius, with an average trip distance of 12.3 miles per trip. The Project would result in 144 daily heavy-duty truck trips and 25 passenger automobile trips associated with the onsite workers. The Project's air quality analysis assumes the Project would result in 104 train trips per year. The Project site is located within the City of National City (City), California, which is the lead agency for California Environmental Quality Act purposes. **4-1**

CARB submitted a comment letter, which is attached to this letter, on the Notice of Preparation (NOP) for the DEIR released in May 2024. CARB's comments dated June 7, 2024, highlighted the need to prepare a health risk assessment (HRA) for the Project and encouraged the City and the applicant to implement all existing and emerging zero-emission technologies to minimize exposure to diesel particulate matter (diesel PM) and oxides of nitrogen (NOx) emissions for all neighboring communities, and to minimize the greenhouse gases that contribute to climate change. Due to the Project's proximity to residences already disproportionately burdened by multiple sources of pollution, CARB's comments on the NOP expressed concerns with the potential health risks associated with the construction and operation of the Project.

CARB is concerned that the Project will expose nearby communities in the Portside Community, which has been designated as a disadvantage community under Assembly Bill 617 (AB 617) (C. Garcia, Chapter 136, Statutes of 2017), to elevated levels of **4-2**

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Letter 4 – Continued

air pollution beyond the existing baseline emissions at the Project site.[1] As of November 2023, over $16 million in incentives have been invested in the Portside Community to improve air quality. However, even with this incentive funding, the operation of the Project would expose residences in the Portside Community to air pollutant emissions that could pose a significant health impact. Residences are located north of the Project site, with the closest residence located approximately 380 feet north of the Project site. In addition to residences, Kimball Elementary School, John A. Otis Elementary School, Integrity Charter Elementary School, Central Elementary School, and National City Middle School, are all located within a mile from the Project site. The Portside community is surrounded by existing toxic diesel PM emission sources, which include many industrial uses, Port of San Diego (Port) equipment emissions, rail traffic along BNSF rail lines, and vehicular traffic along Interstate 5. The operation of the Project, in conjunction with the operation of the other industrial development within the City, will expose the nearby communities to elevated levels of air pollution, including diesel PM. Diesel PM is a carcinogen and is linked to cancer and respiratory health effects such as asthma and premature mortality due to heart attacks and cardiopulmonary illnesses.

4-2 cont.

To better address regional air pollution and global climate change, Governor Gavin Newsom signed Executive Order N-79-20 on September 23, 2020. The Executive Order states: "It shall be a goal of the State that 100% of in-state sales of new passenger cars and trucks will be zero-emission by 2035. It shall be a further goal of the State that 100% of medium and heavy-duty vehicles in the State be zero-emission by 2045 for all operations where feasible and by 2035 for drayage trucks. It shall be further a goal of the State to transition to 100% zero-emission off-road vehicles and equipment by 2035 where feasible." The Executive Order further directs the development of regulations to help meet these goals. CARB also requires increasing the use of zero-emission trucks, through the Advanced Clean Trucks Regulation. To ensure that lead agencies, like the Project, stay in step with evolving scientific knowledge to protect public health from adverse air quality and greenhouse gas impacts from the transportation sector, which serves as the basis of the Governor's Executive Order N-79-20, CARB staff urges the City to plan for the use of zero-emission technologies within the Project area as recommended in this letter.

The DEIR Must Use Heavy-Duty Truck Trip Length Distances Supported by Substantial Evidence When Modeling the Project Air Quality Impacts

4-3

The City may have underestimated the Project's mobile source air pollutant emissions in the DEIR by relying on vehicle trip lengths unsupported by substantial evidence. Section 2.3 (Air

[1] Assembly Bill 617, Garcia, C., Chapter 136, Statutes of 2017, modified the California Health and Safety Code, amending § 40920.6, § 42400, and § 42402, and adding § 39607.1, § 40920.8, § 42411, § 42705.5, and § 44391.2.

Letter 4 – Continued

Quality) of the DEIR states that the "Project trucks would deliver renewable diesel to local retailers within a 35-mile radius, with an average trip distance of 12.3 miles per trip."[2] Based on CARB's review of Appendix B (Air Quality & Greenhouse Gas Emissions Assessment), the City assumed all heavy-duty trucks serving the Project would travel a distance of 12.3 miles per trip. Although the traffic study specifies that heavy-duty trucks would travel a maximum distance of 35 miles, it does not specify or analyze the average trip distance all trucks would make during Project's operations. To provide decision-makers and the public a better understanding of the Project's potential impacts on air quality and public health, the City must either provide substantial evidence supporting the average 12.3-mile trip distance for trucks serving the Project, or revise the Project's air quality impact analysis to conservatively assume a trip length of 35 miles in the Final Environmental Impact Report (FEIR). **4-3 cont.**

The Number of Heavy-Duty Truck Trips Presented in the Project's Description is Inconsistent with the Project Health Risk Analysis

CARB is concerned about the inconsistencies between the trip rates used to estimate the Project's health risk impacts and the Project's traffic study. According to Appendix I (Traffic Study) of the DEIR, the Project would result in 144 daily heavy-duty truck trips. [3] However, in the Project's health risk analysis presented in Appendix B (Air Quality & Greenhouse Gas Emissions Assessment) of the DEIR, the City assumed that the Project would result in 138 daily heavy-duty truck trips.[4] The daily heavy-duty truck trips used in the Project's health risk analysis are approximately six fewer than those presented in the Project's traffic study. CARB is concerned that the City may have underestimated the Project's operational health risk impacts by not using the trip rates provided in the Project's traffic study. The City should re-evaluate the Project's health risk impacts by using heavy-duty daily trip rates consistent with those used in the Project's traffic study. **4-4**

CARB Urges the City to Include a Mitigation Measure that Ensures the Project Uses the Cleanest Switcher and Line-Haul Locomotives Available

To reduce the Project's impact on air quality and public health, CARB urges the City to plan for the use of zero-emission switcher locomotives at the proposed transload facility and to work with BNSF to use zero-emission line-haul locomotives when transporting renewable diesel to the proposed transload facility. As presented in the DEIR, the operation of the Project would result in 104 annual train trips and the operation of switcher locomotives at **4-5**

[2] City of National City. San Diego Clean Fuels Facility LLC Project. Page 3.1-13. Accessible at https://ceqanet.opr.ca.gov/2024050468/2/Attachment/xKQpvB
[3] City of National City. San Diego Clean Fuels Facility LLC Project. Appendix I. Page 8. Table 4.1. Accessible at https://ceqanet.opr.ca.gov/2024050468/2/Attachment/ZPN5Uw
[4] City of National City. San Diego Clean Fuels Facility LLC Project. Appendix B. Table B-2. Accessible at https://ceqanet.opr.ca.gov/2024050468/2/Attachment/5KrnTiR

Letter 4 – Continued

the proposed transload facility.[5] The air quality analysis prepared for the Project shows the operation of switchers and line-haul locomotives constitutes a large percentage of the air pollutant emissions generated by the Project. Since the City concluded air pollutant emissions generated during the operation of switchers and line-haul locomotives would not exceed the San Diego County Air Pollution Control District's significance thresholds, the City did not include mitigation measures or project design futures in the DEIR that would reduce locomotive emissions at the proposed transload facility. To reduce the Project's air quality and public health impacts, CARB urges the City to include either a project design feature or mitigation measure that requires all locomotives serving the Project to be Tier 4 or cleaner at the start of Project operations and to prepare for zero-emission locomotive technology by installing on-site charging/fueling infrastructure.

To understand the environmental impacts associated with the operation of trains traveling near California communities, CARB staff conducted an analysis comparing the environmental impact of trucks and trains in the freight transportation sector.[6] Based on the analysis, CARB staff found that by 2030, one train could emit as much as four times the PM2.5 emissions of trucks, due to CARB regulations such as the Advanced Clean Truck Regulation, which aims to accelerate the adoption of zero-emission trucks. Although trains have previously had lower GHG emissions when compared with trucks, CARB's Truck vs. Train Emissions Analysis found that trucks would emit less GHG as more trucks operate with zero emissions in California under CARB regulations.[7] Without the use of zero-emission locomotive technologies, locomotives will continue to be a dirtier mode of transportation than trucks.

Based on emerging technologies in batteries and hydrogen fuel cells, zero-emission locomotive operation could be used to meet the needs of the Project. Battery electric switch locomotives are currently commercially available. CARB estimates that zero-emission technology will be commercially available by 2035 for freight line haul locomotives.[8] CARB has sponsored and continues to sponsor demonstration projects to accelerate the adoption of clean freight technologies and to reduce air pollution caused by the movement of freight throughout the State. CARB's Zero and Near Zero-emission Freight Facilities Program

4-5 cont.

[5] City of National City. San Diego Clean Fuels Facility LLC Project. Appendix B. Table A-1. Accessible at *SKmTiR_WtXrxlBbsRcK6i6rFPeMc5NNxjsh0keyUlmkH7526HultbnR5BdBR1nNiFGe_KPFvDWTVlvpX0*

[6] CARB. Truck vs. Train Emissions Analysis. September 23, 2020. Accessible at: *https://ww2.arb.ca.gov/resources/fact-sheets/truck-vs-train-emissions-analysis*

[7] CARB. Truck vs. Train Emissions Analysis FAQ. November 12, 2021. Accessible at: *https://ww2.arb.ca.gov/resources/fact-sheets/truck-vs-train-emissions-analysis-faq*

[8] CARB. Public Hearing to consider the Proposed In-Use Locomotive Regulation Staff Report: Initial Statement of Reasons. Appendix F. Page 52, 57. Accessible at: *https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/locomotive22/appf.pdf*

Letter 4 – Continued

successfully demonstrated batteries in freight locomotives.[9] With advanced planning and rapid development of battery technology, the Project could be served with zero-emission locomotives. To facilitate zero-emission locomotive operation, CARB urges the City to work with BNSF to electrify key parts or even the entire rail line serving the proposed transload facility. 4-5 cont.

The City Should Facilitate the Use of Zero-Emission Technology in Heavy-Duty Trucks Serving the Project

Heavy-duty trucks transporting renewable diesel fuel from the proposed transload facility to local retailers would create diesel PM and other air pollutants, further exposing residences and other sensitive uses (e.g., schools, daycares, and senior living facilities) already heavily impacted by air pollution. As presented in the DEIR, the Project would add 144 daily heavy-duty trucks along local roadways. To reduce the Project's potential air quality and public health impacts, CARB urges the City to include either project design features or a mitigation measure that facilitates the transition to all zero-emission heavy-duty trucks, including installing on-site infrastructure to support zero-emission trucks at the proposed transload facility.

While CARB has implemented or is developing regulations that will eventually require the use of zero-emission trucks, the Project must plan for this transition, and the FEIR should explain how the Project will achieve this transition. The Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP) is a part of California Climate Investments incentivizing the purchase of zero-emission trucks. A list of commercially-available zero-emission trucks can be obtained from the HVIP.[10] Based on CARB's review of the zero-emission trucks listed in the HVIP, there are commercially available electric trucks that can meet the cargo transportation needs proposed in the Project. 4-6

Here are details regarding some of the CARB regulations that are reducing Diesel PM and NOx emissions from trucks within California:

- **Heavy-Duty Low-NOx Omnibus Rule:** The Heavy-Duty Low-NOx Omnibus Rule requires truck emission standards to be reduced from 0.20 to 0.05 grams per brake horsepower-hour (g/bhp-hr) from 2024 to 2026, and to 0.02 g/bhp-hr in 2027.
- **Advanced Clean Trucks Regulation:** The Advanced Clean Trucks Regulation, approved by CARB on June 25, 2020, requires manufacturers to start manufacturing zero-emission trucks and vans beginning in 2024. The rule is expected to result in

[9] California Air Resources Board (CARB), 2020. CARB's Zero and Near Zero-emission Freight Facility Program. Accessible at https://ww2.arb.ca.gov/news/carb-announces-more-200-million-new-funding-clean-freight-transportation#:~:text=The%20goal%20of%20CARB's%20Zero,commercialization%20of%20these%20technologies%20statewide

[10] Zero-Emission Truck and Bus Voucher Incentive Project. Accessible at: https://californiahvip.org/

Letter 4 – Continued

about 100,000 zero-emission trucks in California by the end of 2030 and about 300,000 by 2035. The Advanced Clean Trucks regulation is part of CARB's overall approach to accelerate use of zero-emission medium-and heavy-duty vehicles. CARB approved amendments to the Advanced Clean Trucks regulation in March 2021; the amendments help ensure that more zero-emission vehicles are brought to market. CARB directed staff to ensure that fleets, businesses, and public entities that own or direct the operation of medium- and heavy-duty vehicles in California purchase and operate ZEVs in anticipation of fully ZEV fleets by 2045 everywhere feasible, and specifically to reach:

- 100% zero-emission drayage trucks, last mile delivery, and government fleets by 2035
- 100% zero-emission refuse trucks and local buses by 2040
- 100% zero-emission capable utility fleets by 2040

4-6 cont.

With the implementation of the above regulations, the City would, over time, be required to phase out the use of diesel trucks. To protect the air quality of the communities located at the proposed transload facility and along truck routes, CARB urges the City to include all feasible project design features and/or mitigation measures in the FEIR that would facilitate the transition to exclusively zero-emission trucks.

Conclusion

Although the Project would promote the use of renewable diesel fuels that would help support California's greenhouse gas reduction goals, CARB is concerned that emissions from diesel-powered heavy-duty trucks and locomotives serving the Project would negatively impact the air quality in the surrounding Portside community. As previously discussed in this letter, the Portside community is already heavily impacted by air pollution from the existing operations at the Port, nearby industrial facilities, and roadways. To reduce the harmful impacts of diesel pollution, the City should incorporate the cleanest available switchers, line-haul locomotives, and trucks within the proposed transload facility.

4-7

Given the breadth and scope of projects subject to CEQA review throughout California that have air quality and greenhouse gas impacts, coupled with CARB's limited staff resources to substantively respond to all issues associated with a project, CARB must prioritize its substantive comments here based on staff time, resources, and its assessment of impacts. Please note that CARB's deliberate decision to substantively comment on some issues does not constitute an admission or concession that it substantively agrees with the lead agency's findings and conclusions on any issues on which CARB does not substantively submit comments.

Letter 4 – Continued

CARB staff can provide assistance with zero-emission technologies and emission reduction strategies, as needed. Please include CARB on your list of selected State agencies that will receive the FEIR. If you have questions, please contact Stanley Armstrong, Air Pollution Specialist via email at *stanley.armstrong@arb.ca.gov*. **4-7 cont.**

Sincerely,

[redacted]

Matthew O'Donnell, Chief, Risk Reduction Branch

Attachment

cc: State Clearinghouse
state.clearinghouse@opr.ca.gov

Morgan Capilla, NEPA Reviewer, U.S. Environmental Protection Agency, Air Division, Region 9
capilla.morgan@epa.gov

Kathleen Keehan, Supervising Air Resources Specialist – Planning and Incentives, San Deigo County Air Pollution Control District
Kathleen.Keehan@sdcounty.ca.gov

Stanley Armstrong, Air Pollution Specialist, Risk Reduction Branch

Letter 4 – Continued

CALIFORNIA AIR RESOURCES BOARD

Gavin Newsom, Governor
Yana Garcia, CalEPA Secretary
Liane M. Randolph, Chair

June 7, 2024

David Welch
Associate Planner
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dwelch@nationalcityca.gov

Sent via email

Dear David Welch:

Thank you for providing the California Air Resources Board (CARB) with the opportunity to comment on the Notice of Preparation (NOP) for the San Diego Clean Fuels Facility, LLC Project (Project) Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2024050468. The Project proposes the construction and operation of a new transload facility on the BNSF Railway railroad right of way. The proposed facility would result in the reconfiguration of one existing rail spur and addition of truck loading spots to transload clean renewable and biofuels (renewable diesel, ethanol, and potentially sustainable aviation fuels at a later date) directly from rail cars into trucks to be distributed to local retailers. The Project site is located within the City of National City (City), California, which is the lead agency for California Environmental Quality Act (CEQA) purposes.

4-8

The Project, once operational, has the potential to help achieve the goals established in the Governor Gavin Newsom signed Executive Order N-79-20 and the 2022 Scoping Plan for Achieving Carbon Neutrality, and help California attain federal national ambient air quality standards in the State's Implementation Plans.[1,2,3] Although the transport of sustainable fuels, as proposed under the Project, would help reduce air pollutant and greenhouse gas emissions in California, CARB is concerned about the potential for the Project to increase heavy-duty truck and locomotive trips in the nearby Portside Environmental Justice Neighborhoods Community (Portside Community) resulting in an increase in localized health impacts.

[1] Executive Department State of California. Executive Order N-79-20. September 23, 2020. Accessible at *https://www.gov.ca.gov/wp-content/uploads/2020/09/9.23.20-EO-N-79-20-Climate.pdf*
[2] CARB. Final 2022 Scoping Plan for Achieving Carbon Neutrality. December 2022. Accessible at *https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents#:~:text=The%202022%20Scoping%20Plan%20for,directed%20by%20Assembly%20Bill%201279*
[3] CARB. 2022 State Strategy for the State Implementation Plan. Adopted September 2022. Accessible at *https://ww2.arb.ca.gov/resources/documents/2022-state-strategy-state-implementation-plan-2022-state-sip-strategy*

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The Project Will Increase Exposure to Air Pollution for Residences Located Within the Portside Environmental Justice Neighborhoods Community

In 2018, the Portside Community was nominated by the San Diego County Air Pollution Control District (SDCAPCD) and selected by CARB as a monitoring community and in 2019, the Portside Community was selected for development of a community emissions reduction program. The Project will further expose residents of the Portside Community to elevated levels of air pollution. The Portside Community includes the neighborhoods of Barrio Logan, Logan Heights, and Sherman Heights in the City of San Diego, and West National City within National City. The Portside Community is about eight square miles with a population of approximately 53,000 who are already exposed to the highest levels of air pollution in California. The sources of air pollution within the Portside Community include the freight operations at the Port of San Diego, local industrial sources such as metal recyclers, welding shops, and auto body repair and paint shops, rail traffic along local rail lines, vehicle traffic along Interstate 5 (I-5) and State Route 15 (SR-15) and Port truck traffic through residential areas. Sensitive receptors in the community include 24 schools, 16 licensed daycare facilities, and 2 hospitals.[4,5,6] The community experiences some of the highest rates of asthma, poverty, and unemployment in the region.

4-8 cont.

To protect the residences living near the Project, it should be the City's goal to implement all feasible mitigation measures into the Project's final design to protect the air quality in the Portside Community. The following three pieces of legislation need to be seriously considered when developing a project like this near a disadvantaged community:

Senate Bill 535 (De León, 2012); Disadvantaged Communities

Senate Bill 535 (De León, Chapter 830, 2012)[7] recognizes the potential vulnerability of low-income and disadvantaged communities to poor air quality and requires funds to be spent to benefit disadvantaged communities. The California Environmental Protection Agency (CalEPA) is charged with the duty to identify disadvantaged communities. CalEPA bases its identification of these communities on geographic, socioeconomic, public health, and environmental hazard criteria (Health and Safety Code, section 39711, subsection (a)).

[4] California Department of Education. Accessible at: *https://www.cde.ca.gov/ds/*
[5] California Department of Public Health. GIS Open Data. Accessible at: *https://data-cdphdata.opendata.arcgis.com/*
[6] California Air Resources Board. Updated and Statewide Expansion of the Environmental Justice Screening Method. Accessible at: *https://ww2.arb.ca.gov/sites/default/files/classic/research/apr/past/11-336.pdf*
[7] Senate Bill 535, De León, K., Chapter 800, Statutes of 2012, modified the California Health and Safety Code, adding § 39711, § 39713, § 39715, § 39721 and § 39723.

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CalEPA currently defines a disadvantaged community, from an environmental hazard and socioeconomic standpoint, as a community that scores within the top 25% of the census tracts, as analyzed by the California Communities Environmental Health Screening Tool Version 4.0 (CalEnviroScreen).[8] The Project is located with the boundary of the Portside Community. Many residences within the Portside Community are located in census tracts with a maximum CalEnviroScreen score in the top 5%, indicating that the area is home to some of the most vulnerable neighborhoods in the State. The air pollution levels in this community routinely exceed state and federal air quality standards.

The City must ensure the implementation of all feasible mitigation, including utilization of zero-emission technologies, to limit the Project's air quality and public health impact on neighboring disadvantaged communities.

Senate Bill 1000 (Leyva, 2016); Environmental Justice Element for Land Use Planning

Senate Bill (SB) 1000 (Leyva, Chapter 587, Statutes of 2016)[9] amended California's Planning and Zoning Law. SB 1000 requires local governments that have identified disadvantaged communities to incorporate the addition of an environmental justice element into their general plans upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. SB 1000 requires environmental justice elements to identify objectives and policies to reduce unique or compounded health risks in disadvantaged communities. Generally, environmental justice elements will include policies to reduce the community's exposure to pollution through air quality improvement. SB 1000 affirms the need to integrate environmental justice principles into the planning process to prioritize improvements and programs that address the needs of disadvantaged communities, like Portside Community.

4-8 cont.

Assembly Bill 617 (Garcia, 2017); Community Air Protection

The State of California has emphasized protecting local communities from the harmful effects of air pollution through the passage of Assembly Bill (AB) 617 (Garcia, Chapter 136, Statutes of 2017).[10] AB 617 required CARB to develop the process that creates new community-focused and community-driven action to reduce air pollution and improve public health in communities that experience disproportionate burdens from exposure to

[8] "CalEnviroScreen 4.0." Oehha.ca.gov, California Office of Environmental Health Hazard Assessment, June 2018, *https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40*

[9] Senate Bill 1000, Leyva, S., Chapter 587, Statutes of 2016, amended the California Health and Safety Code, § 65302.

[10] Assembly Bill 617, Garcia, C., Chapter 136, Statutes of 2017, modified the California Health and Safety Code, amending § 40920.6, § 42400, and § 42402, and adding § 39607.1, § 40920.8, § 42411, § 42705.5, and § 44391.2.

Letter 4 – Continued

air pollutants. In response to AB 617, CARB established the Community Air Protection Program with the goal of reducing exposure in communities heavily impacted by air pollution. As part of its role in implementing AB 617, CARB must annually consider the selection of communities for development and implementation of community air monitoring plans and/or community emission reduction programs for those communities affected by a high cumulative exposure burden.

CARB approved the Portside Community CERP in July 2021, which describes strategies to achieve emission and exposure reductions throughout this community, including significantly reducing or eliminating emissions from heavy-duty mobile sources and industrial stationary sources, with strategies aimed at reducing emissions from port, marine vessels, truck, and rail activities associated with the Ports. The CERP focuses on concerted efforts by a range of government bodies, local agencies, the Port of San Diego, and the community to reduce these threats, including goals to reduce truck emissions throughout the community and at the Port of San Diego terminals years ahead of CARB regulations. However, the proposed Project would result in an increase in diesel powered heavy-duty trucks and locomotive trips within the Portside Community, in a stark departure from the CERP.

4-8 cont.

The DEIR Should Quantify and Discuss the Potential Cancer Risks from Project Operation

Since the Project would generate diesel powered heavy-duty truck and locomotive traffic along roadways and railways adjacent to residential communities, CARB urges the City to prepare a health risk assessment (HRA) for the Project. The HRA should account for all potential operational health risks from Project-related diesel particulate matter (diesel PM) emission sources, including, but not limited to, back-up generators, on-site diesel-powered equipment, heavy-duty trucks, and locomotives. The HRA should also determine if the operation of the Project in conjunction with past, present, and reasonably foreseeable future projects or activities would result in a cumulative cancer risk impact on nearby residences. To reduce diesel PM exposure and associated cancer risks during the operation of the Project, CARB urges the City to include all the air pollution reduction measures listed below.

- Require all service equipment used within the Project site to be zero-emission. This equipment is widely available and can be purchased using incentive funding from CARB's Clean Off-Road Equipment Voucher Incentive Project (CORE).[11]
- Include contractual language in tenant lease agreements that requires all heavy-duty trucks entering or on the Project site to be zero-emission. A list of commercially available zero-emission trucks can be obtained from the Hybrid and Zero-emission

[11] Clean Off-Road Equipment Voucher Incentive Project. Accessible at: *https://californiacore.org/how-to-participate/*

Letter 4 – Continued

Truck and Bus Voucher Incentive Project (HVIP).[12] Additional incentive funds can be obtained from the Carl Moyer Program and Voucher Incentive Program.[13]

- Restricting diesel-powered trucks and support equipment from idling longer than two minutes while on site.

The HRA prepared in support of the Project should be based on the latest Office of Environmental Health Hazard Assessment's (OEHHA) guidance (2015 Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments).[14] The Project's mobile PM emissions used to estimate the Project's cancer risk impacts should be based on CARB's latest 2021 Emission Factors model (EMFAC2021). Mobile emission factors can be easily obtained by running the EMFAC2021 Web Database: *https://arb.ca.gov/emfac/*.

The DEIR Should Quantify and Discuss the Potential Cancer Risks from Project Construction

In addition to the health risks associated with operational diesel PM emissions, health risks associated with construction diesel PM emissions should be included in the air quality section of the DEIR and the Project's HRA. Construction of the Project would result in short-term diesel PM emissions from the use of both on-road and off-road diesel equipment. The OEHHA guidance recommends assessing cancer risks for construction projects lasting longer than two months. Since construction would very likely occur over a period lasting longer than two months, the HRA prepared for the Project should include health risks for existing residences near the Project-site during construction. The HRA should account for all diesel PM emission sources related to Project construction, including, but not limited to, off-road mobile equipment, diesel generators, and on-road heavy-duty trucks. To reduce diesel PM exposure and associated cancer risks during the construction of the Project, CARB urges the City to include all the air pollution reduction measures listed below. **4-8 cont.**

- Ensure the cleanest possible construction practices and equipment are used. This includes eliminating the idling of diesel-powered equipment and providing the necessary infrastructure (e.g., electrical hookups) to support zero-emission and near zero-emission equipment and tools.
- Implement, and plan accordingly for, the necessary infrastructure to support the zero-emission and near zero-emission technology vehicles and equipment that will be operating on site. Necessary infrastructure may include the physical (e.g., needed footprint), energy, and fueling infrastructure for construction equipment, on-site

[12] Zero-Emission Truck and Bus Voucher Incentive Project. Accessible at: *https://californiahvip.org/*
[13] Carl Moyer Program and Voucher Incentive Program. *https://ww2.arb.ca.gov/carl-moyer-program-apply*
[14] Office of Environmental Health Hazard Assessment (OEHHA). Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments. February 2015. Accessed at: *https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf*.

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vehicles and equipment, locomotives, and medium-heavy and heavy-heavy duty trucks.

- In construction contracts, include language that requires all off-road diesel-powered equipment used during construction, including locomotives serving the project, to be equipped with Tier 4 or cleaner engines, except for specialized construction equipment in which Tier 4 engines are not available. In place of Tier 4 engines, off-road equipment can incorporate retrofits, to ensure that emission reductions achieved are equal to or exceed that of a Tier 4 engine.
- In construction contracts, include language that requires all off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used during project construction be battery powered.
- In construction contracts, include language that requires all heavy-duty trucks entering the construction site during the grading and building construction phases be model year 2014 or later. All heavy-duty haul trucks should also meet CARB's lowest optional low-oxides of nitrogen (NOx) standard.[15]
- In construction contracts, include language that requires all construction equipment to be in compliance with all current air quality regulations. CARB is available to assist in implementing this recommendation.

4-8 cont.

Conclusion

To reduce the exposure of toxic diesel PM emissions in disadvantaged communities already impacted by air pollution, the final design of the Project should include all existing and emerging zero-emission technologies to minimize diesel PM and NOx emissions, as well as the greenhouse gases that contribute to climate change. CARB encourages the City and applicant to implement the emission reduction measures provided in this letter.

Given the breadth and scope of projects subject to CEQA review throughout California that have air quality and greenhouse gas impacts, coupled with CARB's limited staff resources to substantively respond to all issues associated with a project, CARB must prioritize its substantive comments here based on staff time, resources, and its assessment of impacts. CARB's deliberate decision to substantively comment on some issues does not constitute an admission or concession that it substantively agrees with the lead agency's findings and conclusions on any issues on which CARB does not substantively submit comments.

[15] In 2013, CARB adopted optional low-NOx emission standards for on-road heavy-duty engines. CARB encourages engine manufacturers to introduce new technologies to reduce NOx emissions below the current mandatory on-road heavy-duty diesel engine emission standards for model-year 2010 and later. CARB's optional low-NOx emission standard is available at: *https://ww2.arb.ca.gov/our-work/programs/optional-reduced-nox-standards*

Letter 4 – Continued

CARB appreciates the opportunity to comment on the NOP for the Project and can provide assistance on zero-emission technologies and emission reduction strategies, as needed. Please include CARB on your State Clearinghouse list of selected State agencies that will receive the DEIR as part of the comment period. If you have questions, please contact Stanley Armstrong, Air Pollution Specialist via email at *stanley.armstrong@arb.ca.gov*.

Sincerely,

[redacted]

Matthew O'Donnell, Branch Chief, Risk Reduction Branch

cc: State Clearinghouse
state.clearinghouse@opr.ca.gov

Paula Forbis, Air Pollution Control Officer, San Diego County Air Pollution Control District
paula.forbis@sdcounty.ca.gov

Morgan Capilla, NEPA Reviewer, U.S. Environmental Protection Agency, Air Division, Region 9
capilla.morgan@epa.gov

Stanley Armstrong, Air Pollution Specialist, Risk Reduction Branch

4-8 cont.

Response to California Air Resources Board – Letter 4:

Response to Comment 4-1:

The commenter summarizes the Proposed Project as well as the contents of a CARB letter submitted during the Project Notice of Preparation process, dated June 7, 2024. The comment is introductory and does not address the adequacy of the Draft EIR, and mentions concerns with the potential health risks associated with the construction and operation of the Project. The commenter is referred to Response to Comment 4-3 (trip distance) and 4-4 (truck trips).

Response to Comment 4-2:

The commenter expresses concern regarding potential air quality impacts from the Project on nearby sensitive receptors in the Portside Community, a disadvantaged community designated under Assembly Bill (AB) 617. This concern highlights the proximity of residences and schools to the Project Site, as well as the potential for cumulative impacts from existing sources of DPM) in the area. Additionally, the commenter references Executive Order N-79-20 and the Advanced Clean Trucks Regulation, encouraging the use of zero-emission technologies to mitigate these impacts. Nonetheless, the comment does not address the adequacy of the Draft EIR.

It is noted that the Project directly supports the state's goal to further reduce toxic air pollutants. As stated on page 3.1-10 of the Draft EIR, CARB approved amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulation (Off-Road Regulation) in 2022, which are aimed at further reducing emissions from the off-road sector. The amendments require fleets to phase-out use of the oldest and highest polluting off-road diesel vehicles in California; prohibit the addition of high-emitting vehicles to a fleet; and require the use of R99 or R100 renewable diesel in off-road diesel vehicles. Off-road vehicles that are subject to the amended rule are used in construction, mining, industrial operations, and other industries. The amended rule went into effect in January 2024. According to CARB (In-Use Off-Road Diesel-Fueled Fleets Regulation. https://ww2.arb.ca.gov/ourwork/programs/use-road-diesel-fueled-fleets-regulation), the amended rule will reduce harmful air pollutants from over 150,000 in-use off-road diesel vehicles that operate in California and is expected to yield $5.7 billion in health benefits, prevent more than 570 air-quality related deaths and nearly 200 hospitalizations and emergency room visits from 2023 to 2038.

From 2024 through 2038, the current amendments will generate an additional reduction to the current regulation of approximately 31,087 tons of NOx and 2,717 tons of PM2.5. About half of the additional reduction associated with the amended rule is expected to be realized within the first five years of implementation. Moreover, as described on page 3.1-18 of the Draft EIR the Proposed Project's distribution of renewable diesel in the San Diego Area would result in reductions in local air pollutants from the replacement of combustion of regular diesel with renewable diesel. More specifically, for every 1,000 gallons of conventional diesel replaced with renewable diesel, combustion emissions of NOx, CO, and PM would be reduced by 43.5, 28.5, and 0.7 pounds, respectively. As shown on page 3.1-18 of the Draft EIR, the Proposed Project enables the delivery of 336,000 gallons per day of R100 renewable diesel

to replace existing CARB diesel at local retail stations, which would result in the following local tailpipe emission reductions:

- 5.3 million pounds of NOx emissions per year
- 3.5 million pounds of CO emissions per year
- 460 thousand pounds of total hydrocarbons (THC) emissions per year
- 90 thousand pounds of diesel particulate matter (DPM) emissions per year.

Additionally, the Project would reduce overall truck mileage by approximately 2 million miles per year by eliminating lengthy truck trips from Los Angeles/Inland Empire locations, which would remove the following regional tailpipe emissions from the supply chain:

- 7 million pounds of carbon dioxide (CO2) emissions per year
- 74 thousand pounds of NOx emissions per year
- 26 thousand pounds of CO emissions per year
- 10 thousand pounds of THC emissions per year
- 8 hundred pounds of DPM emissions per year

Additionally, the Project supports the state's long-term GHG reduction strategies by facilitating the use of renewable diesel, ethanol, biodiesel, and sustainable aviation fuel, all of which serve as lower-carbon alternatives to conventional petroleum-based fuels. The Project helps reduce transportation-related GHG emissions immediately by shortening fuel transport distances and replacing higher-emission conventional fuels with low-carbon renewable fuels, consistent with the objectives of the 2022 CARB Scoping Plan and the Low Carbon Fuel Standard. As stated on page 3.4-11 of the Draft EIR, renewable diesel alone can reduce lifecycle GHG emissions by up to 70 percent compared to traditional diesel, providing substantial benefits in the near term while ZEV adoption continues to scale.

While the transition to ZEVs is a critical component of California's long-term air toxic-reduction and decarbonization strategy, the technology is not yet widely available or feasible for heavy-duty trucks and locomotives at the scale required to replace all fossil fuel use. The CARB Scoping Plan acknowledges the need for multiple clean fuel solutions in the transportation sector, particularly in applications where electrification remains technically or economically challenging. The Project does not conflict with or delay the adoption of ZEVs but rather serves as an intermediate step in achieving state-mandated emissions reductions, ensuring immediate environmental benefits while ZEV infrastructure and technology continue to develop.

The commenter raises concerns about the health risks posed by the Project to nearby sensitive receptors, including the Portside Community. The Health Risk Assessment (HRA) conducted for the Project follows methodologies outlined by the OEHHA and the SDAPCD. The analysis demonstrates that health risks are below established thresholds of significance. Specifically, the maximum cancer risk for a 70-year residential exposure scenario is 9.00 per million, and for a 30-year exposure scenario is 7.63 per million (updated per comment 4.4), both of which fall below the 10 per million threshold. Additionally, the chronic and acute hazard indices for non-carcinogenic risks are well below the threshold of 1.0, indicating no anticipated adverse health effects. The health risk calculations account for emissions from DPM,

including truck and train activity, onsite and offsite sources, and heavy-duty truck idling and fuel transfer. No changes to the Draft EIR are required in response to this comment.

Response to Comment 4-3:

The commenter raises concerns regarding the assumption of a 12.3-mile average trip length for trucks serving the Project within the emissions calculation modeling, suggesting it may underestimate mobile source air pollutant emissions. The 12.3-mile average trip distance was determined based on the intended operational characteristics of the Project and is considered a conservative estimate as the fuel distributed by the Project would serve local retailers within the surrounding area. While the traffic study identifies a maximum trip distance of 35 miles, the average trip length reflects the proximity of the Project's primary service area. While accounting for an average trip length of 35 miles does not accurately reflect the Project's operational reality, Project emissions have been recalculated in CalEEMod assuming the maximum trip length of 35 miles. The results are shown in the Table below and compared to the SDAPCD's thresholds of significance. As shown, with the increase in truck trip length results in no change in the significance determination occurred. No changes to the Draft EIR are required in response to this comment.

Operational Criteria Air Pollutant Emissions

Emission Source	Pollutant					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer Emissions (Pounds per Day)						
CalEEMod Sources (area sources, worker commutes and truck trips)	0.47	2.22	8.39	0.17	5.06	1.57
Calculated Fugitive Evaporation (fuel transfer off-gassing)	32.27	--	--	--	--	--
Mainline SDAB Rail Emissions (65 miles of transport per train trip)	7.67	31.24	5.97	1.96	1.09	1.00
Project Emissions	**40.41**	**33.46**	**14.36**	**2.13**	**6.15**	**2.57**
Winter Emissions (Pounds per Day)						
CalEEMod Sources (area sources, worker commutes and truck trips)	0.46	23.00	8.38	0.17	5.06	1.57

Operational Criteria Air Pollutant Emissions

Emission Source	Pollutant					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Calculated Fugitive Evaporation (fuel transfer off-gassing)	32.27	--	--	--	--	--
Mainline SDAB Rail Emissions (65 miles of transport per train trip)	7.67	31.24	5.97	1.96	1.09	1.00
Project Emissions	**40.40**	**54.24**	**14.35**	**2.13**	**6.15**	**2.57**
Daily Significance Threshold	75	250	550	250	100	55
Exceed Daily Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Annual Emissions (Tons per Year)						
CalEEMod Sources (area sources, worker commutes and truck trips)	0.08	4.19	1.53	0.03	0.92	0.28
Calculated Fugitive Evaporation (fuel transfer off-gassing)	5.9	--	--	--	--	--
Mainline SDAB Rail Emissions (65 miles of transport per train trip)	1.4	5.7	1.1	0.4	0.2	0.2
Project Emissions	**7.38**	**9.89**	**2.63**	**0.43**	**1.12**	**0.48**
Annual Significance Threshold	*13.7*	*40*	*100*	*40*	*15*	*10*
Exceed Annual Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: [1]CalEEMod version 2022.1. Operational emissions for the Proposed Project fugitive VOC/ROG emissions calculated by US Compliance. Trip counts and distances were calculated based on the Project's daily throughput, truck tanker capacity, and a trip distance of 35 miles. In addition, mainline rail emissions were calculated using the BNSF ton-mile per gallon, Project throughput, BNSF engine inventory and CARB Vision Access Database emission factors in grams per gallon diesel. Refer to Attachment A for Model Data Outputs.

Response to Comment 4-4:

The commenter notes that six additional truck trips were not initially modeled in the Project HRA. To address this oversight, an HRA was conducted for the six heavy-duty truck trips using the same parameters and modeling techniques for off-site truck movement and onsite idling that was used in the

original analysis. The tables below present the Maximum Cancer Risk Summary and the Maximum Non-Carcinogenic Hazard Index Health Risk Summary for the additional six trips and adds the resultant health risk to the health risk previously calculated for the Project. As shown, operational emissions remain below the thresholds.

Maximum Cancer Risk Summary

Maximum Exposure Scenario	Total Maximum Risk
Additional Trucks	
70-Year Exposure Resident	0.08
30-Year Exposure Resident	0.07
25-Year Exposure Worker	0.01
Previous Analysis	
70-Year Exposure Resident	8.92
30-Year Exposure Resident	7.56
25-Year Exposure Worker	1.02
Total	
70-Year Exposure Resident	**9.00**
30-Year Exposure Resident	**7.63**
25-Year Exposure Worker	**1.03**
Significance Threshold	*10*
Exceed Threshold?	**No**

Source: See Attachment B.

Maximum Non-Carcinogenic Hazard Index Health Risk Summary			
Chronic Health Hazard Index			
Exposure Scenario	**Maximum (70 yr.) Residential Hazard**	**Maximum (30 yr.) Residential Hazard**	**Maximum (25 yr.) Worker Hazard**
Additional Trucks	0.000	0.000	0.000
Previous Analysis	0.003	0.003	0.0005
Total	**0.003**	**0.003**	**0.0005**
Significance Threshold	*1*	*1*	*1*
Exceed Threshold?	**No**	**No**	**No**
Acute Health Hazard Index			
Exposure Scenario	**Maximum Residential Hazard**	**Maximum Worker Hazard**	**Maximum School Hazard**
Additional Trucks	0.0000	0.0000	--
Previous Analysis	0.0001	0.0006	--
Total	**0.0001**	**0.0006**	**--**
Significance Threshold	*1*	*1*	*1*
Exceed Threshold?	**No**	**No**	**No**

Source: See Attachment B.

Response to Comment 4-5:

The commenter suggests implementing mitigation measures or Project design features requiring the use of zero-emission switcher and line-haul locomotives, as well as installing on-site charging or fueling infrastructure at the proposed transload facility. While the Project supports California's long-term air quality improvement goals and GHG reduction goals, the adoption of zero-emission locomotive technologies, particularly for line-haul operations, is currently not technically feasible at the scale required to meet the Project's operational needs. According to CARB's own findings, zero-emission line-haul locomotives are not expected to be commercially available until at least 2035. Furthermore, the necessary infrastructure along rail routes, such as charging or hydrogen fueling stations, is still under development and not yet capable of supporting large-scale implementation.

It is important to highlight that the Project's primary purpose is to facilitate the distribution of renewable fuels, including renewable diesel, ethanol, biodiesel, and sustainable aviation fuel. These fuels provide immediate, lower-carbon alternatives to conventional fossil fuels, significantly reducing lifecycle GHG emissions and toxic air pollutants. By enabling the use of renewable fuels, the Project serves as a critical transitional measure while zero-emission locomotive and truck technologies continue to advance.

The environmental analysis for the Project has already accounted for emissions from locomotives and demonstrates that these emissions are below applicable thresholds of significance for both air quality and health risk impacts. The Project does not preclude the use of zero-emission switcher and line-haul locomotives as they become more commercially viable. The Project aligns with California's long-term environmental goals by supporting the transition to cleaner transportation technologies and will remain adaptable to advancements in zero-emission solutions as they become more feasible. No changes to the Draft EIR are required in response to this comment.

Response to Comment 4-6:

The commenter raises concerns regarding DPM and other air pollutants generated by the Project's heavy-duty truck operations, recommending the inclusion of Project design features or mitigation measures to facilitate a transition to zero-emission trucks. While the availability of zero-emission heavy-duty trucks is improving, it remains limited in terms of scale, operational range, and the infrastructure needed to fully replace conventional diesel trucks for the Project's transportation requirements.

The Project provides an immediate air quality benefit by enabling the distribution of renewable fuels such as renewable diesel, biodiesel, ethanol, and sustainable aviation fuel. These fuels significantly reduce lifecycle GHG emissions and air pollutants compared to conventional fossil fuels, serving as a critical interim solution while zero-emission truck technologies continue to mature. Although on-site charging or fueling infrastructure is not currently included in the Project's scope due to the lack of widespread adoption of zero-emission trucks, the Project does not preclude the use of these vehicles as they become more commercially viable. The Project aligns with California's long-term environmental goals by supporting the transition to cleaner transportation technologies and will remain adaptable to advancements in zero-emission solutions as they become more feasible. The commenter references the Heavy-Duty Low-NOx Omnibus Rule and Advanced Clean Trucks Regulation and notes that due to implementation of these regulations; diesel-fueled trucks will be phased out in California. The truck fleet serving the Proposed Project will be required to adhere to these regulations and the air pollutant and GHG inventory associated with the Project will reduce accordingly as these regulations take effect. No changes to the Draft EIR are required in response to this comment.

Response to Comment 4-7:

This comment is the conclusion of the letter which summarizes CARB's concerns with Project emissions from heavy-duty trucks and locomotives affecting the air quality in the Portside Community. Please see Responses to Comments 4-1 through 4-6. No further response is needed.

Response to Comment 4-8:

Comment 4-8 is an attachment to CARB's comment letter dated June 7, 2024 for the Project's NOP. This comment letter was addressed in Section 1.4.1.1 of the Draft EIR. No further response is needed.

Letter 5 – California Coastal Commission

Letter 5

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

CALIFORNIA COASTAL COMMISSION
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January 29, 2025

David Welch
Associate Planner
Planning Department
1243 National City Boulevard
National City, CA 91950

Re: **Draft Environmental Impact Report (DEIR) For a Proposed Fuel Transfer Facility**

Dear Mr. Welch,

Thank you for the opportunity to comment on the San Diego Clean Fuels Terminal, LLC Draft Environmental Impact Report (DEIR). As described in the DEIR, the proposed project would construct a transloading facility on the existing Burlington Northern Santa Fe (BNSF) Railway tracks between Civic Center Drive and West 19th Street. Our June 30, 2023, letter provided comments on the Draft Initial Study and Mitigated Negative Declaration and is included as an attachment.

The proposed project would consist of the following:

- Replace one existing rail turnout.
- Install new receiving and departure track for the facility.
- Install concrete slab pump pads at each transload pump system.
- Install truck load slabs sloped to a drain in the center at each truck transload spot.
- Provide a concrete lined containment basin and connect each truck transload slab drain to the basin. 5-1
- Install pumps and piping to move fuels from rail cars to truck loading spots.
- Provide containment enclosures for renewable diesel additive totes.
- Provide track pans below railcars at the transloading rail for conveyance of potential spills to the remote containment basin.
- Provide an office trailer with control center, restrooms, and driver check-out area.
- Provide all weather paving for the facility and circulation as needed to supplement existing yard drives.
- Provide lighting and security for the site as required.
- Provide an on-site A-FFF Floride Free Firefighting platform with additional fire hydrants, as per the National City Fire Department (NCFD) requirements.

In addition, the fleet mix was adjusted to reflect 72 heavy-duty trucks making both an inbound trip and outbound trip daily for a total of 144 daily heavy-duty truck trips and 25 passenger automobile trips associated with the onsite workers.

1

Letter 5 – Continued

Jurisdiction and Standard of Review
The project would be located in the coastal zone and development within the coastal zone may not commence until a coastal development permit (CDP) has been issued by either the California Coastal Commission (Commission) or a local government that has a Commission-certified local coastal program (LCP). For the proposed project, National City has a Commission-certified LCP and would therefore need to issue a CDP for the project. 5-2

Commission staff would also note that the DEIR identified at least one single-parameter wetland within the project area. Pursuant to Section 30603 of the Coastal Act, local CDP decisions within 100 feet of any wetlands are appealable to the Commission.

Allowed Use in Wetlands
The project site includes at least one single-parameter wetland. Allowed uses within wetlands within the coastal zone are governed by Section 30233 of the Coastal Act which includes a three-part test. The first test requires that the proposed wetland fill activity fit within one of the enumerated use categories described in Coastal Act Section 30233(a)(1)-(7). The second test requires that no feasible less environmentally damaging alternative exists. The third and final test mandates that feasible mitigation measures are provided to minimize any of the project's adverse environmental effects.

Regarding the first test and the enumerated use categories, the DEIR describes the specific project elements that would be located within the wetland area and analyzes how the proposed project is consistent with the enumerated uses of Section 30233. The DEIS also discusses how there is no feasible less environmentally damaging alternative exists pursuant to the second test of Section 30233. 5-3

The final test stipulates that filling of wetlands may be permitted if feasible mitigation measures have been provided to minimize any adverse environmental effects. The DEIR does not include any analysis of impacts to the wetland or mitigation. Rather, the DEIR states "For impacts to CCA areas, the Project would require consistency with the Local Coastal Program (LCP) and concurrence with the City, who presides over the LCP." Pursuant to the certified LCP, wetlands in private ownership, which may be located in industrial areas, are required to be protected from development through the application of an overlay zone or other, appropriate protective measures, including adequate buffers, regulations regarding the design and siting of structures, and open space easements. The DEIR should include an analysis of any temporary or permanent impacts to wetlands and feasible mitigation measures including potential onsite or offsite wetland mitigation. Coastal Commission precedent is to require mitigation at a ratio of 4:1 for permanent impacts to wetlands and 1:1 for temporary impacts to wetlands. A disturbance would be considered a temporary impact if the impacted wetland were able to recover on its own to its pre-disturbance condition within one year of the impact.

Environmental Justice
The ISMND does not include an Environmental Justice (EJ) analysis. However, the surrounding community, including McKinley Apartments and Kimball Elementary School, are sensitive receptors and considered disadvantaged pursuant to SB 535 a Community 5-4

Letter 5 – Continued

Air Protection Program (CAPP) Community under AB 617. Using CalEnviroScreen 4.0[1], the census tract has an extremely high pollution burden for Diesel, proximity to Cleanup sites, Hazardous Waste Facilities, Solid Waste Facilities. This tract also faces high linguistic isolation, homelessness, low-birth weight, and poverty. The Coastal Act explicitly identifies the need for equity and environmental justice and allows the Commission and local government to consider coastal resource issues and impacts through that lens, even when the LCP itself may be silent on such issues (Sections 30013; 30107.3; 30604(h)). The term "environmental justice" is currently understood to include both substantive and procedural rights, meaning that in addition to the equitable distribution of environmental benefits, underserved communities also deserve equitable access to the process where significant environmental and land use decisions are made (EJ Policy). Moreover, as the ISMND notes, the City has a General Plan element which includes Environmental Justice with several applicable policies to this project specifically, those that deal with procedural rights (Goals HEJ-1; HEJ-1.7) as well as Education and Public Participation Goals E-7/6 and E-7-10. As such, the ISMND should include a comprehensive EJ analysis for impact discussion including EJ screening, a more robust cumulative analysis of air quality (overall analysis rather than site-specific) and proper community consultation consistent with the Commission's EJ Policy and the General Plan Health and Environmental Justice and Education and Public Participation elements within a broad Area of Potential Effects (APE) to ensure those communities are property notified of the project and included in the decision-making process. Currently, the outreach on this project has been inadequate per Commission's EJ policy and the City's General Plan. Finally, the Alternatives should consider the health, and environmental justice impacts when determining viability.

5-4 cont.

Coastal Hazards

The project is located in close proximity to San Diego Bay with surface grades that vary from five to 18 feet above mean sea level (MSL), the DEIR states that the site is not located within a tsunami or seiche zone. The DEIR also states that the project area is not within a flood hazard area.

The appropriate time horizon to use to evaluate sea level rise and coastal hazards depends on the expected useful life of development, after which point development is expected to be removed, replaced, or redeveloped. The Commission's Sea Level Rise Policy Guidance for Critical Infrastructure (SLR Guidance)[2] identifies infrastructure, such as the proposed bio-fuel transfer facility, as "critical" infrastructure given its long design life, generally low adaptive capacity, and the high consequences associated with its failure. In such cases, the Commission's 2024 Sea Level Rise Policy Update[3] recommends that applicants understand the risks associated with the high scenario and anticipate the need to plan for those scenarios over the expected life of the structure, which for critical infrastructure like the fuel transfer station is typically considered to be 100 years.

5-5

Commission staff performed a desktop analysis of the site using the Our Coast Our Future (OCOF) Hazard Map[4] and the area appears to be vulnerable to flooding beginning at 4.1 feet of SLR which is approximately equal to the amount of SLR anticipated by the year

[1] https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40
[2] https://documents.coastal.ca.gov/assets/slr/SLR%20Guidance_Critical%20Infrastructure_12.6.2021.pdf
[3] https://documents.coastal.ca.gov/assets/slr/guidance/2024/2024AdoptedSLRPolicyGuidanceUpdate.pdf
[4] https://ourcoastourfuture.org/hazard-map/

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Letter 5 – Continued

2080 under the High scenario. The vulnerabilities of the project site are only expected to increase when considered under a longer design life, the extreme risk aversion scenario and when coupled with major weather events such as a 100-year storm.

The DEIR should define the anticipated life of the project and identify the appropriate SLR projection(s) to analyze over that anticipated lifetime consistent with the Commission's SLR Guidance for critical infrastructure. A range of sea level rise and storm scenarios should be evaluated in order to identify a safe building envelope that avoids hazards over the anticipated life of the development. The DEIR should also analyze and describe the physical impacts from coastal hazards and SLR that may constrain the project site and/or impact the proposed development. Lastly, the DEIR should include an assessment of any SLR adaptation measures that may be implemented as part of the design or implemented in the future, such as relocation or removal if and when the development is threatened by coastal hazards. 5-5 cont.

Wetland Delineation
Commission staff have reviewed the aquatic resources delineation as well as the biological resources assessment and would note that mulefat (*Baccharis salicifolia*) has a wetland indicator status of FAC. Considering this status the final DEIR should include a regional jurisdictional arid-west wetland delineation for this area. 5-6

Conclusion
Commission staff appreciates the opportunity to comment on the DEIR and looks forward to continued engagement as we work towards review of any approvals required for the project. Please contact me at Wesley.Horn@coastal.ca.gov if you have any questions or need clarification on any of the points in this letter.

Sincerely,

[redacted]

Wesley Horn
Environmental Scientist
Energy, Ocean Resources and Federal Consistency Division

Attachment 1 - June 30, 2023, CCC comment letter on the Draft Initial Study and Mitigated Negative Declaration

4

Letter 5 – Continued

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

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June 30, 2023

Marin Reeder
Planning Manager
Community Development Dept. – Planning Division
City of National City
1243 National City Blvd., National City, CA 91950

Re: **Draft Initial Study and Mitigated Negative Declaration (ISMND) for the San Diego Clean Fuels Terminal LLC Project**

Dear Mr. Reeder,

Thank you for the opportunity to comment on the San Diego Clean Fuels Terminal, LLC Draft Initial Study and Mitigated Negative Declaration (ISMND). As described in the ISMND, the proposed project would construct a transloading facility on the existing Burlington Northern Santa Fe (BNSF) Railway tracks between Civic Center Drive and West 19th Street.

The proposed project would consist of the following:

- Build nine rail spurs and four fixed truck loading spots to transload bio-diesel fuel, renewable diesel fuel, ethanol and sustainable aviation fuel directly from rail cars into trucks.
- Build tracks and turnouts/crossovers to facilitate car movement in/out and within the transload facility.
- Install concrete slab pump pads at each transload spot.
- Install truck load slabs sloped to a drain in the center at each transload spot.
- Install pumps and piping to move fuels from rail cars to truck loading spots.
- Provide containment enclosures for additive totes.
- Provide a concrete-lined containment basin and pipe each load slab drain to the basin.
- Provide track pans for containment at the rail transloading cars.
- Provide an office trailer with control center, restrooms and driver check-in area.
- Provide all weather paving for the facility and circulation.
- Provide lighting for the site, as needed.

The terminal is expected to receive approximately 115 trucks per day coming in on 18th Street and exiting the facility on W. 19th Street and on to retail client deliveries. Approximately 70-percent of truck trips will occur between 6:00 p.m. and 6:00 a.m. to avoid peak traffic periods.

5-7

Letter 5 – Continued

Jurisdiction and Standard of Review
The project would be located in the coastal zone and development within the coastal zone may not commence until a coastal development permit (CDP) has been issued by either the California Coastal Commission (Commission) or a local government that has a Commission-certified local coastal program (LCP). For the proposed project, National City has a Commission-certified LCP and would therefore need to issue a CDP for the project.

Commission staff would also note that the ISMND identified at least one single-parameter wetland within the project area. Pursuant to Section 30603 of the Coastal Act, local CDP decisions within 100 feet of any wetlands are appealable to the Commission.

Use and Required Permits
The ISMND states that the project is located within a land use designation of Industrial/Salt Production and a Medium Industrial and High Industrial Zone. The ISMND does not specify how the proposed project is consistent with the underlying land uses and zoning. Specifying the use with respect to land uses and zoning under the certified LCP is necessary in order to determine what permits would be required and what standards would apply. As such, the ISMND should also include specific information on the proposed use with respect to the land use, zoning and any required permits or applicable standards.

Allowed Use in Wetlands
The project site includes at least one single-parameter wetland. Allowed uses within wetlands within the coastal zone are governed by Section 30233 of the Coastal Act which includes a three-part test. The first test requires that the proposed wetland fill activity fit within one of the enumerated use categories described in Coastal Act Section 30233(a)(1)-(7). The second test requires that no feasible less environmentally damaging alternative exists. The third and final test mandates that feasible mitigation measures are provided to minimize any of the project's adverse environmental effects.

5-7 cont.

Regarding the first test and the enumerated use categories, the ISMND should describe the specific project elements that would be located within the wetland area and analyze how the proposed project is consistent with the enumerated uses of Section 30233.

Second, the project must demonstrate that no feasible less environmentally damaging alternative exists. Please includes in the ISMND an analysis of alternatives. Alternatives to consider could include, but are not limited to: no project alternative, reconfiguration of the project to avoid the wetland area, consolidation with other existing industrial facilities, or other sites located within or outside of the coastal zone.

The final test stipulates that filling of wetlands may be permitted if feasible mitigation measures have been provided to minimize any adverse environmental effects. The ISMND does not include any analysis of impacts to the wetland or mitigation. Rather, the ISMND states "For impacts to CCA areas, the Project would require consistency with the Local Coastal Program (LCP) and concurrence with the City, who presides over the LCP." Pursuant to the certified LCP, wetlands in private ownership, which may be located in industrial areas, are required to be protected from development through the application of an overlay zone or other, appropriate protective measures, including adequate buffers, regulations regarding the design and siting of structures, and open space easements. The

2

Letter 5 – Continued

ISMND should include an analysis of any temporary or permanent impacts to wetlands and feasible mitigation measures.

Environmental Justice
The ISMND does not include an Environmental Justice (EJ) analysis. However, a desktop review of the site and surrounding areas on CalEnviroScreen 4.0[1] shows that the census tracts within the area of the proposed project appear to be subject to EJ concerns including housing burden, low-birth weight, linguistic isolation, exposure to high amounts of diesel particulate matter, threats of contamination to groundwater, and proximity to various industrial facilities including hazardous waste and solid waste. The ISMND should include a comprehensive EJ analysis including EJ screening and consultation consistent with the Commission's accepted methodologies within a broad Area of Potential Effects (APE) to ensure those communities are property notified of the project and included in the process.

Coastal Hazards
In Section 4.10.2 of the ISMND, the findings state that although the project is located in close proximity to San Diego Bay with surface grades that vary from five to 18 feet above mean sea level (MSL), the offshore barrier islands and the configuration of the continental shelf in the San Diego vicinity have historically provided relief from tsunamis. The ISNMND also states that the project area is not located below and confined bodies of water and is not within a flood hazard area.

5-7 cont.

The appropriate time horizon to use to evaluate sea level rise and coastal hazards depends on the expected useful life of development, after which point development is expected to be removed, replaced, or redeveloped. The Commission's Sea Level Rise Policy Guidance for Critical Infrastructure (SLR Guidance)[2] identifies infrastructure, such as the proposed bio-fuel transfer facility, as "critical" infrastructure given its long design life, generally low adaptive capacity, and the high consequences associated with its failure. In such cases, the Commission SLR Guidance recommends that applicants understand the risks associated with the medium-high risk aversion scenario and extreme (H++) risk aversion scenario and anticipate the need to plan for those scenarios over the expected life of the structure, which for critical infrastructure like the fuel transfer station is typically considered to be 100 years.

Commission staff performed a desktop analysis of the site using the Our Coast Our Future (OCOF) Hazard Map[3] and the area appears to be vulnerable to flooding beginning at 4.1 feet of SLR which is approximately equal to the amount of SLR anticipated by the year 2080 under the Medium-High risk aversion scenario. The vulnerabilities of the project site are only expected to increase when considered under a longer design life, the extreme risk aversion scenario and when coupled with major weather events such as a 100-year storm.

The ISMND should define the anticipated life of the project and identify the appropriate SLR projection(s) to analyze over that anticipated lifetime consistent with the Commission's SLR Guidance for critical infrastructure. A range of sea level rise and storm

[1] https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40
[2] https://documents.coastal.ca.gov/assets/slr/SLR%20Guidance_Critical%20Infrastructure_12.6.2021.pdf
[3] https://ourcoastourfuture.org/hazard-map/

3

Letter 5 – Continued

scenarios should be evaluated in order to identify a safe building envelope that avoids hazards over the anticipated life of the development. The ISMND should also analyze and describe the physical impacts from coastal hazards and SLR that may constrain the project site and/or impact the proposed development. Lastly, the ISMND should include an assessment of any SLR adaptation measures that may be implemented as part of the design or implemented in the future, such as relocation or removal if and when the development is threatened by coastal hazards.

Wetland Delineation
Commission staff have reviewed the aquatic resources delineation as well as the biological resources assessment and would note that mulefat (*Baccharis salicifolia*) has a wetland indicator status of FAC. Considering this status the final ISMND should include a regional jurisdictional arid-west wetland delineation for this area.

Hazardous Materials and Water Quality
Sections 4.9 and 4.10 of the ISMND discuss hazardous materials and hydrology and water quality. Both sections generally describe the history of uses at the site, existing onsite drainage characteristics, and the proposed development. Both sections conclude that with implementation of protective measures including Best Management Practices (BMPs) and development of an Emergency Response Plan (ERP) and a Storm Water Pollution Prevention Plan (SWPPP), the project would have no impact or the impact would be less than significant. The ISMND does not provide any specific information on what would be included in the ERP or the SWPPP, nor does it include any specific information on what BMPs would be included.

5-7 cont.

Without this information, it is not possible to evaluate whether the proposed project would effectively protect against spills of hazardous materials and provide effective containment and cleanup facilities. Considering the location of the project approximately 500 meters from the waters of Port of San Diego (Port), it is critically important that the project include sufficient measures to prevent any hazardous materials from construction or operation of the project from migrating to the Port waters. The final ISMND should include a robust discussion of hazardous materials and water quality while also identifying and discussing the specific measures that will be taken to ensure water quality protection, effective containment and cleanup facilities are provided.

Commission staff suggest the ISMND include the following:

- All Federal, State, and local oil pollution and safety laws and regulations that apply to the project and demonstrate compliance with those requirements.
- Industry and safety and pollution prevention standards and best practices proposed to be implemented at the proposed facility (both during and after construction).
- Schedules, methods, and procedures for testing, maintaining, and inspecting pipelines/facilities that contain or handle fuels.
- Methods to reduce spills during transfer and storage, including overfill prevention and immediate spill containment provisions.
- Procedures to assure clear communication during fuel transfer operations.

Letter 5 – Continued

- Information on a worst-case discharge (WCD) spill scenario with respect to the proposed containment system and any feasibility to expand or improve the containment system accommodate a larger spill volume.
- Requirement that any heavy construction equipment use 100% biodiesel fuel and vegetable-oil-based hydraulic fluids. In addition to having lower aquatic toxicity than petroleum products, vegetable-oil based hydraulic fluids and biodiesel fuel are biodegradable and break down more rapidly in the environment than do petroleum products.
- Final plans for construction-phase BMPs, whether in a SWPPP or in a separate document, and post-construction BMPs.
- Prohibit the use of temporary erosion and sediment control products (such as fiber rolls, erosion control blankets, and mulch control netting) that contain plastic netting. Only products that contain loose-weave natural-fiber netting, or that do not contain netting, shall be allowed. Heavy-duty silt fences reinforced by plastic or metal netting shall also be prohibited. All temporary erosion and sediment control products shall be promptly removed when no longer required.
- Runoff control BMPs (such as a concrete wash-out facility or a dewatering tank) shall be installed or implemented to retain, infiltrate, or treat non-stormwater runoff resulting from construction activities.
- BMPs to prevent automotive pollutants from truck load slabs and roadways from being transported by stormwater runoff into coastal waters.
- Cover truck load slabs with a roof to keep stormwater from flowing across the concrete surface and picking up pollutants from spills and vehicular pollutants. Also, all stormwater runoff, including runoff from roof drains and pavements, should be directed away from potentially polluted surfaces (e.g., the truck load slabs) to prevent the transport of pollutants via runoff into coastal waters.
- Details, including sizing calculations, of how the project design will mimic the predevelopment runoff conditions. The amount of impervious surface area that will be added and/or replaced by the proposed project, and the type of surface (e.g., concrete pad, asphalt roadway, or roof-top) should also be specified.
- Details on the function, design, number and sizing of planters being proposed. The project should also specify if the planters are intended to be stormwater treatment BMPs that infiltrate runoff into native soil. If so, calculations should be provided indicating that each planter will be sized and designed to treat the runoff Design Capture Volume from the Drainage Management Area that flows to the planter.

5-7 cont.

5

Letter 5 – Continued

Conclusion
Commission staff appreciates the opportunity to comment on the Draft ISMND and looks forward to continued engagement as we work towards review of any approvals required for the project. Please contact me at Wesley.Horn@coastal.ca.gov if you have any questions or need clarification on any of the points in this letter. 5-7 cont.

Sincerely,

[redacted]

Wesley Horn
Environmental Scientist
Energy, Ocean Resources and Federal Consistency Division

6

Response to California Coastal Commission – Letter 5:

Response to Comment 5-1:

The commenter summarizes the Project Description, Project features, and fleet mix. No response is needed.

Response to Comment 5-2:

The commenter summarizes that the Project is located in the Coastal Zone and would need a Coastal Development Permit (CDP) from the City. The California Coastal Commission (CCC) staff also note the Draft EIR identified one single-parameter wetland within the Project Area. No response is needed.

Response to Comment 5-3:

The commenter describes the three-part test used to determine allowed uses within wetlands within the coastal zone. The commenter notes that the Draft EIR adequately describes how the Proposed Project is consistent with one of the enumerated use categories described in Coastal Act Section 30233(a)(1)- (7) and that there is no feasible less environmentally damaging alternative that exists. The commenter states that the third and final test mandates that feasible mitigation measures are provided to minimize any of the project's adverse environmental effects and that the Draft EIR does not include an analysis of impacts to the wetland or mitigation.

As described in 3.2 Biological Resources in the Draft EIR impacts to this feature were analyzed and impacts were determined to be less than significant. The analysis does not conclude that there is no impact. The analysis identifies that the feature is located within the right-of-way of Harrison Avenue and partially to the west of the right-of-way. Historic aerial imagery shows the presence of standing water in 2020 and 2018. From 1994 to 2017, the location where this feature is located was heavily used by trucks serving a small trucking center with a former concrete slab where trucks were parked which no longer exists. The concrete slab was removed in 2018. Off highway vehicle (OHV) use has historically occurred in this location with some regularity since 2018. The analysis further identified that groundwater elevations varied from 14.5 feet to 16.5 feet throughout the Project Site and that the groundwater table within the Project Site does not appear to be influenced by tidal fluctuations in San Diego Bay. For these reasons, the Project Site and this feature is considered to be not subject to frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity, or high concentrations of salts or other substances in the substrate. The soils of the feature are fill soils that are also considered to be non-hydric, showing no hydric indicators based on the field survey. The feature is an isolated puddle whose occurrence is likely due to compaction of fill soils within the existing facility.

A subsequent site visit to evaluate this feature was conducted on July 31, 2025 and a letter report documenting the updated delineation was submitted to Coastal staff on August 18, 2025. The letter report is included as Appendix B to this Final EIR. ECORP conducted this survey and assessment due to updated regulations from the United States Army Corps of Engineers (USACE) and due to reports of changes in the topography at the Project Site subsequent to the public review period for the Draft EIR.

Topographic alterations likely occurred as a result of soil and gravel stockpiling and placement and compaction of those soils and gravel associated with site remediation efforts undertaken by the underlying property owner Burlington Northern and Santa Fe (BNSF) under a separate project. The field survey and assessment determined that the previously mapped depressional feature is no longer present and the area where it was previously located is no longer is capable of holding water. The stormwater runoff through the site now travels just to the east along the previous railroad tracks. For the updated delineation, paired sample point locations were sampled within the location of previously mapped Feature 3 to evaluate whether or not the vegetation, hydrology, and soils data supported an aquatic resource determination. One point was located within the estimated aquatic resource area, and the other point was situated just outside the limits of the estimated aquatic resource area.

During the site visit on July 31, 2025 evidence of the previously mapped depressional feature were absent in the updated delineation due to the placement of gravel and soil fill in that location. Due to soil changes and topographic changes likely the result of site remediation undertaken as a separate project by BNSF, the location met neither vegetation, soils or hydrologic parameters of being a wetland under its current condition. Consistent with CEQA and with the City's discretionary authority, a determination of a less than significant impact to this feature is maintained based on the results of the analysis. No changes to the Draft EIR are required in response to this comment.

Response to Comment 5-4:

This commenter states the Project IS/MND should include a comprehensive Environmental Justice (EJ) analysis for impact discussion including EJ screening. The commenter also suggests that the analysis include a more robust cumulative analysis of air quality, and proper community consultation consistent with the Commission's EJ Policy and the General Plan Health and Environmental Justice and Education and Public Participation elements within a broad Area of Potential Effects (APE) to ensure those communities are property notified of the project and included in the decision-making process. The CCC states the outreach on this Project has been inadequate per Commission's EJ policy and the City's General Plan. The commenter also states the Alternatives should consider the health and environmental justice impacts when determining viability.

It is understood that the commenter meant to state that the Project Draft EIR should include the elements identified above. According to the Environmental Protection Agency's (EPA) Environmental Justice Screening and Mapping Tool (EJScreen), the Project Site is located in the 65th percentile for Low Income Population and the 82nd percentile for People of Color Population (National Percentiles) (USEPA 2023). The Project would create new jobs serving underserved areas in San Diego County using local and regional employees and resources. As demonstrated in the Draft EIR, the Project would not result in a significant contribution to the adverse health impacts associated with criteria pollutants to nearby sensitive receptors and Project operations do not result in a significant contribution to cancer risk in the community. Several clean-up sites are located in areas adjacent to the Project Site and have been remediated and closed under the direction and oversight of the San Diego Regional Water Quality Control Board, Region 9 (RWQCB). The clean-up site located on the Project Site, is the Pacific Steel, Inc.

site, located at 1700 Cleveland Avenue. As part of a separate project, DTSC has completed the remediation of the area behind 1700 Cleveland Avenue. Because the overall proportions of low-income and minority populations in the Project Area are comparable to those within the City of National City, the Proposed Project would not result in impacts that are predominately borne by a low-income or minority population, nor would Project-related impacts be appreciably more severe to these populations. Therefore, the Project would not result in an adverse effect to Environmental Justice populations within a 5-mile radius of the Project location. It is acknowledged that in comparison to San Diego County as a whole, the City has a higher proportion of low-income and minority populations.

The City has fulfilled its obligation for environmental review under CEQA through preparation of the Draft EIR, including requirements for scoping and public review. Furthermore, in alignment with the Commission's environmental justice engagement goals and the City policies promoting public participation, the City has encouraged the Applicant to conduct their own outreach independently and the Applicant has engaged in outreach with the local community throughout the environmental review process. As demonstrated through the analysis provided within the Draft EIR, impacts were found to be less than significant or less than significant with mitigation. No changes to the Draft EIR are required in response to this comment.

Response to Comment 5-5:

The CCC states the appropriate time horizon to use to evaluate sea level rise (SLR) and coastal hazards depends on the expected useful life of development. The CCC's 2024 SLR Policy Update states the life of critical infrastructure, like the proposed fuel transfer station, is considered to be 100 years. The commenter states the Draft EIR should (1) define the anticipated life of the project and identify the appropriate SLR projection(s) to analyze over that anticipated lifetime consistent with the Commission's SLR Guidance for critical infrastructure, (2) analyze and describe the physical impacts from coastal hazards and SLR that may constrain the project site and/or impact the proposed development, and (3) should include an assessment of any SLR adaptation measures that may be implemented as part of the design or implemented in the future, such as relocation or removal if and when the development is threatened by coastal hazards.

CEQA requires that the environmental impacts from a project be analyzed. However, it does not require an analysis of impacts of the environment on a project. For informational purposes, a discussion is provided to address this comment. The Project lifetime is expected to be 30 years but could have a potential useful life of up to 100 years. Currently, the best available science on SLR projections in California is provided in the State of California Sea Level Rise Guidance (OPC 2024). The State guidance adopts the same framework and approach used by the federal government and provides five sea level rise scenarios that have been regionalized for California-specific use. The state guidance also includes a decision framework to guide selection of appropriate sea level scenarios, primarily recommending evaluation of the intermediate, intermediate-high, and/or high scenarios depending on the context of the planning effort/project. This information is reflected in the Coastal Commission's Sea Level Rise Policy

Guidance (CCC 2024). The table below shows the sea level rise scenarios for the San Diego tide gauge, the closest tide gauge to the Project Site.

TABLE 14. *Sea Level Scenarios for San Diego.*

Median values of Sea Level Scenarios, in feet, for each decade from 2020 to 2150, with a baseline of 2000. All median scenario values incorporate the local estimate of vertical land motion.

YEAR	LOW	INT-LOW	INTERMEDIATE	INT-HIGH	HIGH
2020	0.2	0.2	0.3	0.3	0.3
2030	0.3	0.4	0.4	0.5	0.5
2040	0.4	0.5	0.6	0.7	0.8
2050	0.5	0.7	0.8	1.1	1.3
2060	0.6	0.9	1.1	1.6	2.0
2070	0.7	1.0	1.4	2.3	3.0
2080	0.8	1.2	1.9	3.1	4.1
2090	0.9	1.4	2.5	3.9	5.4
2100	1.0	1.6	3.2	4.9	6.7
2110	1.1	1.8	3.9	5.7	8.0
2120	1.2	2.1	4.5	6.5	9.1
2130	1.3	2.3	5.0	7.1	10.0
2140	1.3	2.5	5.6	7.7	11.0
2150	1.4	2.7	6.1	8.3	11.9

The existing elevation throughout the Project Site ranges from approximately 8 to 13 feet above mean sea level. Based on the United States Geologic Service's Coastal Storm Modeling System (CoSMoS), as shown on the Our Coast Our Future (OCOF) Hazards Map, the Project Site could begin to see flooding impacts starting with 2.5 feet of SLR combined with a 100-year storm. Starting with 4.1 feet of SLR, portions of the site may be flooded under normal, non-storm conditions. Based on the same mapping, the main pathway for flooding appears to be from the 7th Street Channel to the north, such that the northern portions of the Project Site would be impacted sooner/with less SLR. With increasing SLR (or with increasing SLR plus storm conditions), more portions of the Project Site could be flooded. CoSMoS/OCOF also provides information on groundwater changes resulting from sea level rise. The Project Site is already in an area with a shallow groundwater table, and SLR could result in an emergent groundwater table (i.e. groundwater flooding) in portions of the project site with 2.5 feet of SLR. As the table above shows, 2.5 feet of SLR could occur as soon as 2065 under the High scenario, or closer to 2090 (or later) under the more likely Intermediate Scenario. Similarly, 4.1 feet of SLR could occur as soon as 2080 under the High Scenario, or after 2110 under the Intermediate Scenario. As noted above, the Project lifetime is expected to be 30 years but could have a potential useful life of up to 100 years.

Based on the data, the Project Site and the proposed development would not be exposed to hazards over the anticipated 30-year lifetime, but could start to be exposed to flooding soon after under a High scenario. Even under the High scenario though, initial risks to proposed development may not be

significant. As identified above, initial flooding impacts would occur as a result of 2.5 feet of SLR combined with a 100-year storm. Thus, flooding would be a rare, short-duration event rather than a routine, prolonged condition. Moreover, these earliest impacts would be primarily confined to the northern portion of the Project Site (north of W 16th Street). This portion of the Project Site would only include construction of railroad tracks, which would likely be able to withstand occasional storm flooding impacts.

Additionally, some Project design features incorporated into the Project already take into account SLR adaptation strategies, including the relocation and elevation of utility infrastructure and placement of the fuel transload facilities and equipment to areas outside of the risk for coastal flooding conditions. Specifically, fuel transload facilities and equipment and other proposed development are primarily located on southerly portions of the Project Site, which would not be exposed to flood impacts under 2.5 feet of SLR (even with a 100-year storm).

Overall, the proposed development will adequately minimize risks associated with flooding, including as exacerbated by sea level rise, over the proposed 30-year anticipated lifetime. However, coastal hazards risks would increase in the following years with additional sea level rise. No changes to the Draft EIR are required in response to this comment.

Response to Comment 5-6:

This comment states the Final EIR should include a regional jurisdictional arid-west wetland delineation for the Project Area since the mulefat (*Baccharis salicifolia*) identified in the aquatic resources delineation and biological resources assessment has a wetland indicator status of Facultative (FAC). In this case the mule fat is also not associated with any water body, as it is isolated. Its occurrence is within an upland environment. The 1981 CCC State Wide Interpretive Guidelines also define riparian habitats under the CCA as an area of riparian vegetation. This vegetation is an association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of freshwater.

The commenter further states that the Final EIR should include a regional jurisdictional arid-west wetland delineation for this area. See Attachment B of the Aquatic Resources Delineation (ARD) report (appended to the Draft IS/MND) with the Arid West OHWM datasheets for Features 1 and 2. Mulefat was not associated with either of these features (not located within the drainages or at the top-of-bank) therefore an Arid West OHWM datasheet was not filled out for the disturbed mulefat vegetation community. The letter report documenting the updated delineation included as Appendix B to this Final EIR provides arid west wetland delineation forms for Feature 3.

Response to Comment 5-7:

Comment 5-7 is an attachment to the CCC's comment letter dated June 30, 2023 for the Project's Draft IS/MND. This comment letter was provided in response to the IS/MND and not the current Draft EIR. No further response is needed.

Letter 6 – Eric Suarez

Letter 6

From: Erik S [mailto:[redacted]
Sent: Wednesday, January 29, 2025 3:13 PM
To: David Welch <dwelch@nationalcityca.gov>
Subject: Re: San Diego Clean Fuels Terminal LLC Project (Project) State Clearinghouse No. 2023050699 (Comments)

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Hi David,

I have had a chance to review the environmental impact report (EIR) and I would like to provide my comments and observations:

Comment 1:

In its correspondence with the City, the California Air Resources Board highlighted a few issues that were insufficiently addressed in the EIR or any city communications as far as I am aware. These relate to:

1. The City Used Incorrect Trip Lengths When Modeling the Project's Air Quality Impacts from Mobile Sources

2. The City Used Incorrect Vehicle Fleet Mixes to Evaluate the Project's Air Quality Impacts from Mobile Sources

3. The City Must Provide Substantial Evidence Demonstrating the Project Would Not Increase Line-Haul Locomotive Traffic

4. The City Must Do More to Reduce the Project's Impact on Air Quality and Public Health

6-1

The CARB's fourth point specifically should be taken not just in the scope of this proposed project but the City's overall effort to improve the quality of life by making spaces that are not only visually and culturally engaging but undoing past harms.

Letter 6 – Continued

Comment 2:

Section 5.3 of the EIR considers alternatives to the project but rejected and provides the following explanation:

"The Project proponent considered alternative locations along both Union Pacific and BNSF rail lines. In addition to being in a location that would meet most of the basic Project objectives, the property requirements include being rail-owned, rail adjacent, adequately sized to accommodate the required throughput, and appropriately zoned to accommodate this type of project"

The extended explanation goes on to describe that the proposed project location was selected due to the existing infrastructure that serves to accommodate the desired objectives, and no further outside locations exist. In other words, this location is desirable because of the existing infrastructure. A roundabout way saying that this community deserves to have heavy machinery running through its city because it already has other source of pollutants. As shown by the higher than expected rates of asthma and cancer in National City and neighborhoods in Southeast San Diego are acutely aware of the stressors the area is facing such as emissions from cargo ships, trucks, and cranes due to its proximity to the Port of San Diego; industrial emissions from junkyards and industrial repair shops; leaded gas emissions from multiple government-operated helicopters; and the fact that multiple highways slice through this geographically small area. To emphasize this point, within its 5 square mile boundaries National City alone is served by 3 major highways. To be sure, these stressors were introduced to our communities not through the will of the people that live here since their creation dates to a time when the residents here were still largely neglected by corporate and government interests. 6-2

The alternative of leaving the area as is or changing the current zoning of mixed/heavy manufacturing use may take more courage and wherewithal but it would be a better starting point to undo the generations-long worth of damage to our neighborhoods by policymakers and industrialists who have profited off polluting our neighborhoods.

I also believe following through with this proposed project is going in the opposite direction of both the will of the residents and what our elected officials had in mind when drafting SB 535 and SB 1000 which targets these types of facilities in these types of neighborhoods. In reading the comments provided by various stakeholders on the draft EIR there is a clear indication of community opposition to the project, which must be taken seriously. The increasing number of odor complaints and air quality concerns reflect a growing frustration among residents who already deal with significant pollution burdens. Ignoring community sentiment will lead to further erosion of trust between local government and residents, as well as potential social unrest.

Ultimately, this project provides little benefit to the residents of National City while most of the gain transfers into the pockets of concentrated wealthy interests. While I commend San Diego Clean Fuels attempts at remediating some glaring issues, it does appear that the drafters of the EIR as well as San Diego Clean Fuels believe some of the salient points are outside the scope of the EIR. In my opinion, environmental justice and how this proposed refueling depot fits into our community is interrelated. When you can't see how the problem of placing hundreds of large trucks running on diesel, a known carcinogen, and "some" zero emission 6-3

Letter 6 – Continued

approved pursuant to any of them. Nothing in this Stipulation is intended to nor shall it be construed to eliminate, reduce, or otherwise lessen Pacific Steel's obligations under the 2004 Final Judgment, including the 2004 Consent Agreement, the Interim Measures Plan, or other workplans submitted and approved pursuant to any of them.

The two parcels on the western portion of the Site that are owned by BNSF Railway (BNSF Parcels) and were leased to PSI for metal recycling facility usage until approximately February 2023. On May 31, 2022, DTSC approved the Interim Measures Workplan (IMW) to address the remaining soil impacts on the BNSF Parcels.

On December 6, 2022, DTSC issued to PSI a Notice of Noncompliance with the 2004 CACA and the 2016 Consent Judgement due to PSI's lack of IMW implementation and submittal of the CMS. On February 3, 2023, PSI submitted the required CMS workplan and provided a timeline for IMW implementation that contained no planned start date for the IMW work.

To facilitate the redevelopment of its property, BNSF requested a Standard Voluntary Agreement (SVA) with DTSC for the BNSF Parcels of the Site. On April 11, 2023, DTSC entered into an SVA with BNSF. BNSF conducted removal actions in August 2023 in accordance with the IMW, which resulted in the BNSF Parcels being able to meet the criteria for commercial/industrial uses as specified in the IMW, so long as institutional controls, such as Land Use Covenant, were relied upon to restrict the land from residential uses. **7-13 cont.**

The BNSF Parcels of the Site still remain as part of the facility as defined in the CACA, Judgement and Stipulation, and as stated in the DTSC-approved CMS Workplan (SCS Engineering, July 31, 2023). BNSF's work on the Site in accordance with the IMW does not relieve PSI of its liability to the Site, nor does it change the Site boundaries.

Upon DTSC's request, PSI prepared the CMS Report. Below is the timeline of CMS Report review and revision:

1. On January 30, 2024, DTSC received the draft CMS Report;
2. On April 4, 2024, DTSC provided comment letter, stating the discrepancy of Site boundary with what is defined in the CACA and CMS Workplan;

Letter 6 – Continued

David Welch
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CALIFORNIA NATIONAL CITY 1887 INCORPORATED

City Hall Hours: M-Th 7a-6p

From: Erik S [mailto:s[redacted]]
Sent: Tuesday, January 7, 2025 8:00 AM
To: David Welch <dwelch@nationalcityca.gov>
Subject: San Diego Clean Fuels Terminal LLC Project (Project) State Clearinghouse No. 2023050699 (Comments)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear David Welch,

I hope this message finds you well. I am writing to express my concerns regarding the proposed San Diego Clean Fuels Terminal LLC Project in National City.

Firstly, the Air Quality and Greenhouse Gas Emissions Assessment raises concerns about the potential adverse impacts on local air quality and greenhouse gas emissions. The establishment of a renewable diesel fuel facility, while aimed at promoting sustainability, will lead to increased emissions during construction and operation phases. This would exacerbate existing air quality issues in the region, which is already facing challenges related to pollution and health impacts associated with poor air quality. While the project may help in meeting Gavin Newsom's ambitious goal laid out in his Executive Order N-79-20 to strengthen the economy and promote clean transportation, it does so at the expense of the disadvantaged communities that the Order aims to empower.

Secondly, the Biological Resources Assessment highlights the potential impact on local ecosystems and wildlife. The project site is currently undeveloped, providing critical habitats that could be disrupted by construction and operational activities. The potential loss of biodiversity and harm to local species should be a significant consideration in the decision-making process.

Lastly, the comments provided by the California Air Resources Board emphasize the need for thorough evaluations of the project's long-term environmental impacts. I won't reiterate here but they point out valuable points on some of the key oversights in the Mitigated Negative Declarations. It is crucial that we prioritize projects that genuinely contribute to environmental sustainability without compromising local ecosystems and community health.

Given these concerns, I urge you and the planning team to reconsider the implications of moving forward with the proposed renewable diesel fuel facility. It may be beneficial to explore alternative solutions that align with our environmental goals while safeguarding the health and well-being of our community and natural resources.

6-4 cont.

Letter 6 – Continued

Thank you for considering these important factors. I look forward to your response and to further discussions on how we can work together to ensure a sustainable and healthy future for National City.

Best regards,

Erik Suarez

Sources:

CARB Comments: https://files.ceqanet.opr.ca.gov/288252-1/attachment/OWJeKp4zvuScK2gsVaQs7rt-TdI9Yu0gzS89BfGe08u9fL6zzK0wh9dUdwNHCEGhEfjYim0vYtd0Plxv0

Air Quality & Greenhouse Gas Emissions Assessment: https://files.ceqanet.opr.ca.gov/288252-1/attachment/_SmE-YMoRaLKkBWS2v58UkfsKYzs0H3Y1pAJiZ_Bfae4YdiZxGKl2GSi3HQ1qmC6Ma73VYRibvvsrCLv0

Biological Resources Assesesment: https://files.ceqanet.opr.ca.gov/288252-1/attachment/9bqgisnR97cWCsKwkZ4KduxTWd0r7bzKC0u2GeJt0MMan8LarOVa898_gMlv5NrxvtAxtx8tCAj91YJ90

6-4 cont.

Response to Eric Suarez – Letter 6:

Response to Comment 6-1:

The commenter highlights issues raised by CARB in Letter 4 (page 3-17), including the following:

1) The City used incorrect trip lengths when modeling the Project's air quality impacts from mobile sources.

   Please refer to Response to Comment 4-3.

2) The City used incorrect vehicle fleet mixes to evaluate the Project's air quality impacts from mobile sources.

   Please refer to Response to Comment 4-4.

3) The City must provide substantial evidence demonstrating the Project would not increase line-haul locomotive traffic.

   Please refer to Response to Comment 4-5.

4) The City must do more to reduce the Project's impacts on air quality and public health.

   Please refer to Response to Comment 4-6 and 4-7. Air quality and public health improvements unrelated to the Proposed Project are beyond the scope of the Draft EIR.

Response to Comment 6-2:

The commenter describes the Project's property requirements as discussed in Section 5.3.1 of the Draft EIR and states the Project Proponent chose this location because of the existing infrastructure. The commenter also expresses concern with the sources of pollution and increased rates of asthma and cancer in National City. This comment describes sources of emissions, including nearby cargo ships, trucks, cranes, junkyards, industrial repair shops, and highways. The commenter suggests changing the current zoning of the Project Area and surrounding area from mixed/heavy manufacturing to begin to undo damage to the neighborhood. The commenter also states there is an increasing number of odor complaints and air quality concerns which reflect the growing frustration among residents.

As described in Response to Comment 1-1, in compliance with CEQA Guidelines Section 15126.6(a), the Draft EIR considered a range of reasonable alternatives to the Project, or to the location of the Project that would feasibly attain most of the basic objectives of the Project but avoid or substantially lessen any of the significant effects of the Project. Under CEQA, not every conceivable alternative needs to be considered; rather, it must consider a reasonable range of potentially feasible alternatives to the Project that will foster informed decision making and public participation. As described in Section 5.3.1 of the Draft EIR, *Alternative Location Outside of National City*, the City considered alternative locations within and outside of both the City limits and Portside Communities along both Union Pacific and BNSF rail lines. The siting of fuel transfer facilities of this magnitude requires a substantial flat area large enough to accommodate multiple rail cars queued off of the railroad mainline or primary rail spur so as to not

obstruct other rail activity. As stated in Section 5.3.1 of the Draft EIR, the Offsite Alternative location was selected as it meets the basic Project objectives and property requirements such as being rail-owned, rail adjacent, adequately sized to accommodate the required throughput, and appropriately zoned to accommodate this type of project. Alternative locations considered were either unavailable for development, would not feasibly accommodate a project such as the Proposed Project, or would not reduce any significant impacts because none are identified for the Proposed Project. No changes to the Draft EIR are required in response to this comment.

As discussed in Section 3.1 *Air Quality* of the Draft EIR, the nearest sensitive receptor to the Project Area is McKinley Apartments, located approximately 380 feet east of the Project Area. The Project's construction and operational emissions would not exceed any SDAPCD thresholds for any criteria air pollutants during construction or operations. The Project's HRA conducted for the Proposed Project determined that neither Project operations nor construction would result in a significant contribution to cancer risk in the community.

Please refer to Response to Comment 1-3 regarding odors. No changes to the Draft EIR are required in response to this comment.

Response to Comment 6-3:

The commenter states the Proposed Project provides little benefit to the National City residents. The commenter acknowledges that the Project Proponent has tried to remediate issues the community has with the Project but disagrees with the Draft EIR's determination that some issues are outside the scope of the EIR.

This comment does not address the adequacy of the Draft EIR. No response is necessary.

Response to Comment 6-4:

Comment 6-4 is an email exchange between the commenter and City. The commenter expresses personal concerns with the Proposed Project and requests that the City consider them in their decision making process. The City informed him of the recent Draft EIR which could address his concerns and informed him of the public review period for the EIR. No response is necessary.

Letter 7 – Environmental Health Coalition

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Letter 7

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January 29, 2025

David Welch, Associate Planner
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1243 National City Boulevard
National City, CA 91950

Via Electronic Mail
dwelch@nationalcityca.gov

RE: USD Fuel Transfer Facility Draft EIR
EHC CEQA Comments

Dear Mr. Welch:

Please accept the following comments regarding the USD Fuel Transfer Facility (Project) on behalf of our client, Environmental Health Coalition (EHC). For over 40 years, EHC has been dedicated to achieving environmental and social justice by empowering San Diego communities.

EHC advocates for Portside communities most directly impacted by industrial operations at the Port and surrounding communities and is particularly worried about the proposed Project's impacts on the residents of National City. As detailed below, the Draft Environmental Impact Reports (DEIR) fails to adequately characterize and mitigate the significant impacts to water quality, air quality, human beings, hazardous impacts, greenhouse gas emissions (GHGs), and transportation impacts. As a result, the DEIR must be revised. 7-1

A. The DEIR Fails to Adequately Analyze and Mitigate Water Quality Impacts, Biological, and Land Use Impacts

a. Impacts to Wetlands and Potential ESHA Are Significant and Unmitigated

The Project will result in significant unmitigated impacts to water quality and biological resources. Though the DEIR fails to analyze in any detail the Coastal Act wetlands onsite, it acknowledges that .144 acres of the Project area contain Coastal Act wetland features. Instead of adequately disclosing and assessing the Project's impacts on these Coastal wetlands (which will be significant), the DEIR mischaracterizes the wetland as a "feature" "puddle" and "depression" to mislead the public and decisionmakers regarding the Project's intent to fill and degrade a wetland.[1] The DEIR cryptically admits the wetland will be destroyed in the Land Use analysis: "The Proposed Project would eliminate this puddle…"[2] 7-2

[1] DEIR, pp. 3.2-14 to 3.2-16.
[2] DEIR, p. 3.6-8.

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Notwithstanding the DEIR's contrary finding, the Project is not allowed pursuant to Coastal Act Section 30233(a)(1).[3] First, it is not coastal dependent as a transloading facility can be located outside of the coast. Indeed, most of the BNSF rail network is outside the Coastal Zone. Further, the proposed Project is not the least environmentally damaging alternative as alternative locations outside of the Coastal Zone exist. Lastly, because the DEIR fails to analyze the Project's impacts on the wetland (improperly deferring such analysis), it certainly does not minimize such impacts or propose any mitigation measures.[4]

In that regard, the DEIR fails to disclose the extent of the Project's impacts on the Coastal Act wetland. Rather, it improperly defers such analysis, simply stating "[f]ill within jurisdictional features to the CCA would require City concurrence pursuant to the LCP."[5] This is woefully inadequate. The DEIR must *inform* the City's assessment of the Project's conformance with the LCP. The Coastal Commission has already advised the City of its requirement to do so.[6]

Indeed, the City's LCP requires open space easements be executed over any identified wetland resources and that adequate 100-foot buffers be provided.[7] Diking, dredging, and filling of wetlands shall be permitted only:

7-2 cont.

> i. where there is no feasible less environmentally damaging alternative, **and**
> ii. where feasible mitigation measures are provided to minimize adverse environmental effects, **and**
> iii. where limited to incidental public service purposes, restoration purposes, and nature study, **and**
> iv. where a marsh restoration program has been approved by the California Coastal Commission.[8]

The DEIR makes no mention of this policy and fails to analyze the Project's consistency therewith, likely because the Project is inconsistent with the LCP. Instead, the DEIR dismisses Alternative 3 based on its impacts to wetlands pursuant to Public Resources Code Section 30233 – failing to mention the Project's own similar impact.[9]

However, the Project will result in impacts to .144 acres of California Coastal Commission wetland but nonetheless concludes it will not result in a significant impact. The Project will build "tracks 8 and 9, mechanical skids, pumps and piping, and mechanical track

[3] DEIR, p. 3.2-15.
[4] See Coastal Commission Comments, June 30, 2023.
[5] DEIR, ES-16 to ES-17.
[6] Coastal Commission Comments, June 30, 2023, pp. 2-3.
[7] LCP, Section X.B.4.
[8] Id., Section X.B.4.e., emphasis added.
[9] DEIR, p. 5-21.

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bumpers" within the wetland – these are significant impacts that will result in the unlawful fill and degradation of the wetland.[10] Counterfactually, the DEIR nonetheless concludes the onsite drainage improvements would "result in an overall improvement in water quality for the region, a less than significant impact was identified for impacts to the [wetland]."[11]

The DEIR also fails to disclose whether any Environmentally Sensitive Habitat Areas (ESHA) occur onsite – despite the fact that wetlands may constitute ESHA.[12] This is contrary to CEQA. In a similar context, an EIR was defective where a lead agency failed to analyze and disclose potential impacts to ESHA:

> **Here the principal issue is whether the Banning Ranch EIR was required to identify potential ESHA and analyze the impacts of the project on those areas**. CEQA requires every EIR to identify "[a]ll significant effects on the environment of the proposed project," which would generally include effects on sensitive habitat areas. (§ 21100, subd. (b)(1); see Guidelines, § 15126.2.)
>
> **The City argues that CEQA imposes no duty to consider the Coastal Act's ESHA requirements.** It claims it was sufficient for the Banning Ranch EIR to analyze the impacts of the NBR project, including those on sensitive habitat areas, without accounting for potential ESHA. **Essentially, the City claims it was entitled to ignore the fact that Banning Ranch is in the coastal zone**. **The City's position is untenable**. CEQA sets out a fundamental policy requiring local agencies to "integrate the requirements of this division with planning and environmental review procedures otherwise required by law or by local practice so that all those procedures, to the maximum feasible extent, run concurrently, rather than consecutively." (§ 21003, subd. (a).) The CEQA Guidelines similarly specify that "[t]o the extent possible, the EIR process should be combined with the existing planning, review, and project approval process used by each public agency." (Guidelines, § 15080)[13]

7-2 cont.

Because the Project is inconsistent with the City's LCP and will result in significant impacts to wetland resources and potential EHSA not disclosed in the DEIR, the document fails to serve its informational purpose.

[10] DEIR, p. 3.2-15.
[11] DEIR, p. 3.2-16.
[12] Public Resources Code Section 30107.5 [" 'Environmentally sensitive area' means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."]
[13] *Banning Ranch Conservancy v. City of Newport Beach* (2017) 2 Cal.5th 918, 936, emphasis added.

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b. The DEIR Fails to Analyze the Project's Inconsistency with the LCP

As noted above, the DEIR fails to analyze the Project's consistency with the LCP for impacts to Coastal Act wetlands. However, the DEIR fails wholesale to analyze the Project's consistency with the LCP. Though the DEIR acknowledges the Project requires a Coastal Development Permit from the City, and that the City has a certified LCP, it analyzes the Project's consistency with the Coastal Act – not the LCP.[14] 7-2 cont.

B. Air Quality Impacts Are Significant and Unmitigated

a. Health Risk From Particulate Matter

The Project will also result in significant air quality impacts that have not been adequately analyzed in the DEIR, despite comments from APCD and EHC noting the inadequacy during the comment period on the MND. Once again, the DEIR underestimates the Project's cancer risk impacts. As noted by the APCD, the EIR incorrectly concludes the Project will not result in a significant air quality impact based on its use of an improper and unsupported threshold of significance.[15] The DEIR incorrectly states the San Diego APCD cancer risk threshold is ten in one million.[16] However, the Rule 1200 threshold is one in one million. APCD previously urged the City apply this threshold and mitigate any resultant impacts: 7-3

> The City of National City should use a significance threshold of one-in-one million, as established by APCD Rule 1200, for increased incremental cancer risk for this project. If the revised health risk assessment or the revised significance threshold result in the project potentially requiring mitigation, appropriate measures should be evaluated and proposed.[17]
>
> "Cancer Burden" means the estimated potential increase in the occurrence of cancer cases in a population subject to an incremental cancer risk of greater than one in one million resulting from exposure to toxic air contaminants.[18]

If evidence is submitted tending to show that the environmental impact might be significant despite the significance standard used in the EIR, the agency must address that evidence.[19] Here, the DEIR not only uses the wrong standard of significance but also reveals the impact to

[14] DEIR, p. 3.6-7 to 3.6-9.
[15] DEIR, p. 3.1-16.
[16] *Id.*
[17] SDAPCD Comments, June 28, 2023, p. 4.
[18] Regulation XII, Rule 1200, (c)(2) and (d) available at https://www.sdapcd.org/content/dam/sdapcd/documents/rules/current-rules/Rule-1200.pdf
[19] *Protect the Historic Amador Waterways v Amador Water Agency* (2004) 116 CA4th 1099, 1111

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the human health will be significant.

The DEIR's attempt to characterize the Project as a mobile source (and therefore undermine the application of the threshold) is disingenuous at best.[20] As noted by APCD, "[s]ince truck trips are directly related to the operation of the terminal, their emissions and associated health impacts should be included in the analysis of operational emissions from the project."[21] Notably, the DEIR applies APCD's stationary source rules elsewhere.[22]

Similarly, the DEIR's reliance on "couplers that connect tanker trucks, spill containment drain valves, overfill prevention devices, and vent pressure/vacuum valves" as toxics best available control technology ("T-BACT") is misplaced.[23] As the DEIR notes, the TAC's associated with the Project are primarily from truck traffic, while the aforementioned technology improvements apply to the fuel transfer process – leaving the TACs largely unaddressed. The definition of T-BACT underscores its inapplicability here:

> "**Toxics Best Available Control Technology (T-BACT)**" means the most effective emission limitation or emission control device or control technique which:
>
> (i) has been achieved in practice for that source or category of source; or
>
> (ii) is any other emissions limitation or control technique, including process and equipment changes of basic and control equipment and implementation of pollution prevention measures, found by the Air Pollution Control Officer to be technologically feasible for that source or category of source, or for a specific source. If there is an applicable MACT standard, the Air Pollution Control Officer shall evaluate it for equivalency with T-BACT.[24]

7-3 cont.

Rule 1200(d)(1) confirms the technology applied must actually address the TACs:

> (1) Cancer Risk
>
> (i) T-BACT Not Applied. The increase in maximum incremental cancer risk at every receptor location is equal to or less than one in one million for any project for which new, relocated, or modified **emission units that increases maximum incremental cancer risk are not equipped with T-BACT**; and

[20] DEIR, p. 3.1-16.
[21] SDAPCD Comments, June 28, 2023, p. 1.
[22] See, e.g. DEIR, p. 3.1-12 ["Specifically Rule 20.2 applies to this Project as it will be likely be considered a Non-Major Stationary Source."]; p. 3.1-9; 3.1-10.
[23] DEIR, p. 3.1-16.
[24] APCD Rule 1200(c)(24), underline added.

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> (ii) T-BACT Applied. Except as provided in (d)(1)(iii), the increase in maximum incremental cancer risk at every receptor location is equal to or less than 10 in one million **for any project for which all new, relocated, or modified emission units that increases maximum incremental cancer risk are equipped with T-BACT**.

Thus, the emission units that increase cancer risk must be equipped with T-BACT in order to meaningfully reduce cancer risk. The DEIR's contrary conclusion that the Project has employed T-BACT in an attempt to justify the lower cancer risk threshold is therefore not supported by substantial evidence or the applicable regulations.

In its earlier comments, APCD noted the irony and hypocrisy of subjecting the citizens of National City to health impacts from diesel engine emissions in order to transport alternatives to dirty diesel:

> Also, the APCD notes that emission impacts from the project include diesel engine emissions for the purpose of importing alternative fuels that are designed to reduce emissions from this very type of equipment. The APCD suggests that this may create unique opportunities for making this fuel available broadly within the nearby area to reduce emissions from the transportation sector as a whole, potentially resulting in net reductions to emissions (and health risk) within the community.[25]

7-3 cont.

A recent study[26] found that PM2.5 exposure is associated with increases in risk for illness-related work absences, and exposure to wildfire smoke amplifies this impact. According to the findings in the study, every one unit increase in PM2.5 exposure could result in more than 1 million days of work loss due to sickness and a quarter-billion dollars of economic loss annually in California.[27] Thus, the Project's particulate matter emissions will result in negative health and economic impacts. **These substantial negative impacts on human beings result in a mandatory finding of significance**.[28]

Further, nothing in the DEIR supports the notion that the project deliveries will be confined to a 35-mile radius. The DEIR fails to identify its retail customers or their locations. Thus, it is likely the Project will result in greater emissions and longer trips than disclosed.

[25] SDAPCD Comments, June 28, 2023, p. 5.
[26] Ying-Ying Meng, Yu Yu, Mohammad Z. Al-Hamdan, Miriam E. Marlier, Joseph L. Wilkins, Diane Garcia-Gonzales, Xiao Chen, Michael Jerrett, *Short-Term total and wildfire fine particulate matter exposure and work loss in California, Environment International*, Volume 178, 2023, 108045, ISSN 0160-4120, available at https://www.sciencedirect.com/science/article/pii/S0160412023003185
[27] https://content.govdelivery.com/accounts/CARB/bulletins/35efe6f
[28] See, Pub. Res. Code §21083(b)(3) [mandatory finding of significance where "[t]he environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly."]; CEQA Guidelines §15065(a)(4)).

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b. Inconsistency With the CERP

In response to Assembly Bill (AB) 617 (C. Garcia, 2017), the California Air Resources Board (CARB) established the Community Air Protection Program (Program). The Program's mission is to reduce pollution exposure in communities based on environmental, health and socioeconomic information. San Diego's Portside Environmental Justice Community encompasses parts of Barrio Logan, Logan Heights, Sherman Heights, and National City. In 2018 the Portside Community was selected as a monitoring community and in 2019 was selected to develop a Community Emissions Reduction Plan (CERP).[29] Since 2018, the Air District has been working with the Portside Steering Committee made up of local businesses, community groups, and residents of the community and the City of National City to develop strategies to improve the air quality for all in the community. The CERP was adopted by the San Diego Air Pollution Control District Board in July 2021 and approved by the California Air Resources Board in October 2021.[30] As noted in the DEIR, the CERP is "designed to guide the community and businesses to achieve emissions beyond regulatory standards."[31]

The CERP contains several different goals to reduce air pollution. The Project conflicts with these goals in numerous ways, each resulting in increased impacts to nearby residents in the Portside Environmental Justice Community. 7-4

Goal 1 – "By 2031, reduce Diesel PM from 2018 levels by 80% in ambient air at all Portside Community locations"

Once complete, the Project is expected to receive approximately 144 heavy-duty truck trips per day via W. 18th Street and exiting the facility on W. 19th Street. In comparison, the Port of San Diego's two cargo terminals (Tenth Avenue and National City) attract about 118 trucks per day – or about 237 truck trips (to and from).[32] Thus, the traffic produced by this one fuel transfer facility will potentially produce more than half the heavy-duty truck traffic as San Diego's port cargo terminals, resulting in a commensurate *increase* in diesel particulate matter.

Goal 2 - Medium-Duty and Heavy-Duty trucks servicing Portside Community to be 100% ZEV 5 years ahead of the California state requirements

[29] https://www.sdapcd.org/content/sdapcd/community/community-air-protection-program/portside-community/portside-cerp.html
[30] https://ww2.arb.ca.gov/our-work/programs/community-air-protection-program/communities/portside-environmental-justice
[31] DEIR, p. 3.1-13.
[32] https://pantheonstorage.blob.core.windows.net/environment/2022-POSD-Health-Risk-Assessment-Fact-Sheet-April-2023_English.pdf

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The Port's Maritime Clean Air Strategy has a goal of 100 percent electrification of trucks servicing Port of San Diego cargo terminals by 2030.[33] The State of California's Advanced Clean Fleet Rule sets a timeline for a full ZEV transition of trucks that travel across the state by 2045 (drayage trucks by 2035). This project conflicts with these stated goals because it does not include any required ZEV technology for delivery of fuel to retailers or for construction vehicles.

Further, investing in infrastructure that will transport fossil fuels for a transportation sector that is to be fully electric in 15 years is counterproductive and shortsighted - especially when the purportedly "clean" fuel results in more truck trips powered by "dirty fuel" in the Portside Environmental Justice Community.

Goal 4 - Reduce emissions from HD/MD trucks servicing indirect sources by 100% 5 years in advance of regulatory requirements

7-4 cont.

Indirect sources of air emissions are stationary sources that create air pollution by attracting mobile sources (e.g., warehouses, marine ports, railyards, airports – or in this case a fueling transfer station). San Diego's Portside Community has approximately 524 warehouse and distribution facilities within its borders. Approximately 24 warehouses already exist within 1000 feet of the proposed Project. Thus, the instant Project will only add to this cumulative impact, frustrating the region's ability to meet its CERP goals.

The DEIR's opposite conclusion is a disservice to the community. The emission reductions noted in the DEIR will be realized by other projects and other fleets – not those servicing the Project and not those traveling through the streets of National City, resulting in a significantly higher cancer burden. The DEIR's shameful attempt to equate selling "cleaner" fuels with using them is disingenuous. The Project will result in a substantial health risk and is inconsistent with the CERP – underscoring the Project's substantial adverse effects on human beings.[34]

C. Greenhouse Gas Emissions Will Be Significant

As the MND did, the DEIR trivializes GHG emissions and ignores the City's ability to mitigate emissions from new development projects. As noted by the California Supreme Court, new development projects will likely require greater reductions than existing development:

7-5

> Plaintiffs put forward one ready reason to suspect…that in fact a greater degree of reduction may be needed from new land use projects than from the economy as a whole: **Designing new buildings and infrastructure for maximum energy efficiency and**

[33] https://pantheonstorage.blob.core.windows.net/environment/20211214-Final-MCAS.pdf
[34] Pub. Res. Code §21083(b)(3); CEQA Guidelines §15065(a)(4)

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> **renewable energy use is likely to be easier, and is more likely to occur, than achieving the same savings by retrofitting of older structures and systems.**[35]

In contrast, the DEIR's GHG analysis presumes projects above the SCAQMD screening threshold are not worth the City's time.[36] The DEIR further posits that the small project threshold represents less than one percent of the future 2050 statewide GHG emissions target.[37] This turns the cumulative impacts analysis on its head.[38]

The DEIR notes the lead agency has discretion to establish the appropriate methodology and threshold of significance for each impact area, including GHG emissions. The City – its elected decision-making body – holds such discretion: the Project applicant's consultant does not. EHC urges the City to reject the DEIR's dubious and self-serving analysis and threshold and instead rely on the science-based, widely used CAPCOA threshold described below. **7-5 cont.**

Though most lead agencies rely on the 900 metric tons of carbon dioxide equivalent as a screening threshold, the Project does not because it will result in 1,633 $MTCO_2$ per year when operational. When construction emissions are added to this total, it clearly exceeds the CAPCOA threshold.[39] The DEIR relies instead on the SCAQMD (interim) threshold, which only applies where SCAQMD is the lead agency and where "stationary source equipment associated with these projects are either at BACT or must comply with source-specific rules that reduce criteria pollutants and/or air toxics."[40] Moreover, the SCAQMD screening threshold captures 90 percent of reported annual *natural gas consumption of stationary sources from 2006 to 2007*.[41] This outdated metric does not account for 90 percent of projects (as the DEIR suggests) but 90 percent of projects over which SCAQMD had jurisdiction as the lead agency.[42]

[35] *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal.4th 204, 226, emphasis added.
[36] DEIR, p. 3.4-8 to 3.4-9.
[37] Id. at p. 3.4-9.
[38] *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 718 ["The relevant question to be addressed in the EIR is not the relative amount of precursors emitted by the project when compared with preexisting emissions, but whether any additional amount of precursor emissions should be considered significant in light of the serious nature of the ozone problems in this air basin"]; see also, *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 117 [126 Cal.Rptr.2d 441], as modified (Nov. 21, 2002) disapproved of by *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086 [rejecting CEQA Guideline that would define a de minimis contribution insignificant where that the "environmental conditions would essentially be the same whether or not the proposed project is implemented."]
[39] https://www.ourair.org/wp-content/uploads/CAPCOA-CEQA-and-Climate-Change.pdf
[40] SCAQMD, Interim GHG CEQA Thresholds, p. 5, available at http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2
[41] Id. at p. 6.
[42] DEIR, p. 3.4-8.

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> Land use projects above the 3,000 metric tons of CO2e per year level would fall within the percentage of largest projects that are worth mitigating without wasting scarce financial, governmental, physical, and social resources.[43]

This is nonsensical – especially where the purpose of CEQA review is to analyze, minimize, mitigate and disclose the Project's impacts. This is especially true when the vast majority of municipalities use the 900 metric ton CAPCOA threshold and the City's land use jurisdiction covers a greater diversity of projects with a different emissions profile than that of SCAQMD.

When the more appropriate CAPCOA threshold is applied, it is clear the Project will have a significant impact. The latest CARB Scoping Plan concludes a more aggressive approach to GHG reductions is necessary.[44] "Despite much progress, California still has some of the worst air pollution in the nation, especially in the San Joaquin Valley and the Los Angeles Basin, which is driven by the continued use of fossil fuel-powered trucks and cars."[45]

The Project's significant use of fossil-fuel powered trucks is even more troubling now as the City has updated in CAP. The City's focus on transportation as the most significant source of community-wide emissions reductions is at odds with the Project's significant increase in transportation-related GHG emissions.[46] Though the Project will haul "cleaner" fuels, it will directly result in the burning of dirty fossil fuels. **7-5 cont.**

In that regard, the DEIR selectively analyzes the Project's consistency with a handful of self-selected CAP measures – completely ignoring the VMT reduction measures with which it clearly does not align.[47] This statement in the CAP is especially poignant in light of the DEIR's flagrant disregard of its GHG impacts:

> **Broadly speaking, the use of fossil fuels for energy (including electricity, heating, transportation, and other uses) is the single largest contributor to GHG emissions and climate change**. Fossil fuels still supply a considerable share of energy for electricity, heating, transportation, and other energy-producing uses.[48]

CARB and SDAPCD have encourage the Project to implement ZEV and Tier IV onsite equipment to reduce the Project's cumulative GHG impacts and direct air quality and health

[43] DEIR, p. 3.4-8.
[44] 2022 CARB Scoping Plan, p. 1, available at https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf
[45] Id., p. 11.
[46] National City CAP, Table CAP-5, and p. 25.
[47] CAP Table CAP-9; DEIR, p. 3.4-11.
[48] CAP, p. 29, emphasis added.

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impacts to the community.[49] Despite these agency comments, the DEIR includes none of these, as SDAPCD recently noted in its most recent comment letter.[50] In light of the significant climate crisis, the Project's GHG emissions are significant and must be mitigated. The DEIR should include an accurate assessment of the Project's emissions and implement the proposed mitigation measures (ZEV and Tier IV equipment).

Lastly, the DEIR's GHG analysis relies on suspect modeling assumptions. The model relied on an average one way trip of 12.32 miles, underestimating the distance between the Project and its customers.[51] The DEIR's presumption that Project deliveries would be restricted to a 35-mile radius is itself unsupported – no customer data is presented and no Project conditions restricting the delivery area are proposed. Thus, the average trip length of 12.32 miles is even more specious. As a result, the CalEEMod emissions underestimate the Project's impacts.

7-5 cont.

D. VMT Impacts Will Be Significant and Unmitigated

The Project will also result in significant traffic impacts. First, the Project does not consider the cumulative impact of creating additional capacity – by freeing up capacity at the BNSF facility in San Diego. Further, the DEIR does not explain the substantial Project capacity reduction from the MND to the DEIR. The MND Traffic Study reflected 605 passenger car equivalent daily trips associated with the Project.[52] The DEIR Traffic Study reflects an almost 50 percent reduction in fuel capacity and 385 passenger car equivalent daily trips.[53] This reduction is not explained in the DEIR or appendices and is therefore suspect.

7-6

Further, in lieu of using the OPR Technical Advisory, the DEIR continues to rely on the San Diego ITE Guidelines.[54] The OPR Technical Advisory suggests projects with fewer than 110 trips per day can be assumed to cause a less-than-significant transportation impact.[55] The Project's VMT Analysis instead references the San Diego Region ITE/Stantec Guidelines, which provide no justification for their thresholds except the ITE/Stantec Guidelines from 2000 – which predate SB 743. Indeed, the 2000 ITE/STANTEC Guidelines are primarily focused on circulation and congestion – the opposite of SB 743's focus.[56]

[49] See SDAPCD June 28, 2023 Comment Letter, pp. 4-5; SDAPCD June 6, 2024 Comment Letter, p. 2; CARB June 7, 2024 Comment Letter, p. 4.
[50] SDAPCD January 23, 2025 Comment Letter, p. 2.
[51] Appendix B, p. 37.
[52] MND Traffic Impact Study, p. 1.
[53] DEIR, Appendix H, p. 1.
[54] Id.
[55] OPR SB 743 Technical Advisory, p. 12, available at https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf
[56] Indeed, the City relied on the OPR Technical Advisory to prepare the CEQA document for the recently approved CARMAX project. The City's deviation therefrom here is therefore suspect. See, https://www.nationalcityca.gov/home/showpublisheddocument/27309/637679129231930000

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Further, a determination that an environmental impact complies with a threshold of significance does not relieve a lead agency of its obligation to consider evidence that indicates the impact may be significant despite compliance with the threshold.[57] If evidence is submitted tending to show that the environmental impact might be significant despite the significance standard used in the DEIR, the agency must address it.[58] Because the Project will generate the equivalent of 385 passenger car equivalent trips, well above the OPR Technical Advisory threshold, it will result in a significant transportation impact. 7-6 cont.

E. The Alternatives Analysis is Inadequate

"The foremost principle under CEQA is that the Legislature intended the act to be interpreted in such manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language."[59] The "core of an EIR is the mitigation and alternatives sections."[60] An agency may not approve a project that will have significant environmental impacts if there are feasible alternatives that would substantially lessen those effects.[61]

The purpose of an EIR's discussion of alternatives and mitigation measures is to identify ways to reduce or avoid significant environmental effects.[62] An EIR must focus on alternatives that can avoid or substantially lessen a project's significant environmental effects.[63] The alternatives discussed in an EIR should be ones that offer substantial environmental advantages over the proposed project.[64] Because the DEIR incorrectly concludes none of the Project impacts are significant, the alternatives analysis is fundamentally flawed.[65] In fact, the DEIR includes a detailed analysis of Alternative 3 as a feasible alternative, but the Project use is prohibited in the ML Light Industrial zone in which 7-7

[57] 14 Cal Code Regs §15064(b)(2).
[58] *Protect the Historic Amador Waterways v Amador Water Agency* (2004) 116 Cal. App. 4th 1099, 1111.
[59] *Golden Door Properties, LLC v. County of San Diego* (2020) 50 Cal.App.5th 467, 503 [cleaned up and citations omitted]
[60] *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.
[61] Pub. Resources Code, § 21002; Guidelines, §§ 15002, subd. (a)(3), 15021, subd. (a)(2); *Golden Door Properties, LLC v. County of San Diego* (2020) 50 Cal.App.5th 467, 546.
[62] *Laurel Heights Improvement Ass'n v Regents of Univ. of Cal.* (1988) 47 Cal. 3d. 376, 403
[63] Pub. Res. Code §21002; 14 Cal Code Regs §15126.6(a)–(b).
[64] *Citizens of Goleta Valley v Board of Supervisors* (1990) 52 Cal. 3d. 553, 566. *See Cleveland Nat'l Forest Found. v San Diego Ass'n of Gov'ts* (2017) 17 Cal. App. 5th 413, 436 (rejecting transportation plan EIR that did not consider alternatives that would reduce vehicle miles travelled); Practice Under the California Environmental Quality Act (2d ed. Cal. CEB 2024) §15.7
[65] See, DEIR p. 5-7 ("Alternative locations considered were either unavailable for development, would not feasibly accommodate a project such as the Proposed Project, or **would not reduce the significant impacts because none are identified**."), emphasis added.

Letter 7 – Continued

Alternative 3 is located. Thus, the DEIR's rejection of alternative locations outside National City based on purported zoning/use restrictions is incongruous.[66]

In addition, the DEIR's alternative location (Alternative 3) does not reflect inclusion of reasonable range of alternatives.[67] Alternative 3 does not alleviate the health and safety concerns as it is still within National City and, as APCD notes, still within the Portside Community (notwithstanding the DEIR's conclusion to the contrary).[68]

Alternative locations outside of National City are available. Indeed, Plastic Express has a transloading facility in Miramar at 7001 Miramar Road, San Diego, CA 92121.[69] Expansion at this location – far removed from residents and Portside Communities – would have a reduced impact and likely serve as a more central hub to fuel customers. Plastic Express already lists a bult terminal in National City at 840 West 19th Street, National City, CA 91950,[70] adding to the cumulative impacts and health, environmental, and safety burden of the Portside Community. Additional locations along the 78 corridor and BNSF's rail network between Oceanside and Escondido also exist. They could meet most of the Project objectives without additionally burdening National City.

7-7 cont.

[66] See DEIR, p. 5-28 (Alternative 3 analysis incorrectly stating (ML) Light Manufacturing zoning designation would accommodate the Project with a CUP.
[67] 14 Cal Code Regs §15126.6(a).
[68] APCD January 23, 2025 comments, p. 1; DEIR, 5-28.
[69] https://www.plasticexpress.com/operations/bulk-terminals/
[70] *Id.*

Letter 7 – Continued

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Figure 1 Excerpt of BNSF Network Map available at https://www.bnsf.com/bnsf-resources/pdf/ship-with-bnsf/maps-and-shipping-locations/bnsf-network-map.pdf

7-8

F. Hazardous Impacts

The DTSC Interim Measure Workplan (IMW) for the cleanup of the property (the remediation area) was approved in May 2022, along with a CEQA exemption. However, the cumulative impact of the cleanup and the instant project has not been studied. Likewise, the remediation effort did not consider the intended use of the property as the Notice of Exemption for the IMW states incorrectly that "the property owner [had] no plans for future redevelopment at the Site."[71] In addition, the neighboring PSI property has not been remediated, contrary to the DEIR's conclusion.[72] The DTSC sent Pacific Steel a demand letter in October 2024 demanding substantial revisions to the Corrective Measures Study for the 1700 Cleveland Ave site – including a requirement that the remediated BNSF parcels remain

7-9

[71] https://files.ceqanet.opr.ca.gov/279106-1/attachment/pQg5f99Hp4r0jwUeM2jL0-wYkGqcFlS-2cUhwFP63nvI9WjLjKIt2JAcLAE-AW4lQInVAlkxnI-0eqYZ0
[72] DEIR, p. 2-3.

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Letter 7 – Continued

as part of the facility.[73] Therefore, the concurrent remediation of the PSI property and construction of the Project must be analyzed. 7-9 cont.

G. Environmental Justice – General Plan Inconsistency

Residents in Southeastern San Diego die ten years younger than their counterparts in Central San Diego.[74] National City residents' life expectancy is only 7 months longer than Southeastern San Diegans.[75] Geography plays a crucial role in this metric:

> While life expectancy is increasing across the board, there is variation in estimates by communities within the San Diego County region. People are less likely to live longer if they are economically disadvantaged, get little exercise and lack access to health care, but according to many studies, even accounting for these factors, geography matters. A baby born in San Diego County in 2021, has a life expectancy of 80.6 years, but within the county, there is currently a 15.6 year gap in life expectancy between some communities.[76]

In light of this disparity, the National City General Plan includes a Health and Environmental Justice component. Therein, the City acknowledges: 7-10

> On-going and planned uses west of I-5; therefore, pose undesirable impacts on non-industrial and sensitive land uses throughout the planning area. Industrial uses are responsible for the generation of point and non-point source emissions. Distribution activities generate a substantial amount truck traffic that contribute to high levels of diesel emissions and air quality concerns in other areas of the city.[77]

The DEIR's failure to accurately and adequately analyze the Project's impacts precludes an informed analysis of the Project's inconsistency with the General Plan or the Health and Environmental Justice element. Because the Project will significantly increase truck trips, diesel particulate matter emissions, community cancer burden above the SDAPCD threshold, and GHG emissions, it is inconsistent with all of the enumerated policies:

[73] See Enclosure.
[74] https://www.kpbs.org/news/local/2023/06/26/people-in-southeast-san-diego-die-10-years-younger-on-average-than-central-san-diegans
[75] *LIFE EXPECTANCY IN SAN DIEGO COUNTY*, 2010-2021 San Diego County Health and Human Services Agency, p. 13. https://www.sandiegocounty.gov/content/dam/sdc/hhsa/programs/phs/CHS/LifeExpectancyinSanDiegoCounty2010-2021.pdf
[76] Id., p. 1.
[77] National City, General Plan, Part Three: General Plan Elements – Health and Environmental Justice, p. 3-222.

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Letter 7 – Continued

Policy HEJ-1.2: Consider environmental justice issues as they are related to potential health impacts associated with land use decisions, including enforcement actions, to reduce the adverse health effects of hazardous materials, industrial activities, and other undesirable land uses, on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location.[78]

Policy HEJ-1.5: Assure potentially affected community residents that they have opportunities to participate in decisions that affect their environment and health, and that the concerns of all participants involved will be considered in the decision-making process.[79]

Policy HEJ-2.1: Avoid land use conflicts by ensuring residential, public assembly, and other sensitive land uses are adequately buffered from industrial land uses that may pose a threat to human health, where feasible.[80]

Policy HEJ-2.6: Consider air quality impacts, including cumulative impacts, from existing and new development when making land use decisions and limit the number of industrial facilities or uses to prevent cumulative air pollution impacts.[81]

Policy HEJ-2.7: Designate truck routes that avoid sensitive land uses, where feasible.[82]

Policy HEJ-2.9: Request lead and responsible agency consultation on land use and transportation planning, design, and implementation projects to insure that feasible measures are included to minimize potential impacts on the city from air pollution.[83]

7-10 cont.

Related policies with which the Project conflicts include:

LU-3.2: Prevent the intrusion of new incompatible land uses and environmental hazards into existing residential areas and phase out existing non-conforming uses.[84]

LU-3.6: Prohibit the establishment of new residential and other sensitive land uses near industrial land uses and within the Harbor District (unless proposed as part of a mixed-use development adjacent to the 8th Street Trolley stop) and buffer existing residential uses and other sensitive land uses from industrial uses, while protecting and enhancing visitors-serving, commercial, retail, industrial, working-waterfront, and maritime related job-producing industries.[85]

[78] Id., p. 3-231.
[79] Id., p. 3-232.
[80] Id., p. 3-234, emphasis added.
[81] Id., p. 3-325.
[82] Id.
[83] Id., emphasis added.
[84] Id., p. 3-232.
[85] Id., emphasis added.

Letter 7 – Continued

LU-3.7: Limit impacts from industrial or mixed-uses by establishing performance standards to regulate noise, glare, vibrations, odor, lighting, air pollution, and other potential disturbances.[86]

S-7.7: Work with property owners and lead agencies to reduce soil contamination from industrial operations and other activities that use, produce, or dispose of hazardous or toxic substances.[87]
S-8.1: Promote the clean-up and reuse of contaminated sites and prioritize remediation and redevelopment of brownfield sites within and adjacent to residential and mixed-use areas.[88]

CS-7.1: Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.[89]

C-2.6: Enhance the quality of life in the City's neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.[90]

7-10 cont.

As a result of the Project's inconsistency with these goals, it will result in significant impacts to nearby residents. Inconsistency with a land use plan or policy intended to mitigate environmental impacts is likely to result in a finding of significant environmental impact.[91] The Project's health impacts (increased cancer risk), air quality impacts (increased particulate emissions), greenhouse gas emissions (above the CAPCOA screening threshold), and truck traffic (above the OPR Technical Advisory VMT threshold) frustrate the City's ability to meet its Health and Environmental Justice goals. As a result of these impacts, the Project will cause substantial adverse effects on the residents of the National City, triggering a mandatory finding of significance.[92]

H. Land Use and Zoning

7-11

According to the DEIR, the Project requires a Conditional Use Permit (CUP).[93] However, it is unclear whether the Project fits within any of the use categories in Table

[86] Id., p. 3-236.
[87] Id., p. 3-233.
[88] Id.
[89] Id., p. 3-237.
[90] Id., p. 3-239.
[91] See *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 934 ["Because the land use policies at issue were adopted at least in part to avoid or mitigate environmental effects, we consider their applicability under the fair argument test with no presumption in favor of the City."].
[92] See, Pub. Res. Code §21083(b)(3) [mandatory finding of significance where "[t]he environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly."]; CEQA Guidelines §15065(a)(4)).
[93] DEIR, p. 3.6-1.

Letter 7 – Continued

18.25.020 (Allowable Land Uses Industrial Zones). Indeed, gasoline service stations are not an allowable use in the Heavy Industrial Zone.

Assuming a CUP would be sufficient, the Project would have to meet the conditions of Municipal Code Section 18.12.110. The CUP is a discretionary permit and is subject to site and use specific conditions. In particular, the City must determine (among other things):

> Granting the permit **would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity** and zone in which the property is located

7-11 cont.

Such findings cannot be made here – where the Project would introduce an additional 169 daily truck trips and a significant increase cancer burden to an already overburdened community – above the SDAPCD threshold. As noted above, the DEIR also fails to analyze the Project's consistency with the LCP – a prerequisite to the City's approval of a CDP. Such analysis would disclose the Project's inconsistency with the LCP and the Project's resultant significant impacts to wetlands and biological resources. As a result, the DEIR's land use analysis must be revised.

I. Conclusion

The DEIR fails to adequately analyze significant environmental impacts and improperly defers analysis of impacts and formulation of mitigation measures. EHC urges the City to exercise its discretion to require significant revisions to the Environmental Impact Report so it may serve its informational purpose and ensure the Project adequately avoids, minimizes, and mitigates its numerous significant impacts.

7-12

Thank you in advance for your consideration of our comments.

Sincerely,

COAST LAW GROUP LLP

[redacted]

Livia B. Beaudin
Attorneys for Environmental Health Coalition

Enclosures: DTSC Demand to Pacific Steel, October 15, 2024

7-13

Letter 7 Attachment

Letter 7 Attachment

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

October 15, 2024

SENT VIA ELECTRONIC AND CERTIFIED MAIL
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DEMAND FOR REVISED CORRECTIVE MEASURES STUDY REPORT IN COMPLIANCE WITH DTSC COMMENTS, PACIFIC STEEL, INC., 1700 CLEVELAND AVENUE, NATIONAL CITY (SITE CODE: 600984)

Dear Mr. Waterman:

As detailed below, the Department of Toxic Substances Control (DTSC) has determined that your client, Pacific Steel, Incorporated (PSI), is still out of compliance with the Corrective Action Consent Agreement (Docket HWCA 20020016) that PSI entered into with DTSC, effective August 12, 2004 and the January 5, 2016, Final Judgment and Order on Consent and Stipulation for Entry of Final Judgment and Order (Judgement and Stipulation) filed concurrent with the Judgment in the matter of People v. Pacific Steel, Inc. (Case No. 37-2015-00042417-CU-TT-CTL), regarding the site located at 1700 Cleveland Avenue, National City, California 91950(Site).

Accordingly, DTSC demands that PSI submit a Corrective Measures Study (CMS) Report with the correct Site boundary as detailed below by November 14, 2024.

7-13 cont.

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Letter 7 Attachment - Continued

BACKGROUND

The CACA and the Stipulation and Judgement obligate PSI to perform certain actions, including submitting a timely correct CMS. Specifically

Paragraph 1.3 of the CACA states:

> Respondent is the owner and leaseholder of property located at 1700 Cleveland Avenue, National City California, 91950-4215 (hereinafter facility).

Section 12.1 of the CACA states:

> Respondent shall revise any workplan, report, specification, or schedule in accordance with DTSC's written comments. Respondent shall submit to DTSC any revised documents by the due date specified by DTSC. Reasonable extensions to the due date shall be granted by DTSC upon request by respondent. Revised submittals are subject to DTSC's approval or disapproval.

Section 1 of the Judgement and Stipulation states: **7-13 cont.**

> THE SITE. Defendant Pacific Steel is an active California Corporation engaged in the business of recycling scrap metal at a facility it owns and operates at 1700 Cleveland Avenue, National City, California 91950-4215. The Pacific Steel Site (Site) is comprised of three areas of real property; the "North Parcel" (Assessors Parcel Numbers 559-051-09, -11, and -12; 559-056-03; and 559- 071-04 [northern one-third of parcel]); the "South Parcel" (Assessors Parcel Number 559-071-04 [southern two-thirds of parcel]; 559-076-01, -02, -09, and -10); and the "BNSF Parcel" (Assessor Parcel Numbers 559-040-46 and-47). Pacific Steel is the owner of the North Parcel and South Parcel; Pacific Steel leases the BNSF Parcel from Burlington Northern and Santa Fe Railway Company.

Section 9 of the Judgement and Stipulation states:

> Section 9c. Continuing Compliance with the 2004 Final Judgment, 2004 Consent Agreement, Interim Measures Plan, and other Workplans. Pacific Steel must continue to comply in all regards with the 2004 Final Judgment, including the 2004 Consent Agreement, the Interim Measures Plan, and other workplans submitted and

Letter 7 Attachment - Continued

approved pursuant to any of them. Nothing in this Stipulation is intended to nor shall it be construed to eliminate, reduce, or otherwise lessen Pacific Steel's obligations under the 2004 Final Judgment, including the 2004 Consent Agreement, the Interim Measures Plan, or other workplans submitted and approved pursuant to any of them.

The two parcels on the western portion of the Site that are owned by BNSF Railway (BNSF Parcels) and were leased to PSI for metal recycling facility usage until approximately February 2023. On May 31, 2022, DTSC approved the Interim Measures Workplan (IMW) to address the remaining soil impacts on the BNSF Parcels.

On December 6, 2022, DTSC issued to PSI a Notice of Noncompliance with the 2004 CACA and the 2016 Consent Judgement due to PSI's lack of IMW implementation and submittal of the CMS. On February 3, 2023, PSI submitted the required CMS workplan and provided a timeline for IMW implementation that contained no planned start date for the IMW work.

To facilitate the redevelopment of its property, BNSF requested a Standard Voluntary Agreement (SVA) with DTSC for the BNSF Parcels of the Site. On April 11, 2023, DTSC entered into an SVA with BNSF. BNSF conducted removal actions in August 2023 in accordance with the IMW, which resulted in the BNSF Parcels being able to meet the criteria for commercial/industrial uses as specified in the IMW, so long as institutional controls, such as Land Use Covenant, were relied upon to restrict the land from residential uses. **7-13 cont.**

The BNSF Parcels of the Site still remain as part of the facility as defined in the CACA, Judgement and Stipulation, and as stated in the DTSC-approved CMS Workplan (SCS Engineering, July 31, 2023). BNSF's work on the Site in accordance with the IMW does not relieve PSI of its liability to the Site, nor does it change the Site boundaries.

Upon DTSC's request, PSI prepared the CMS Report. Below is the timeline of CMS Report review and revision:

1. On January 30, 2024, DTSC received the draft CMS Report;
2. On April 4, 2024, DTSC provided comment letter, stating the discrepancy of Site boundary with what is defined in the CACA and CMS Workplan;

Letter 7 Attachment - Continued

3. On May 7, 2024, DTSC received the revised CMS Report, refusing to revise the Site boundary to be consistent with CACA and CMS Workplan;
4. On June 4, 2024, DTSC provided another comment letter (enclosed here for reference). The letter includes further comment regarding Site boundary discrepancy, and suggested revision to the Figures to include the BNSF parcels as part of the Site by shading these parcels differently and including a note in the legend field to indicate that they are addressed under a separate SVA between BNSF and DTSC. The letter also stated that DTSC still holds PSI as a potentially responsible party for the entire site, including the BNSF parcels.
5. On July 8, 2024, DTSC received the second revised CMS Report. The suggested note to the figure legend located in the DTSC June 4, 2024 letter was added, but the figures still exclude the BNSF parcels as part of the Site.

DEMAND

The CACA, entered into pursuant to Health and Safety Code Section 25187, requires that a CMS Report be prepared in accordance with the CMS Workplan for DTSC review and approval. Section 12.1 of the CACA requires PSI to revise any workplan or report in accordance with DTSC's comments.

7-13 cont.

After two rounds of review and comments, PSI has failed to provide the CMS Report in accordance with the CACA and DTSC comments.

DTSC hereby demands that PSI provide a Corrective Measures Study (CMS) Report with the correct Site boundary as detailed in previous DTSC comments by November 14, 2024.

Failure to comply with this directive is a violation of the California Hazardous Waste Control Law (HSC section 25100 et seq.) and may subject PSI to penalties of up to $70,000 per violation per day. In addition, a false statement that compliance has been achieved is a violation of the law and subject to a penalty of up to $70,000 for each occurrence.

If PSI fails to timely submit the required CMS report that meets DTSC requirements, DTSC will deny approval of the CMS report and utilize any available avenues for enforcement it deems necessary.

Letter 7 Attachment - Continued

If you have further questions, please contact me, at Katie.Lindsay@dtsc.ca.gov.

Sincerely,

[redacted]

Katie Lindsay
Attorney
Office of Legal Counsel

cc: (via e-mail)

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Response to Environmental Health Coalition – Letter 7:

Response to Comment 7-1:

Comment 7-1 notes that Coast Law Group LLP submitted this letter on behalf of the Environmental Health Coalition (EHC) and summarizes that the letter will detail how the Draft EIR fails to adequately characterize and mitigate significant impacts to water quality, air quality, human beings, hazardous impacts, GHG emissions, and transportation. No response is needed as the following responses will address EHC's specific concerns with Draft EIR.

Response to Comment 7-2:

Comment 7-2 states the Draft EIR fails to adequately analyze the 0.144-acres of the Project Area that contains Coastal Act wetland features. The commenter states the Proposed Project does not align with Coastal Act Section 30233(a)(1).

The commenter states that the Draft EIR fails to analyze the Project's consistency with the Local Coastal Program (LCP), it only analyzed consistency with the Coastal Act.

The commenter is referred to Response to Comment 5-3.

Response to Comment 7-3:

The commenter asserts that the Project would result in significant air quality impacts and states the Draft EIR did not adequately analyze air quality impacts and underestimates the Project's cancer risks. The commenter raises concerns about the use of the cancer risk threshold in the Draft EIR. The Draft EIR applies a threshold of significance for maximum incremental cancer risk of 10 in one million, consistent with T-BACT (Toxics Best Available Control Technology) being applied to stationary sources, per SDAPCD Rule 1200. The 10 in a million threshold has been identified as a significance level for "CEQA" purposes that includes Project mobile sources, in addition to Project stationary sources. This threshold is standard practice for projects of this nature per SDAPCD's guidance and recommendations. The Project, as analyzed in the Draft EIR, includes measures to minimize emissions and applies T-BACT for relevant stationary sources, such as spill containment valves and couplers in fuel transfer processes. It is important to clarify that truck emissions associated with the Project are categorized as mobile sources and are regulated separately under state and federal standards. Mobile source emissions were thoroughly analyzed using AERMOD and HARP2 models, indicating that the maximum cancer risk remains below the applicable threshold of 10 in one million at all receptor locations. In addition, it is noted that diesel-fueled truck mobile sources will be phased out in California by existing regulations as zero-emission truck technologies continue to mature. To better address regional air pollution and global climate change, Governor Gavin Newsom signed Executive Order N-79-20 on September 23, 2020. The Executive Order states: "It shall be a goal of the state that 100% of in-state sales of new passenger cars and trucks will be zero-emission by 2035. It shall be a further goal of the state that 100% of medium and heavy-duty vehicles in the state be zero-emission by 2045 for all operations where feasible and by 2035 for drayage trucks. It shall be further a goal of the state to transition to 100% zero-emission off-road vehicles and

equipment by 2035 where feasible." The Executive Order further directs the development of regulations to help meet these goals. According to CARB, it has implemented or is developing regulations that will eventually require the use of zero-emission trucks throughout the state. CARB also requires increasing the use of zero-emission trucks, through the Advanced Clean Trucks Regulation, which aims to accelerate the adoption of zero-emission trucks. The Advanced Clean Trucks Regulation, approved by CARB on June 25, 2020, required manufacturers to start manufacturing zero-emission trucks and vans beginning in 2024. The rule is expected to result in about 100,000 zero-emission trucks in California by the end of 2030 and about 300,000 by 2035. The Advanced Clean Trucks regulation is part of CARB's overall approach to accelerate use of zero-emission medium- and heavy-duty trucks. CARB approved amendments to the Advanced Clean Trucks regulation in March 2021. The amendments help ensure that more zero-emission vehicles are brought to market.

While the Project supports California's long-term air quality improvement goals and GHG reduction goals, the adoption of zero-emission locomotive technologies, particularly for line-haul operations, is currently not technically feasible at the scale required to meet the Project's operational needs. According to CARB's own findings, zero-emission line-haul locomotives are not expected to be commercially available until at least 2035. Furthermore, the necessary infrastructure along rail routes, such as charging or hydrogen fueling stations, is still under development and not yet capable of supporting large-scale implementation.

It is important to highlight that the Project's primary purpose is to facilitate the distribution of renewable fuels, including renewable diesel, ethanol, biodiesel, and sustainable aviation fuel. These fuels provide immediate, lower-carbon alternatives to conventional fossil fuels, significantly reducing lifecycle GHG emissions and toxic air pollutants. By enabling the use of renewable fuels, the Project serves as a critical transitional measure while zero-emission locomotive and truck technologies continue to advance.

The environmental analysis for the Project has already accounted for emissions from locomotives and demonstrates that these emissions are below applicable thresholds of significance for both air quality and health risk impacts. The Project does not preclude the use of zero-emission switcher and line-haul locomotives as they become more commercially viable. The Project aligns with California's long-term environmental goals by supporting the transition to cleaner transportation technologies and will remain adaptable to advancements in zero-emission solutions as they become more feasible.

The comment also summarizes a recent study on short-term total and wildfire fine particulate matter exposure which found that $PM_{2.5}$ exposure is associated with increases in risk for illness-related work absences which is amplified by wildfire smoke. This study found one unit increase in $PM_{2.5}$ could result in more than 1 million days of work loss due to sickness and a quarter billion dollars of economic loss annually in the State.

Criteria air pollutants are defined as those pollutants for which the federal and State governments have established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. This includes both coarse and fine particulate matter (PM_{10} and $PM_{2.5}$, respectively). The emissions thresholds were established based on the attainment status of the air basin with regard to air quality standards for specific criteria pollutants. Because the concentration standards

were set at a level that protects public health with an adequate margin of safety (EPA), these emissions thresholds are regarded as conservative and would overstate an individual project's contribution to health risks. All Project-related emission sources were included in the analysis and determined to be below applicable thresholds of significance and less than significant.

The commenter further states the Draft EIR does not give supporting information, such as identifying retail customers or locations, that proves project deliveries will be confined to a 35-mile radius.

Please refer to Response to Comment 4-3. The 35-mile radius from the Project Area generally covers the coastal plain within San Diego County and is defined based on geography and the location of population demand centers. Areas beyond the 35-mile radius begin to encroach into federal lands (e.g., Marine Corps Base Camp Pendleton to the north and the Cleveland National Forest to the east) and retail locations become very sparse beyond this distance.

Response to Comment 7-4:

The commentor raises concerns regarding the Project's consistency with the goals outlined in the Community Emissions Reduction Plan (CERP) for the Portside Environmental Justice Community. The CERP establishes ambitious targets to reduce DPM and other emissions from mobile and stationary sources. The Project, while addressing immediate needs for renewable fuels distribution, aligns with long-term air quality goals in several critical ways. Below are responses pertaining to each goal addressed by the comment.

Goal 1 – "By 2031, reduce Diesel PM from 2018 levels by 80% in ambient air at all Portside Community locations": The Project will enable the distribution of renewable fuels such as renewable diesel, biodiesel, and sustainable aviation fuel, which produce significantly fewer emissions over their lifecycle compared to conventional petroleum-based fuels. These renewable fuels are designed to replace traditional diesel in the transportation sector, directly contributing to a reduction in DPM emissions regionally, including within the Portside Community.

While the Project introduces heavy-duty truck (HDT) trips to the Project Area, these trips would replace existing trips originating from areas farther away and are necessary to supply cleaner fuels to nearby retailers, displacing dirtier fuels currently in use and resulting in a net reduction of transportation sector emissions over time. Additionally, the Project will comply with California's state mandates, such as the Advanced Clean Fleets Regulation and the Heavy-Duty Low-NOx Omnibus Rule, which are designed to accelerate the adoption of cleaner HDT technologies. These mandates, implemented by CARB, include significant reductions in DPM and NOx emissions through the use of Tier 4 engines and the gradual adoption of zero-emission HDTs over time.

As cleaner truck technologies become increasingly available, the trucks serving the Project will be required to meet California's stringent emissions standards, ensuring that diesel PM emissions from HDTs continue to decline. This compliance will further align the Project with California's air quality goals and the Portside Community's CERP goal of reducing Diesel PM by 80 percent by 2031.

Goal 2 – Medium-Duty and Heavy-Duty trucks servicing Portside Community to be 100% zero-emission vehicles (ZEV) 5 years ahead of the California state requirements: The commenter highlights that the Project does not mandate the use of ZEVs. However, it is important to note that zero-emission heavy-duty truck technologies are still in the early stages of adoption, with infrastructure and fleet availability not yet sufficient for large-scale implementation. The Project does not preclude the future transition to ZEVs; instead, it is designed to remain adaptable as ZEV technologies become commercially viable. The renewable fuels facilitated by the Project act as an interim solution, providing immediate emission reductions while the industry transitions to zero-emission alternatives.

Goal 4 – Reduce emissions from HD/MD trucks servicing indirect sources by 100% 5 years in advance of regulatory requirements: The commenter expresses concerns about the cumulative impacts of the Project alongside other indirect sources within the Portside Community. The Project was evaluated under CEQA with a Health Risk Assessment that incorporates emissions from both stationary and mobile sources, demonstrating that cancer risks and other health impacts are below applicable thresholds of significance (see Response to Comment 7-3). Additionally, the Project's focus on renewable fuels directly supports the broader objective of reducing emissions associated with indirect sources like warehouses and distribution facilities.

Response to Comment 7-5:

The commenter raises concerns regarding the Draft EIR's analysis of GHG emissions, including the applied thresholds, mitigation, modeling assumptions, and vehicle miles traveled (VMT). The Project proposes the distribution of renewable fuels—such as renewable diesel, biodiesel, and sustainable aviation fuel—to retailers in a region that currently lacks direct access to these alternatives. By making these fuels available locally by rail, the Project reduces the need for long-distance transport, helping to lower VMT and the associated emissions within the region. Additionally, the renewable fuels supported by the Project align with California's Low Carbon Fuel Standard and broader climate action goals by significantly reducing lifecycle GHG emissions compared to traditional fossil fuels. Additionally, California's Advanced Clean Fleets Regulation and Heavy-Duty Low-NOx Omnibus Rule are driving rapid improvements in heavy-duty vehicle emissions performance. The Project will comply with these state-mandated requirements, incorporating Tier IV and zero-emission vehicle (ZEV) technologies into its operations as they become more available and feasible. The Project does not impede the transition to ZEVs and will remain adaptable to evolving regulatory and technological advancements. The commenter is referred to Response to Comment 4-2 and 7-3 for more detail on Project features that reduce emissions.

The Draft EIR appropriately applies the South Coast Air Quality Management District's (SCAQMD) interim GHG significance threshold of 3,000 metric tons of CO_2e per year, a widely recognized threshold for evaluating land use projects. As stated on page 3.4-8 of the Draft EIR, neither the SDAPCD nor the City of National City identifies a numeric GHG significance threshold. In the absence of such a threshold the analysis employs the SCAQMD significance threshold due to the proximities of the South Coast Air Basin and the San Diego Air Basin. While the commenter suggests using the California Air Pollution Control Officers Association (CAPCOA) 900 $MTCO_2e$ threshold, CEQA allows lead agencies the discretion to select

thresholds that are appropriate for the region and project type. The SCAQMD threshold reflects California's regulatory framework and is consistent with thresholds applied to similar projects in the region. The Draft EIR's analysis demonstrates that the Project aligns with state and regional climate goals. Additionally, the Draft EIR demonstrates Project consistency with the National City Climate Action Plan. As stated on page 3.4-11, the Climate Action Plan has several required policies and actions that apply to the Project. The Project would incorporate all the applicable actions as required by mitigation measure GHG-1 (see page 3.4-12 of the Draft EIR). The VMT reduction measures in the Climate Action Plan referenced by the commenter are not applicable to the Project or any proposed development. A review of Table CAP-9 of the Climate Action Plan shows that the VMT reduction strategies (TLU-1.1 – TLU-1.12) are implemented by the Community Development Department on a citywide basis, and do not address specific requirements of private development projects.

In response to comments about the Draft EIR's assumption of an average one-way trip distance of 12.32 miles, the Project's CalEEMod modeling has been updated (see Response to Comment 4-3) to reflect a more conservative assumption of 35 miles as stated in the Project's Traffic Report. This adjustment accounts for the potential for longer delivery routes and ensures a robust and conservative analysis. Even with this updated trip length, the Project's operational GHG emissions remain below the significance threshold.

Response to Comment 7-6:

Comment 7-6 states the Project does not consider the cumulative impact of creating additional capacity by freeing up capacity at the BNSF facility in San Diego. The commenter also states the Draft EIR did not explain the capacity reduction from the IS/MND to the Draft EIR.

The commenter does not agree with the Draft EIR's use of San Diego ITE Guidelines rather than the OPR Technical Advisory.

The commenter also states that per 14 CCR 15064(b)(2), a determination that an environmental impact complies with a threshold of significance does not relieve a lead agency of its obligation to consider evidence that the impact may be significant despite compliance with the threshold.

Through Project planning, BNSF identified that one new locomotive trip was required to serve the Project Site that would go directly to National City and the Project Site, bypassing classification yards and will not be reclassified or re-blocked (i.e., split up and organized to be sent to multiple destinations) at the BNSF San Diego Rail Yard located north of the Project Site. Therefore, there would be no change in activity at the BNSF San Diego Rail Yard. The OPR Technical Advisory is a guidance document to offer recommendations for which agencies may use at their discretion. The screening threshold of 110 trips to conclude the presumption of a less than significant VMT impact is a recommended value to assess typical small projects based on a typical trip generation rate of 110 to 124 trips per 10,000 square feet and intended for consistency with a CEQA Class 1 exemption (existing facilities). The OPR Technical Advisory does not include recommendations for industrial type developments. At the City's discretion, reliance on the Guidelines for Transportation Impact Studies in the San Diego Region (May 2019) screening threshold

were utilized to determine impact significance. As noted in the Guidelines for Transportation Impact Studies in the San Diego Region (May 2019), it is recommended that lead agencies determine a minimum project size, below which VMT impacts are presumed to be less than significant. This determination of minimum project size for VMT analysis differs from the OPR guidance as it is based on regional standards for transportation analyses documented in the Guidelines for Transportation Impact Studies in the San Diego Region (ITE/SANTEC, 2000) as noted in the comment. This methodology is widely accepted by transportation professionals, decisions makers, and the public. Per the guidelines, Projects that are consistent with the General Plan and with average daily trips between 0 and 1,000 are not required to perform a full VMT analysis and VMT impacts can be presumed to be less than significant.

Response to Comment 7-7:

Comment 7-7 states the alternatives analysis provided in the Draft EIR is inadequate as the Draft EIR incorrectly concludes none of the Project impacts are significant. This comment states the analysis of Alternative 3 is flawed as the proposed use is prohibited in the Light Industrial (ML) zone in which it is located. The commenter also states the Alternative 3 location does not reflect an inclusion of a reasonable range of alternatives as it is still within the Portside Community.

Please refer to Responses to Comments 1-1 and 6-2. As part of the process of application (for Alternative 3), the Project Applicant would include a request for a General Plan Amendment and Zone Change as development of the site would require consistency with both the General Plan and Zoning Code. This change would be necessary to achieve the goal of General Plan/Zoning consistency. It is expected that the General Plan Amendment request would be to change the existing land use designation from Light Industrial to Industrial and the Zone Change would be to change the zoning from Light Industrial to Medium Industrial. With the proposed General Plan Amendment and Zone Change, the Project would be consistent with the underlying General Plan land use designation and zoning code and the Project could be developed with a CUP. No changes to the Draft EIR are required in response to this comment.

Response to Comment 7-8:

Comment 7-8 provides a map of the BNSF network in San Diego County. No response is required.

Response to Comment 7-9:

Comment 7-9 states the cumulative impact of the cleanup of the remediation area outlined in the DTSC Interim Measure Workplan (IMW) has not been studied. The commenter states the remediation effort did not consider the intended use of the property as the IMW Notice of Exemption incorrectly states the property owner had no plans for future redevelopment of the site. This comment also references a demand letter sent to Pacific Steel by DTSC which demands revisions to the Corrective Measures Study for the 1700 Cleveland Avenue site including a requirement that the remediated BNSF parcel remain as a part of the facility. The commenter states the concurrent remediation of the PSI property and Project construction must be analyzed.

Site remediation of the PSI property is a separate project with DTSC as the CEQA lead agency. Site remediation and the associated activities of that project are complete. Each project has independent utility. If the site remediation activity was not implemented, the Proposed Project would still be able to be developed at a reduced intensity. BNSF is the underlying property owner and is not the Project Applicant.

Response to Comment 7-10:

Comment 7-10 states the Draft EIR fails to adequately analyze the Project's consistency with the City's General Plan or the Health and Environmental Justice Element. The commenter also provides information on life expectancy in National City. This comment states the Project is inconsistent with Policies HEJ-1.2, HEJ-1.5, HEJ-2.1, HEJ-2.6, HEJ-2.7, HEJ-2.9, LU-3.2, LU3-.6, LU-3.7, S-7.7, S-8.1, CS-7.1, and C-2.6 as described below.

Health and Environmental Justice Element

Table 3.6-2 in Section 3.6 Land Use of the Draft EIR, titled *Summary of Project Consistency with Environmental Policies of the General Plan and Other Applicable,* provides a discussion of the Project's applicability and consistency. As shown in the table, the Project is consistent with the applicable policies in the City's Health and Environmental Justice Element. No changes to the Draft EIR are required in response to this comment.

Land Use Element

The consistency analysis provided in the Draft EIR includes analysis of applicable land use policies based upon the updated 2024 General Plan Land Use Element which was adopted by the City Council in March 2024. The analysis of compatible land uses is provided in Table 3.6-2 under Policy LU-6.2. No changes to the Draft EIR are required in response to this comment.

Safety Element

The consistency analysis provided in the Draft EIR includes analysis of applicable safety policies based upon the updated 2024 General Plan Land Use Element which was adopted by the City Council in March 2024. The analysis of consistency with soil contamination and contaminated sites is provided in Table 3.6-2 under Policy S-7.7, S-8.1, and S-8.2. No changes to the Draft EIR are required in response to this comment.

Conservation and Sustainability Element

The Project proposes a new prefabricated unit that would be installed within the Project Site. Therefore, Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the CCR (Title 24) will be adhered to. Chapter 3.3 Energy of the Draft EIR accounts for electricity consumption of the office during the operational phase of the Project. No changes to the Draft EIR are required in response to this comment.

Circulation Element

The consistency analysis provided in the Draft EIR includes analysis of applicable transportation policies based upon the updated 2024 General Plan Transportation Element which was adopted by the City Council in February 2024. Policy C-2.6 no longer exists in the City's adopted 2024 General Plan; however Table 3.6-2 demonstrates that the Proposed Project is consistent with all applicable policies identified in the Transportation Element.

Response to Comment 7-11:

Comment 7-11 states it is unclear whether the Proposed Project fits within any of the allowable land uses for industrial zones as listed in Table 18.25.020 of the City's municipal code. The commenter states the Project does not meet requirements for a Conditional Use Permit (CUP) due to inconsistency with the LCP and impacts to wetlands and biological resources.

Please see Response to Comment 5-3. As described in Section 3.2 of the Draft EIR, there are no significant impacts to biological resources as a result of Project implementation. All potentially significant impacts include mitigation measures to reduce the impact to less than significant. No changes to the Draft EIR are required in response to this comment.

Response to Comment 7-12:

Comment 7-12 urges the City to require significant revisions to the EIR to ensure it adequately avoids, minimizes, and mitigates its significant impacts.

The City has fulfilled its obligation for environmental review under CEQA through preparation of the Draft EIR, including requirements for scoping and public review. As demonstrated through the analysis provided within the Draft EIR, impacts were found to be less than significant or less than significant with mitigation. No further response is required.

Response to Comment 7-13:

This comment notes the DTSC demand letter to Pacific Steel Inc. (PSI) mentioned in Comment 7-9 is attached to the comment letter. The letter states that DTSC determined PSI is still out of compliance with the Corrective Action Consent Agreement (CACA), Final Judgment, and Order on Consent and Stipulation for Entry of Final Judgment and Order. DTSC demands that PSI submit a Corrective Measures Study (CMS) Report with correct site boundaries.

As discussed in the letter, the Pacific Steel Site (Site) is comprised of three areas of property, including the North Parcel, South Parcel, and BNSF Parcel of which Pacific Steel owns the North Parcel and South Parcel but leases the BNSF Parcel from BNSF. The BNSF Parcel was leased to PSI for metal recycling facilities until approximately February 2023. BNSF entered into a Standard Voluntary Agreement (SVA) with DTSC on April 11, 2023, to remediate and facilitate redevelopment of its property. BNSF conducted removal actions in August 2023 in accordance with the Interim Measures Workplan (IMW), which resulted in the BNSF Parcels being able to meet the criteria for commercial/industrial uses as specified in the IMW, so long as

institutional controls, such as Land Use Covenant, were relied upon to restrict the land from residential uses.

The letter states that although removal actions were completed, the BNSF parcels remain as part of the PSI Site as defined in the CACA, Judgement and Stipulation, and DTSC-approved CMS Workplan and the work on the site does not relieve PSI of its liability for the Site. A revised CMS Report was requested to show the BNSF Parcels as part of the Site on the figures and figure legend. The revised report submitted to DTSC added the BNSF parcels to the figure legend but not the figures, leading DTSC to provide this demand letter.

DTSC 's request is to update site boundaries in figures provided in the Corrective Measures Study (CMS) report and to specify that BNSF's remediation efforts do not relieve PSI of its liability to the Site or change the Site boundaries. This is an administrative request to update an existing report and provides no challenge to the Draft EIR or the information contained therein. No further response is necessary.

4.0 ERRATA

4.1 Introduction

The following clarifications and modifications are intended to update the EIR. All of the information added pursuant to this Errata merely clarifies, corrects, adds to, or makes insignificant modifications to information in the EIR. The City has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the EIR, does not constitute "significant new information" pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the Draft EIR.

For clarification and correction, strikeout/underline has been used to identify changes in the Draft EIR when compared to the Final EIR. Changes to the text are noted with underline type for added text and ~~strikeout~~ type for deleted text.

4.2 Project Clarification

Table 3.1-6 Operational Criteria Air Pollutant Emissions on pages 3.1-20 and 3.1-21 of the Draft EIR presents Project-related operational emissions compared to SDAPCD significance daily and annual thresholds. For Mainline Rail Emissions, the pounds per day emissions for summer and winter and tons per year emissions were presented in the wrong column and assigned to the incorrect pollutant for ROG, CO, and SO_2. The emission values do not change; they are merely presented in the incorrect column. This clarification is only for the Mainline Rail Emissions and the total Project operational emissions are updated for clarification. Emission values for NO_X, PM_{10}, and $PM_{2.5}$ are correctly identified in the table.

Table 3.1-6. Operational Criteria Air Pollutant Emissions

Emission Source	Pollutant					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer Emissions (Pounds per Day)						
CalEEMod Sources (area sources, worker commutes and truck trips)	0.34	9.23	4.39	0.06	1.87	0.57
Calculated Fugitive Evaporation (fuel transfer off-gassing)	32.27	--	--	–	–	–
Mainline SDAB Rail Emissions (65 miles of transport per train trip)	~~7.67~~ 1.96	31.24	~~5.97~~ 7.67	~~1.96~~ 5.97	1.09	1.00
Project Emissions	**~~40.28~~ 34.57**	**40.47**	**~~10.36~~ 12.06**	**~~2.02~~ 6.03**	**2.96**	**1.57**

Table 3.1-6. Operational Criteria Air Pollutant Emissions

Emission Source	Pollutant					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Winter Emissions (Pounds per Day)						
CalEEMod Sources (area sources, worker commutes and truck trips)	0.26	9.58	4.39	0.06	1.87	0.57
Calculated Fugitive Evaporation (fuel transfer off-gassing)	32.27	--	--	–	–	–
Mainline SDAB Rail Emissions (65 miles of transport per train trip	~~7.67~~ 1.96	31.24	~~5.97~~ 7.67	~~1.96~~ 5.97	1.09	1.00
Project Emissions	**~~40.20~~ 34.49**	**40.82**	**~~10.36~~ 12.06**	**~~2.02~~ 6.03**	**2.96**	**1.57**
Daily Significance Threshold	*75*	*250*	*550*	*250*	*100*	*55*
Exceed Daily Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Annual Emissions (Tons per Year)						
CalEEMod Sources (area sources, worker commutes and truck trips)	0.1	1.7	0.8	0.0	0.3	0.1
Calculated Fugitive Evaporation (fuel transfer off-gassing)	5.9	--	--	--	--	--
Mainline SDAB Rail Emissions (65 miles of transport per train trip	~~1.4~~ 0.4	5.7	~~1.1~~ 1.4	~~0.4~~ 1.1	0.2	0.2
Project Emissions	**~~7.4~~ 6.4**	**7.4**	**~~1.9~~ 2.2**	**~~0.4~~ 1.1**	**0.5**	**0.3**
Annual Significance Threshold	*13.7*	*40*	*100*	*40*	*15*	*10*
Exceed Annual Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: US Compliance calculated the operational emissions for the Proposed Project fugitive VOC/ROG emissions. Trip counts and distances were calculated based on the Project's daily throughput, truck tanker capacity, and trip distances provided by US Compliance. In addition, mainline rail emissions were calculated using the BNSF ton-mile per gallon, Project throughput, BNSF engine inventory and CARB Vision Access Database emission factors in grams per gallon diesel.

Source: CalEEMod version 2022.1. Refer to Appendix B for Model Data Outputs.

5.0 MITIGATION MONITORING AND REPORTING PLAN

5.1 Introduction

In accordance with CEQA, an EIR that identified adverse impacts related to the construction activity for the Proposed Project was prepared. The EIR identified mitigation measures that would reduce or eliminate these impacts to below the level of significance.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring plan for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. A Mitigation Monitoring and Reporting Plan (MMRP) is required for the Proposed Project because the EIR identified potentially significant adverse impacts related to construction and operation activities, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Proposed Project.

5.2 Purpose of the Mitigation Monitoring and Reporting Plan

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Proposed Project, as required. The MMRP may be modified during project implementation, as necessary, in response to changing conditions or other project refinements. Table 5-1 has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the EIR.

5.3 Roles and Responsibilities

The City of National City, as Lead Agency, is responsible for oversight of compliance of the mitigation measures in the MMRP.

5.4 Mitigation Monitoring and Reporting Plan

The column categories identified in the MMRP table (Table 5-1) are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.

- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.

- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure and provides space for verification initials and date.
- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – This column lists any agencies with which the City may coordinate for implementation of the mitigation measure.
- **Comments** – This column provides space for written comments, if necessary.

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Biological Resources Mitigation Measures					
BIO-1: Rare Plant Salvage. Prior to the start of construction activities, a qualified biologist shall salvage seed from the Nuttall's acmispon during the appropriate time of year (June to October), store under appropriate conditions, and coordinate donation of the seeds with a refuge and/or plant nursery (e.g., Sweetwater Marsh National Wildlife Refuge and Native West Nursery) that would apply seed within the refuge boundaries. Appropriate seed storage conditions are in a paper bag, placed in a dry location out of direct sunlight, away from moisture, ideally at 72 degrees Fahrenheit. Seed shall be collected from June to October 2024 and the subsequent spring (2025), provided that the plant is present and ready to seed.	**Activity:** Seed salvage **Timing:** Prior to the start of construction activities. **Frequency:** 2 collection seasons.	**Project Biologist** Initials Date	**City of National City** Initials Date	Possible coordination with USFWS.	Seeds collected in July 2022 and donated in October 2022.
BIO-2: Pre-Construction Survey for Nesting Birds and Special-Status Avian Species. Where feasible, ground-disturbing activities, including vegetation removal, shall be conducted during the non-breeding season (approximately September 1 through January 14) to avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5 and 3513. Several species were identified as having potential to nest year-round; therefore, regardless of time of year, a pre-construction survey for nesting birds and special-status avian species shall be conducted by a qualified biologist (experienced in the identification of avian species and conducting nesting bird	**Activity:** Pre-construction survey for nesting birds and special-status avian species. **Timing:** Conduct survey no more than three days prior to initial ground disturbance if	**Project Biologist** Initials Date	**City of National City** Initials Date	Possible coordination with CDFW.	

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
surveys) if activities with the potential to disrupt nesting birds or special-status avian species are scheduled to occur. The survey shall include the Proposed Project and adjacent areas where Project activities have the potential to cause nest failure. The pre-construction survey shall be conducted no more than 3 days prior to the start of ground-disturbing activities (including vegetation removal) within the bird breeding season. Site preparation and construction activities may begin if no nesting birds or special-status avian species are observed during the survey. If nesting birds or raptors or special-status avian species are found to be present, avoidance or minimization measures shall be implemented to avoid potential proposed Project-related impacts to the species. Avoidance and minimization measures shall be developed by the qualified biologist and may include seasonal work restrictions, additional survey and monitoring requirements, or non-disturbance buffers established around active nests until the biologist has determined that the nesting cycle is completed. The width of non-disturbance buffers established around active nests will be determined by the qualified biologist (300 feet is typically recommended for songbirds and 500 feet is typically recommended for raptors). Once nesting is deemed complete by the qualified biologist as determined through periodic nest monitoring, the non-disturbance buffer will be removed by the qualified biologist and proposed Project work may resume in the area.	construction is to occur during breeding season. **Frequency:** One time.				

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
BIO-3: Compliance with Section 4150 of California Fish and Game Code: If tree trimming and removal activities are required, these activities should take place outside of the bat maternity season (April 1 to August 31) to the greatest extent feasible. If tree removal must take place during the maternity season, a pre-removal bat survey shall take place no more than 48 hours prior to planned tree removal to determine if bats are roosting in the trees. If bats are determined to be present in the trees during surveys, tree removal shall be postponed until after the maternity season (September 1 through March 31). All tree-trimming and removal activities shall be conducted under the direct supervision of a qualified bat biologist. To minimize direct mortality to any roosting bats, including western yellow bat, each palm tree requiring removal shall be trimmed using a two-step process conducted over two consecutive days. On the first day only the outermost fronds of each individual tree shall be removed, including the uppermost live fronds (the top of the tree) entirely on the first day along with the upper 25 percent of the frond skirt. The innermost fronds shall not be trimmed. No more than 50 percent of the palm fronds shall be removed from each tree during Day 1. This method would allow for sufficient disturbance of the tree that would encourage any roosting bats within the frond skirt to abandon the tree during evening emergence without directly impacting roosting bats within the skirt. The remainder of the tree should be removed on the second day. This procedure need	**Activity:** Tree trimming and removal; Bat survey. **Timing:** Outside bat maternity season. Bat survey no more than 48 hours prior to tree removal. **Frequency:** As needed.	**Project Biologist** Initials Date	**City of National City** Initials Date		

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
not be implemented if the tree does not have fronds. All fronds must be removed/trimmed using chainsaws or other hand-tools. No use of heavy equipment shall be used to remove fronds. If bats emerge at any time during the tree trimming, trimming activities shall cease at that individual tree for the remainder of the day to allow for any additional bats roosting in the tree to emerge during evening hours when it is safe and appropriate for them to do so. Trimming of the tree may resume the following morning. Tree trimming activities in the fall should be conducted on days when weather conditions are such that roosting bats are unlikely to be in torpor (predicted overnight lows on evenings before and after the tree trimming activities are above 45 degrees Fahrenheit) to the extent practicable.					
Greenhouse Gas Mitigation Measures					
GHG-1: Adhere to National City's Climate Action Planning Reduction Measures. The Project shall implement the following applicable greenhouse gas-reducing measures, consistent with National City Climate Action Plan Update: ▪ Prior to issuance of a building permit, the Applicant shall demonstrate that the employee parking lot is electric vehicle ready (i.e., charging stations, preferred parking, etc.).	**Activity:** GHG reduction measures. **Timing:** Prior to the issuance of occupancy permits. **Frequency:** As needed.	**Applicant** _____ Initials _____ Date	**City of National City** _____ Initials _____ Date		

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
▪ Limit idling times for all employee and tanker truck vehicles, as well as construction equipment, to less than 5 minutes. ▪ Prior to issuance of a building permit, the Applicant shall demonstrate implementation of all applicable Nonresidential Voluntary Measures of the California Green Building Standards Code – Part 11, Title 24, California Code of Regulations (CalGreen) from the Planning and Design, Energy Efficiency, Water Efficiency and Conservation, and Material Conservation and Resource Efficiency Divisions (Appendix A5 of the 2022 California Green Building Standards Code). These measures shall include, but are not limited to, energy efficiency enhancements, water use reduction, sustainable building materials, improved indoor environmental quality, and waste management strategies.					
Tribal Cultural Resources Mitigation Measures					

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-1: Archaeological Monitoring. A qualified professional archaeologist, meeting or working under the direction of someone meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology should be retained to monitor all ground-disturbing activities associated with Project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that will disturb original (pre-project) ground. The monitor must have the authority to temporarily pause activity at the location in the event of an unanticipated discovery, so that he or she can direct the procedures in section 6.3.3.	**Activity:** Archaeological Monitoring. **Timing:** During ground-disturbing activities. **Frequency:** As needed.	**Qualified Archaeologist** Initials Date	**City of National City** Initials Date		
CUL-2: Native American Monitoring. A Native American monitor from a tribe that is traditionally and culturally affiliated with the Project Area should be retained to monitor all ground-disturbing activities associated with Project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that will disturb original (pre-project) ground. The Native American monitor should have the authority to temporarily pause activity at the location in the event of an unanticipated discovery, so that he or she can coordinate with the Project archaeologist on the identification of a potential cultural resource and the Project archaeologist can direct the procedures in the following section.	**Activity:** Tribal Cultural Resource Monitoring. **Timing:** During ground-disturbing activities. **Frequency:** As needed.	**Native American Monitor** Initials Date	**City of National City** Initials Date		

CUL-3: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: ■ If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required. ■ If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the City, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Historic Property, as defined in 36 CFR 60.4. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or Section 106; or 2) that the treatment measures have been completed to their satisfaction. ■ If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Diego County Medical Examiner (per § 7050.5 of	**Activity:** Resource evaluation. **Timing:** During construction. **Frequency:** As needed.	**Qualified Archaeologist** Initials Date	**City of National City** Initials Date		

Table 5-1. Mitigation Monitoring and Reporting Plan.

Mitigation Measure	Activity/Timing/ Frequency	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Medical Examiner determines the remains are Native American and not the result of a crime scene, the Medical Examiner will notify the NAHC, which then will designate a Native American Most Likely Descendent (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.					

6.0 LIST OF APPENDICES

Appendix A –San Diego Clean Fuels Facility LLC Project Draft EIR (November 2024)

APPENDIX A

San Diego Clean Fuels Facility LLC Project Draft EIR (November 2024)

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED FUEL TRANSFER FACILITY (SAN DIEGO CLEAN FUELS LLC) WITHIN BNSF RAILROAD RIGHT-OF-WAY AND BNSF-OWNED PROPERTY, LOCATED WEST OF THE 1800 BLOCK OF CLEVELAND AVENUE AND NORTH OF WEST 19TH STREET, NORTH TO CIVIC CENTER DRIVE.

WHEREAS, the Planning Commission of the City of National City considered the Final Environmental Impact Report for an application for a proposed fuel transfer facility within BNSF railroad right-of-way and BNSF-owned property, located west of the 1800 block of Cleveland Avenue and north of West 19th Street, north to Civic Center Drive at a duly advertised public hearing held on September 15, 2025, at which time the Planning Commission considered evidence; and

WHEREAS, at said public hearing the Planning Commission considered the staff report provided for Case File No. 2023-03 IS, which is maintained by the City and incorporated herein by reference; along with any other evidence presented at said hearing and voted to adopt Resolution No. 2025-13 by a unaminous vote of those present; and

WHEREAS, the City Council of the City of National City considered the appeal of the Planning Commission's denial of the Conditional Use Permit and Coastal Development Permit for the aforementioned project for a proposed fuel transfer facility at duly advertised public hearings held on October 7, 2025 and November 4, 2025, at which time oral and documentary evidence was presented; and

WHEREAS, at said public hearings the City Council considered the staff report provided for Case File No. 2023-03 IS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and consistent with City ordinances and regulations; and

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, THE CITY COUNCIL OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby certifiies the Final Environmental Impact Report for a proposed fuel transfer facility within BNSF railroad right-of-way and BNSF-owned

property, located west of the 1800 block of Cleveland Avenue and north of West 19th Street, north to Civic Center Drive, based on the following findings:

1. Pursuant to CEQA Guidelines Sections 15050 and 15051, the City is the "lead agency" for the project.

2. The Draft EIR and Final EIR were prepared in compliance with CEQA, CEQA Guidelines, and any City Significance Determination Thresholds.

3. The Final EIR for the San Diego Clean Fuels Facility LLC Project reflects the City 's independent judgment and analysis in accordance with PRC Section 20182.1 (c) (3) and CEQA Guidelines section 15090(a) in reviewing, commenting on, and revising material prepared by the consultant.

4. An MMRP has been prepared for the project, which the City has adopted and has made a condition of approval of the project. That MMRP is incorporated herein by reference and is considered part of the Record of Proceedings for the project.

5. With the certification of the EIR, the City Council adopts all mitigation measures recommended by the EIR as listed in the Mitigation Monitoring and Reporting Program

6. The MMRP designates responsibility and anticipated timing for the implementation of mitigation measures. The City will serve as the MMRP Coordinator.

7. In determining whether the project has a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has based its decision on substantial evidence in the record and has complied with CEQA Sections 21081.5 and 21082.2 and CEQA Guidelines Section 15901(b).

8. The impacts of the project have been analyzed to the extent feasible at the time of certification of the Final EIR.

9. The City Council finds that the Proposed Project would not conflict with air quality plans or expose sensitive receptors to harmful pollutant levels, and impacts would be less than significant. Therefore, no mitigation is required.

10. The City Council finds that the Proposed Project would have less than significant effects related to wasteful, inefficient, or unnecessary energy consumption during construction and is consistent with applicable state and locals plans for renewable energy and energy efficiency.

11. The City Council finds that changes or alterations have been required in, or incorporated into, the Proposed Project which would mitigate or avoid the significant environmental effects identified in the EIR.

12. The City Council finds that Project implementation would not conflict with applicable environmental policies of the City's General Plan and/or State and federal laws, regulations and orders, and that impacts would be less than significant, and no mitigation is required.

13. The City Council finds that the Proposed Project would not physically divide an established community and would not conflict with applicable environmental policies of the City's General Plan, and/or local plans, and/or State and federal laws, regulations and orders. Impacts would be less than significant, and no mitigation is required.

14. The City Council finds that the Proposed Project would not conflict with any of the applicable plans, programs, or ordinances, or policies addressing the circulation system. The Project is consistent with the City's General Plan and does not exceed the average daily trip (ADT) threshold and would not have a significant vehicle miles traveled (VMT) impact. Impacts would be less than significant.

15. The City Council finds that changes or alterations have been required in, or incorporated into, the Proposed Project which would mitigate or avoid the significant environmental effects to Special Status Plant and Wildlife Species identified in the EIR.

16. The City Council finds that changes or alterations have been required in, or incorporated into, the Proposed Project which would mitigate or avoid the significant environmental effects to Tribal Cultural Resources identified in the EIR.

17. The City reviewed the comments received on the Draft EIR and the responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts associated with the project. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings concerning the environmental impacts identified and analyzed in the Final EIR.

    a. The responses to comments on the Draft EIR, which are contained in the Final EIR, clarify and amplify the analysis in the Draft EIR.

18. The City has made no decisions that constitute an irretrievable commitment of resources toward the project prior to certification of the Final EIR, nor has the City previously committed to a definite course of action with respect to the project.

19. Copies of all the documents incorporated by reference in the Draft EIR and/or Final EIR are and have been available upon request at all times at the offices of the City, custodian of record for such documents or other materials.

20. Having received, reviewed, and considered all information and documents in the record, the City hereby conditions the project and finds as stated in these Findings.

Section 2: That the City Council has considered the proposed Environmental Impact Report No. 2023-03 IS, together with any comments received during the public review process, and finds on the basis of the whole record that there is no substantial evidence that the project will have a significant effect on the environment after incorporation of fully enforceable mitigation measures and that the Environmental Impact Report reflects the City's independent judgment and analysis, and hereby certifies the Environmental Impact Report, including the Mitigation Monitoring and Reporting Program, and authorizes the filing of a Notice of Determination:

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and **ADOPTED** this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR A PROPOSED FUEL TRANSFER FACILITY (SAN DIEGO CLEAN FUELS LLC) WITHIN BNSF RAILROAD RIGHT-OF-WAY AND BNSF-OWNED PROPERTY, LOCATED WEST OF THE 1800 BLOCK OF CLEVELAND AVENUE AND NORTH OF WEST 19TH STREET, NORTH TO CIVIC CENTER DRIVE.

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development Permit for a proposed fuel transfer facility within BNSF railroad right-of-way and BNSF-owned property, located west of the 1800 block of Cleveland Avenue and north of West 19th Street, north to Civic Center Drive at a duly advertised public hearing held on September 15, 2025, at which time the Commission denied the Conditional Use Permit and Coastal Development Permit; and

WHEREAS, subsequent to the Planning Commission denial of the Conditional Use Permit and Coastal Development Permit, the applicant ("APPELLANT") appealed the decision of the Planning to the City Council; and

WHEREAS, the City Council of the City of National City considered the appeal of the Planning Commission's denial of the Conditional Use Permit and Coastal Development Permit at duly advertised public hearings held on October 7, 2025 and November 4, 2025, at which time oral and documentary evidence was presented; and

WHEREAS, at said public hearings the City Council considered the staff report contained in Case File No. 2023-03 CUP, CDP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, THE CITY COUNCIL OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby upholds the appellants' appeal of and overturns the Planning Commission's decision to deny the Conditional Use Permit and Coastal Development Permit No. 2023-03 CUP, CDP for a proposed fuel transfer facility within BNSF railroad right-of-way and BNSF-owned property, located west of the 1800 block of Cleveland Avenue and north of West 19th Street, north to Civic Center Drive, based on the following findings:

FINDINGS FOR APPROVAL
OF THE CONDITIONAL USE PERMIT

1. The site for the proposed use is adequate in size and shape because the project is proposed for an approximately 7.5-acre site comprised of railroad right-of-way and adjacent property owned by BNSF railway. While the site exceeds the minimum lot area of 5,000 square feet for the Medium Manufacturing (MM) zone, only one small office structure is proposed with the majority of the site being occupied by new railways, pumping equipment to transfer fuel, and an appropriately-size paved service to allow for the ingress and egress of trucks. All proposed improvements adhere to minimum setback and site design requirements.

2. The site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use because the project location is on the west side of the City where adequate truck routes exist along Bay Marina Drive, Civic Center Drive, and Tidelands Avenue. Interstate 5 is directly accessible from these streets. In addition, the site has access from West 18th and West 19th Streets for ingress and egress of truck traffic. As a condition of approval, the West 18th Street right-of-way is required to be improved to the satisfaction of the City Engineer. A traffic impact study was completed for the proposed project and the trip generation of the proposed use was determined to be minimal.

3. The proposed use will not have an adverse effect upon adjacent or abutting properties because the proposed project is an industrial use consistent with the Medium Manufacturing (MM) zone description in the General Plan and will be subject to conditions of approval that ensure safe operation of the facility. Adjacent and abutting properties are occupied by similar industrial and manufacturing uses. As a condition of approval, the project is required to include a screening wall or fence and enhanced landscaping to reduce visual impacts. The project is also required to conform to all development standards and design guidelines of the MM zone, as well as all the requirements of the Mitigation Monitoring and Reporting Program developed for this Project and incorporated as conditions in the CUP.

4. The proposed use is deemed essential and desirable to the public convenience or welfare because the project proposes to further advance State goals to reduce the carbon-based emissions in the transportation sector. The proposed fuel transfer facility will bring approximately 13,800 barrels of biofuels to the regional market daily. Renewable biofuels can contribute to up to an 80% decrease in emissions from standard diesel fuel. The public will benefit from access to a cleaner-burning fuel as well as increased air quality and a reduction of GHG emissions. The use is consistent with the MM zone description, which is intended for uses in areas in which activities involve some degree of noise, vibration, air pollution, radiation, glare phenomena, and/or fire and explosive hazards. In addition, the project proponent will enter into an economic benefit agreement with the City that will

generate funds for the purpose of reducing emissions and improving the quality of life for residents.

FINDINGS FOR APPROVAL
OF THE COASTAL DEVELOPMENT PERMIT

1. The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City because the proposed use is permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. As discussed in the staff report, several policies in the Land Use, Transportation, Safety, Noise and Nuisance, Open Space and Agriculture, and Conservation and Sustainability Elements of the General Plan are being met by the project. The project, subject to the condition of approval related to the establishment of an economic development agreement, is consistent with the policies of the Health and Environmental Justice Element because the additional funds can be used for the implementation of policies and programs to reduce emissions and improve the welfare of residents in the vicinity of the project area. The proposed economic benefit can also be used to further the goals of the AB 617 Portside Community's Community Emissions Reduction Plan (CERP). The project, subject to the approved mitigation measures requiring conformance with specific Climate Action Plan (CAP) policies, is also consistent with the CAP Update.

2. The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program because the project is located in an area generally exempt from a Coastal Development Permit; involves a fuel storage and distribution use, which is conditionally allowed in the MM zone; and will not prohibit coastal access or obstruct views.

Section 2: That the City Council hereby approves the application for Conditional Use Permit and Coastal Development Permit subject to the following conditions:

General

1. This *Conditional Use Permit* and *Coastal Development Permit* authorizes the construction and operation of a fuel transfer facility. Except as required by Conditions of Approval, all plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2023-03 CUP, CDP, IS, dated 2/15/2024.
2. This *Conditional Use Permit* and *Coastal Development Permit* shall not become effective until the Environmental Impact Report associated with the project has been certified and the Notice of Determination filed with the CEQA State Clearinghouse, and all required appeals have been exhausted.
3. Before this *Conditional Use Permit* and *Coastal Development Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within

30 days of its receipt shall automatically terminate the *Conditional Use Permit* and *Coastal Development Permit*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* and *Coastal Development Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.

4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *San Diego County Clerk* and submitted to the National City Planning Division. The fee is currently $4,123.50, although it may be different at time of filing.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. This *Conditional Use Permit* and *Coastal Development Permit* may be revoked if the operator is found in violation of any Conditions of Approval or applicable law. The property, the use and the permittee shall comply with all applicable law at all times.
7. Should either the Conditional Use Permit or Coastal Development Permit expire or be revoked, operations of the authorized use shall cease immediately.

Building

8. All plans submitted for improvements must comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Coastal Development Permit – Special Conditions

9. **Expiration**. Except as otherwise provided in this special condition, this Coastal Development Permit (CDP) shall expire 30 years from the date of approval. By acceptance of this CDP, the Permittee acknowledges and agrees that the project authorized pursuant to this CDP is thus interim and temporary, and is permitted for the time frame identified in order to provide a reasonable period of time for the Permittee to evaluate future risk of coastal hazards as influenced by sea level rise and plan, develop, and implement any necessary responses to coastal hazards including adaptation or relocation alternatives, to ensure minimization of risk in the long term, or to address any coastal resource impacts associated with maintaining the subject development at this location.

   At least six months prior to the expiration of the authorization period, the Permittee or its successors shall submit an application for a CDP amendment to either (a) modify the expiration date of this CDP and modify its design, as needed, to ensure consistency with the Coastal Act, or (b) relocate or remove all or portions of the project and restore the affected areas to pre-development conditions or better. If a complete CDP amendment application is filed prior to the CDP expiration date, the authorization period shall be automatically extended

until the time the City acts on the application. The required amendment application shall conform to the City's permit filing regulations at the time and shall reflect the approach(es) identified in the Coastal Hazards Adaptation and Implementation Plan (see Special Condition 10), as well as any necessary updates to reflect the site conditions and regional sea level rise planning approaches at the time of the amendment.

10. **Coastal Hazard Adaptation and Implementation Plan**. The permittee shall submit for review and approval a Coastal Hazards Adaptation and Implementation Plan (CHAIP) at the same time as the CDP amendment required pursuant to Special Condition 9 or at the same time as any future application for modifications to the development authorized by this CDP, whichever comes first. The CHAIP shall identify a suite of strategies necessary for protecting, relocating, or otherwise adapting the development authorized by 2023-03 CDP as necessary to maintain safety from flooding and other coastal hazards in order to minimize risk and assure stability and structural integrity and to ensure protection of coastal resources over the long-term (at least through 2125). The CHAIP shall reflect the ongoing long-term sea level rise adaptation planning efforts by the City, the Port of San Diego, and other relevant asset managers and stakeholders. The CHAIP shall include/address the following:

    a. An analysis of current and future coastal hazards that may impact the development authorized in this CDP, including flood hazards caused by tidal inundation, extreme tides and storms, overtopping of seawalls/dikes/levees, and elevated groundwater and/or reduced or inadequate drainage, which takes into account local sea level rise through at least 2125, considering intermediate-high and high SLR scenarios, and based on the best available science at the time of plan preparation.

    b. An evaluation of alternatives to the development authorized in this CDP to address any coastal hazard vulnerabilities identified, including but not limited to alternatives involving accommodation strategies (e.g., floodproofing), protection measures, and retreat and relocation strategies (including retreat and relocation of all or portions of the development). The evaluation shall describe the specific design elements and adaptation measures, including how different strategies may be used in combination and over time to ensure the integrity and functionality of the project and protection of coastal resources. The information concerning these alternatives must be sufficiently detailed to enable the City to evaluate the feasibility of each alternative for addressing consistency with the Coastal Act, including whether the alternatives minimize risks of geologic and flood hazards and ensure protection of coastal resources. The evaluation shall include a feasibility analysis of the alternatives that assesses and considers all potential constraints, including geotechnical and engineering constraints, regulatory requirements, project costs, and potential funding options. The identified adaptation strategies and overall long-term approach shall be the least-environmentally damaging feasible alternative

Engineering

11. A Grading and Improvement plan shall be required to be submitted to the National City Public Works Department.

12. The following items are required to be submitted at the time the grading plans are submitted:

    a. A soils report.

b. Hydrology study.

c. Hydro modification report or a letter from the engineer of work detailing why a hydro modification is not required.

d. An engineer's cost estimate.

e. Two copies of calculations for any retaining walls.

f. A copy of calculations for any other underground structure.

g. Completed Storm Water BMP Applicability Checklist located at this link: https://www.nationalcityca.gov/home/showpublisheddocument/13794/636287938225800000.

h. A completed copy of the "Application for Grading or Construction" located at this link: https://www.nationalcityca.gov/home/showpublisheddocument/12543/636090627169130000.

13. The plans shall be drawn by a registered civil engineer licensed in the State of California.

14. The plans shall be drawn on National City standard border with National City standard title block and standard notes.

15. The plans shall be drawn on standard "D" size sheets.

16. Bonding in the amount of 100% of the engineer's cost estimate is required.

17. A Storm Water BMP Maintenance Agreement shall be required.

18. Landscaped plans shall be included with the grading and improvement plans.

19. No work shall commence until a grading permit has been issued by the City of National City and a preconstruction meeting held with the Senior Construction Inspector.

20. All work performed shall comply with all State and local requirements and the requirements of the Department of Toxic Substance Control.

21. Sidewalk shall be installed along the southerly side of West 18th Street from the westerly end of West 18th Street to the alley which runs from West 18th Street to West 19th Street.

    a. The sidewalk shall be aligned with the existing sidewalk east of the alley.

    b. The sidewalk shall conform to the San Diego Regional Standard Drawings (SDRSD) G-07, G-09, and G-10.

22. Curb and gutter shall be installed along the southerly side of West 18th Street from the westerly end of West 18th Street to the westerly side of the alley which runs from West 18th Street to West 19th Street.

    a. The curb and gutter shall run from the end of the street pavement to the alleys and connect to the existing return on the south side and have a new return installed on the north side which mirrors the south return.

    b. Curb and gutter shall be in accordance with the SDRSD G-02, G-09, and G-10.

23. West 18th Street shall be rec
reconstruction with four inche
accordance with National City

the property line on the west e

Cal Trans Section 02513 Aspl

- Prior to issuance of a building permit, the applicant shall demonstrate implementation of all applicable Nonresidential Voluntary Measures of the California Green Building Standards Code – Part 11, Title 24, California Code of Regulations (CalGreen) from the Planning and Design, Energy Efficiency, Water Efficiency and Conservation, and Material Conservation and Resource Efficiency Divisions (Appendix A5 of the 2022 California Green Building Standards Code). These measures shall include, but are not limited to, energy efficiency enhancements, water use reduction, sustainable building materials, improved indoor environmental quality, and waste management strategies.

53. Prior to the start of construction activities, a qualified biologist shall salvage seed from the Nuttall's Acmispon (*Acmispon prostratus*) during the appropriate time of year (June to October), store under appropriate conditions, and coordinate donation of the seeds with a refuge and/or plant nursery (e.g., Sweetwater Marsh National Wildlife Refuge and Native West Nursery) that would apply seed within the refuge boundaries. Appropriate seed storage conditions are in a paper bag, placed in a dry location out of direct sunlight, away from moisture, ideally at 72 degrees Fahrenheit. Seed shall be collected from June to October 2024 and the subsequent spring (2025), provided that the plant is present and ready to seed, as identified in **MM-BIO-1** of the MMRP.

54. Where feasible, ground-disturbing activities, including vegetation removal, shall be conducted during the non-breeding season (approximately September 1 through January 14) to avoid violations of the MBTA and California Fish and Game Code §§ 3503, 3503.5 and 3513. Several species identified as having potential to nest year-round; therefore, regardless of time of year, a pre-construction survey for nesting birds and special-status avian species shall be conducted by a qualified biologist (experienced in the identification of avian species and conducting nesting bird surveys) if activities with the potential to disrupt nesting birds or special-status avian species are scheduled to occur. The survey shall include the Proposed Project and adjacent areas where Project activities have the potential to cause nest failure. The pre-construction survey shall be conducted no more than three days prior to the start of ground-disturbing activities (including vegetation removal) within the bird breeding season. Site preparation and construction activities may begin if no nesting birds or special status avian species are observed during the survey. If nesting birds or raptors or special-status avian species are found to be present, avoidance or minimization measures shall be implemented to avoid potential Proposed Project-related impacts to the species. Avoidance and minimization measures shall be developed by the qualified biologist and may include seasonal work restrictions, additional survey and monitoring requirements, or non-disturbance buffers established around active nests until the biologist has determined that the nesting cycle is completed. The width of non-disturbance buffers established around active nests will be determined by the qualified biologist (300 feet is typically recommended for songbirds and 500 feet is typically recommended for raptors). Once nesting is deemed complete by the qualified biologist as determined through periodic nest monitoring, the non-disturbance buffer will be removed by the qualified biologist and project work may resume in the area, as identified in **MM-BIO-2** of the MMRP.

55. If tree trimming and removal activities are required, these activities should take place outside of the bat maternity season (April 1 to August 31) to the greatest extent feasible. If tree removal must take place during the maternity season, a pre-removal bat survey shall take place to determine if bats are roosting in the trees. If bats are determined to be present in the trees during surveys, tree removal shall be postponed until after the maternity season (September 1 through March 31). All tree-trimming and removal activities shall be conducted under the direct supervision of a qualified bat biologist.

    To minimize direct mortality to any roosting bats, including western yellow bat, each palm tree requiring removal shall be trimmed using a two-step process conducted over two consecutive days. On the first day only the outermost fronds of each individual tree shall be removed, including the uppermost live fronds (the top of the tree) entirely on the first day along with the upper 25 percent of the frond skirt. The innermost fronds shall not be trimmed. No more than 50 percent of the palm fronds shall be removed from each tree during Day 1. This method would allow for sufficient disturbance of the tree that would encourage any roosting bats within the frond skirt to abandon the tree during evening emergence without directly impacting roosting bats within the skirt. The remainder of the tree should be removed on the second day. This procedure need not be implemented if the tree does not have fronds. All fronds must be removed/trimmed using chainsaws or other hand-tools. No use of heavy equipment shall be used to remove fronds.

    If bats emerge at any time during the tree trimming, trimming activities shall cease at that individual tree for the remainder of the day to allow for any additional bats roosting in the tree to emerge during evening hours when it is safe and appropriate for them to do so. Trimming of the tree may resume the following morning.

    Tree trimming activities in the fall should be conducted on days when weather conditions are such that roosting bats are unlikely to be in torpor (predicted overnight lows on evenings before and after the tree trimming activities are above 45°F) to the extent practicable, as identified in **MM-BIO-3** of the MMRP.

56. A maximum of 72 trucks may enter the site for the purposes of fuel transport per day. No vehicles used for fuel transport shall be stored on adjacent public streets.

57. Prior to the issuance of building permits for this project, an operations plan shall be submitted to the National City Planning Division for review and approval. The operations plan shall include, at a minimum, the following:

    - A description of how logs will be maintained on the amount of product transferred at the site and the number of trucks transporting fuel.
    - A restriction on the maximum number of trucks to enter the site on a daily basis.
    - A detailed description of routes that incoming and exiting trucks will use. Routes shall be based on established truck routes in the City of National City.
    - A restriction on truck idling per NCMC Chapter 11.34.

- A description of how the operator will prevent standing or staging of trucks within the right-of-way before fuel is loaded.

58. The project proponent shall enter into an economic benefit agreement with the City of National City providing annual funds for the life of the project in the amount of $200,000.00 for the purpose of implementing strategies aimed at the reduction of emissions and improving the quality of life within neighborhoods in the vicinity of the proposed facility. The agreement shall be reviewed by the City Attorney's office and approved by the City Council prior to the commencement of fuel transfer operations at the facility. The use of funds shall be dedicated to the implementation of the goals and strategies found in the AB 617 Portside Community's approved Community Emissions Reduction Plan (CERP), the City's approved Climate Action Plan (CAP), and/or other policies explicitly stated in the City's General Plan that are reasonably related to the stated purpose of the funds.
59. At all times, the facility shall be operated in conformance with all San Diego Air Pollution Control District (SDAPCD) rules and regulations pertaining to the proposed use including, but not limited to, nuisance odors and emissions standards.
60. All required federal, state, or local permits for the installation and operation of the facility shall be approved prior to start of operations. Permits shall be maintained for the life of the project. Failure to maintain proper operating permits shall constitute a violation of this CUP and CDP.
61. All development plans submitted for the construction of the proposed facility shall adhere to the design regulations of Section 18.18.180 of the previous Land Use Code (Ord. 1503 § 1 (part), 1976: NCLUC § 972-6 (part)). Specifically, the proposed office structure on site shall conform with the materials standards of Section 18.18.240 of the previous Land Use Code (Ord. 1892 § 5, 1986; Ord. 1503 § 1 (part), 1976: NCLUC § 972-6.04)
62. The applicant shall provide a solid six-foot high perimeter wall or fence around the proposed development, subject to visibility triangle requirements for driveways and operational requirements for railway tracks for the purposes of screening the fuel transfer facility and reducing potential noise impacts on the surrounding area. The screening wall or fence shall be protected with graffiti-resistant coating to a height of six feet on all sides facing the exterior of the property. The wall or fence shall be provided in addition to required landscaping.
63. A landscape plan shall be submitted with development plans in conformance with Chapter 18.54 of the previous Land Use Code (Ord. No. 2010-2331, § 1; 3-2-2010). All landscaped areas shall be maintained for the life of the project.
64. Street trees shall be provided at a ratio of one tree per 30 feet along West 18th Street, West 19th Street, and the alley to the east, excepting the portions of frontages occupied by driveways. Trees shall be 24" box size or larger, preferably mature, and of a species providing the maximum shade canopy to the extent permitted by overhead power lines.
65. Shrubs shall be provided at a minimum of two shrubs per six feet along West 18th Street, West 19th Street, and the alley to the east, excepting the portions of frontages occupied by driveways. Shrubs shall be a minimum 10-gallon size. Shrubs shall be located on the right-of-way side of the screening wall or fence along West 18th and 19th Streets.

66. Plans submitted for construction shall conform to Chapter 18.60 – Outdoor Lighting of the previous Land Use Code (Ord. 1503 § I (part), 1976: NCLUC § 975-10).

67. Plans submitted for construction shall conform to Chapter 18.86 - Mechanical Equipment of the previous Land Use Code (Ord. 1503 § 1 (part), 1976: NCLUC § 976-1 (part)).

68. Applicant shall coordinate with EDCO to determine the appropriate trash and recycling needs for the project. Location of trash and recycling shall be shown on building permit plans and screened from public view.

69. The design of the project shall not interfere with the ability to utilize Zero Emissions Vehicles (ZEVs) in facility operations.

70. The operator shall work with local outlets to inform residents of employment opportunities at the fuel transfer facility. At a minimum, new positions shall be posted on the National City Chamber of Commerce website.

71. The applicant shall comply with all applicable standards required by outside agencies and service providers. It is advised that, at a minimum, San Diego Gas and Electric and Sweetwater Authority be consulted prior to the submittal of development permits.

72. The Permittee shall attain a 100% reduction/offset in the baseline diesel combustion emissions identified in the Environmental Impact Report (13.6 total tons per year) within five years of the start of project operations through a combination of optimizing truck, rail, and operations, as well as tree distributions as identified in Condition 75.

73. The Permittee shall attain a 50% reduction/offset in the baseline diesel combustion PM 2.5 (fine particulate matter) identified in the Environmental Impact Report (0.25 tons per year) within five years of the start of project operations through a combination of optimizing truck, rail, and operations, as well as tree distributions as identified in Condition No. 75.

74. The applicant agrees to provide up to 100 portable home High-Efficiency Particulate Air (HEPA) purifiers for residential units within 1,000 feet of the boundaries of the project location, including manufacturer recommended filter element replacement for 10 years from the commencement of operations. The units shall be of a reputable brand. The distribution program shall be administered by the City.

75. The applicant shall provide a minimum of 100 trees per year for 10 years from the start of project operations that shall be distributed as part of a comprehensive tree planting program. The program shall be administered by the City in conjunction with a non-profit entity focused on urban forest projects (e.g. Tree San Diego, Cal FIRE, etc.). Priority shall be given to residents located within the AB 617 Portside Community.

76. The applicant shall submit an emissions reduction status report to the Director of Community Development no later than 60 days after the completion of the second full year of operation and each year thereafter until the emissions reduction/offset commitments outlined in Conditions No. 72 and 73 are met.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and **ADOPTED** this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION DENIAL OF A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR A PROPOSED FUEL TRANSFER FACILITY (SAN DIEGO CLEAN FUELS LLC) WITHIN BNSF RAILROAD RIGHT-OF-WAY AND BNSF-OWNED PROPERTY, LOCATED WEST OF THE 1800 BLOCK OF CLEVELAND AVENUE AND NORTH OF WEST 19TH STREET, NORTH TO CIVIC CENTER DRIVE.

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development Permit for a proposed fuel transfer facility within BNSF railroad right-of-way and BNSF-owned property, located west of the 1800 block of Cleveland Avenue and north of West 19th Street, north to Civic Center Drive at a duly advertised public hearing held on September 15, 2025, at which time the Commission denied the Conditional Use Permit and Coastal Development Permit; and

WHEREAS, subsequent to the Planning Commission denial of the Conditional Use Permit and Coastal Development Permit, the applicant ("APPELLANT") appealed the decision of the Planning to the City Council; and

WHEREAS, the City Council of the City of National City considered the appeal of the Planning Commission's denial of the Conditional Use Permit and Coastal Development Permit at a duly advertised public hearing held on October 7, 2025 and November 4, 2025, at which time oral and documentary evidence was presented; and

WHEREAS, at said public hearing the City Council considered the staff report contained in Case File No. 2023-03 CUP, CDP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and

WHEREAS, the action was taken pursuant to all applicable procedures required by State law and City law; and

WHEREAS, the action taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, THE CITY COUNCIL of NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby denies the appellants' appeal of and upholds the Planning Commission's decision to deny Conditional Use Permit and Coastal Development Permit No. 2023-03 CUP, CDP for a proposed fuel transfer facility within BNSF railroad right-of-way and BNSF-owned property, located west of the 1800 block of Cleveland Avenue and north of West 19th Street, north to Civic Center Drive, and is supported by the following findings:

FINDINGS FOR DENIAL
OF THE CONDITIONAL USE PERMIT

1. The proposed fuel transfer facility is not deemed essential and desirable to the public convenience and welfare, because the delivery of biofuels can be accomplished through other means of delivery with fewer air quality impacts to residents, workers, and visitors to the City of National City.

2. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because it would increase the use of diesel-powered trucks in a community already overburdened by emissions and further exacerbate air quality issues, and the potential benefits of the Project do not outweigh these problems.

3. In accordance with Policy HEJ-1.5 of the Health and Environmental Justice Element of the National City General Plan, the National City Planning Commission heard public comment from residents that would be potentially affected by the proposed project with concerns about impacts to health and the environment in their community and took into consideration these comments in the decision to deny the project.

FINDINGS FOR DENIAL
OF THE COASTAL DEVELOPMENT PERMIT

1. The granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it will increase the number of diesel-powered trucks within the AB 617 Portside Community. The increased emissions from the project would be in conflict with the goals of the Community Emissions Reduction Plan (CERP) to reduce emissions and improve air quality in environmental justice communities. The project is also inconsistent with potential land use decisions as required by the Health and Environmental Justice Element of the General Plan.

Section 2: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

AGENDA REPORT

Department: **Finance**
Prepared by: **Sean W. Pfeifer, Management Analyst**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Public Hearing - 2025 Development Impact Fees Schedule

RECOMMENDATION:
Hold a Public Hearing and Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Adopting the 2025 Development Impact Fee Schedule."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:

This is a continuation of the Public Hearing that was held on Tuesday, October 21.

The City of National City requires the payment of Development Impact Fees (DIF) on new development as authorized by State of California Government Code Section 66000 et seq., which is known as the Mitigation Fee Act. The purpose of DIF fees is to ensure that new developments pay their fair share of the costs associated with creating new and refurbished infrastructure and facilities that the City must build to meet the needs arising from the new development (also known as Future Facilities). The City currently charges development impact fees for Parks and Recreation, Police, Fire, and Library facility improvements. The fees were established in 2005 and have not been updated since then. The City also charges transportation development impact fees (TDIF), which were established in 2008 based on a fee study conducted by the San Diego Association of Governments (SANDAG) and have been adjusted annually for inflation based on direction from SANDAG.

In late 2023, City staff issued a request for proposals ("RFP") to qualified consulting firms for an Assembly Bill 1600 DIF Nexus Study to review the fees being charged related to new development and evaluate opportunities to implement new fees in compliance with State law. The transportation DIF fees assessed on new development are set by SANDAG and were excluded from the scope of this study. After a thorough review process, the contract for a Development Impact Fee study was awarded to David Taussig and Associates ("DTA").

In their study, DTA worked with City staff to project future development activity within National City's borders, review existing facilities' ability to absorb greater demand for services, establish the projects necessary to bring the City's service capacity up to the level necessary to serve a larger population in the future, determine the costs associated with new development's share of those projects, and establish a nexus between the anticipated development and public facilities needs for the City through 2040.

DTA's completed study is presented in Exhibit B. DTA recommends that the four existing DIF categories (Police, Fire, Library, and Parks) be updated and proposes two new fee categories be created, one for City Administration and one for Multi-Modal Transportation. The City Administration fee would be collected for and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth. The Multi-Modal Transportation fee would support the City's Transportation Element (adopted in March, 2024) by providing funds for infrastructure improvements that would make it easier for members of the community to use alternative methods of transportation. Those efforts focus on improving the city's bike lanes, walking paths, and access to public transportation, among other projects. The proposed DIF levels are presented in the table below and separately in Exhibit C.

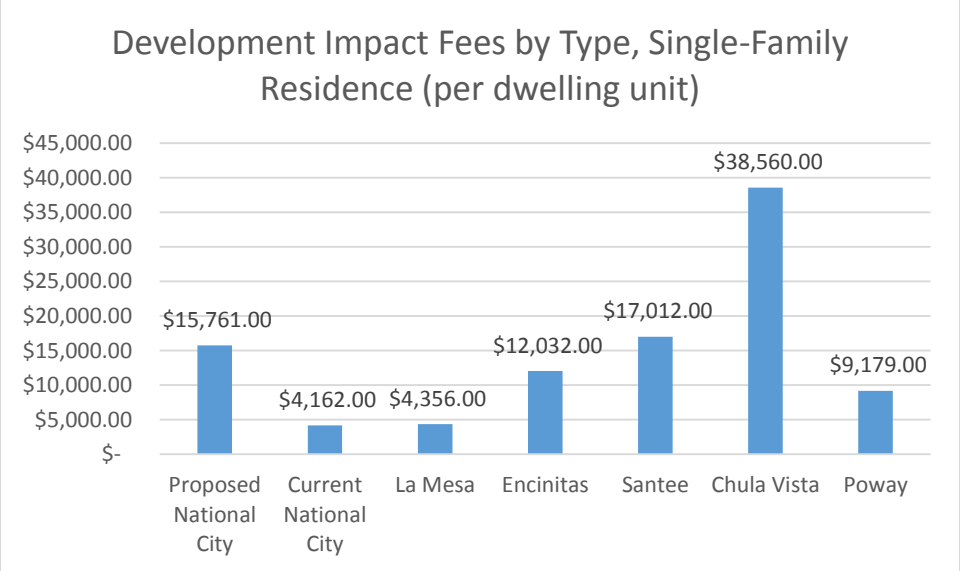
CITY OF NATIONAL CITY
DEVELOPMENT IMPACT FEE SCHEDULE
EXCLUDING THE TRANSPORTATION DEVELOPMENT IMPACT FEE

Adopted September 2, 2025
Effective December 1, 2025

Land Use	City Administration	Police	Fire	Library	Parks	Multi-Modal	Total
Residential (Per Square Foot)	$ 1.78	$ 2.14	$ 1.17	$ 1.64	$ 1.28	$ 0.60	$ 8.61
Hotel (Per Room)	$ 604.00	$ 726.00	$ 395.00	$ -	$ -	$ 460.00	$ 2,185.00
Commercial/Retail (Per 1,000 Sq. Ft.)	$ 1,146.00	$ 2,579.00	$ 1,406.00	$ -	$ -	$ 2,788.00	$ 7,919.00
Office (Per 1,000 Sq. Ft.)	$ 1,523.00	$ 2,234.00	$ 1,218.00	$ -	$ -	$ 1,222.00	$ 6,197.00
Industrial (Per 1,000 Sq. Ft.)	$ 441.00	$ 740.00	$ 403.00	$ -	$ -	$ 549.00	$ 2,133.00
Institutional/Other (Per 1,000 Sq. Ft.)	$ 1,358.00	$ 1,644.00	$ 896.00	$ -	$ -	$ 366.00	$ 4,264.00

Notes:
1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602.
2. Hotel fees are per room
3. Non-Residential fees are per 1,000 square feet

Below is a table comparing the proposed DIF levels with the cities of La Mesa, Encinitas, Santee, Chula Vista, and Poway. As proposed, the DIF fee will be competitive with comparably sized neighboring municipalities for single-family residences.



DTA also recommends that the City perform an annual review to adjust the Development Impact Fee Schedule to reflect the impact of inflation on the costs associated with developing and constructing new facilities. Staff recommends that the City Council authorize staff to perform this review annually and present recommendations for changes to the fee schedule based on the California Construction Cost Index ("CCCI").

Changes to Development Impact Fees require a public hearing, and upon approval, do not become effective for at least ninety (90) days. If adopted at the November 4, 2025, meeting, the Updated Development Impact Fee Schedule as presented in Exhibit C would be effective on February 2, 2026.

FINANCIAL STATEMENT:
If adopted, revenues based on the proposed fee schedule will provide the City with the additional resources necessary to fund the cost of public facilities needed to meet the needs of new development.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
A notice of public hearing regarding the review and adoption of the 2025 Development Impact Fee Schedule was posted in the Star News on September 5, 2025 to allow for 30 days' notice in accordance with Government Code 66016.5. The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A -- Resolution
Exhibit B – 2025 Development Impact Fee Study and Report
Exhibit C – 2025 Development Impact Fee Schedule

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, ADOPTING THE 2025 DEVELOPMENT IMPACT FEE SCHEDULE

WHEREAS, Section 66000 *et seq.* of the Government Code, enacted by the State of California in 1987, allows cities to charge Development Impact Fees to offset the costs associated with providing new infrastructure and facilities demanded as a result of development; subject to assessment, spending, and disclosure requirements per Assembly Bill 1600 ("AB 1600"); and

WHEREAS, it was determined that adjustments in Development Impact Fees may be necessary to close the gap between current fees and actual facility development and construction costs because the City of National City's Development Impact Fee Schedule had not been updated since 2005; and

WHEREAS, on January 29, 2024, the City of National City ("City") entered into an agreement with David Taussig and Associates ("DTA") to conduct a comprehensive AB 1600 DIF Nexus Study for the purpose of establishing updated development Impact Fees and to recommend the appropriate fee justification methodology and fee levels to support specific types of City-selected capital facilities needed to serve new growth and determine whether there are additional Development Impact Fees that may be implemented; and

WHEREAS, the completed Development Impact Fee Study is presented in Exhibit B to the Agenda Report and provides the necessary analysis and justification to support the proposed new City of National City 2025 Development Impact Fee Schedule as shown in Exhibit C; and

WHEREAS, staff recommends that the new Development Impact Fee Schedule be adopted and be regularly reviewed and updated to ensure cost recovery is maintained in future years based on the California Construction Cost Index ("CCCI"); and

WHEREAS, a public hearing to consider adjustments to City user fees was held at a publicly noticed regularly scheduled City Council meeting on November 4, 2025, wherein the City Council considered oral and written presentations of City staff, and members of the public; and

WHEREAS, after said public hearing, approved changes to City fees will become effective after at least ninety (90) days; therefore, if adopted on November 4, 2025, the 2025 Development Impact Fee Schedule will become effective on February 2, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby authorizes the Staff of the City of National City to collect fees according to the 2025 Development Impact Fee Schedule from February 2, 2026, on, superseding all fees previously established for said activities.

Section 2: That the City Council hereby authorizes the Staff of the City of National City to annually review and update at the beginning of each fiscal year the Development Impact Fees to ensure cost recovery is maintained in future years based on the California Construction Cost Index ("CCCI").

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

www.FinanceDTA.com

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF NATIONAL CITY

Report Date September 10, 2025

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Irvine | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa

www.FinanceDTA.com
18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

CITY OF NATIONAL CITY

DEVELOPMENT IMPACT FEE STUDY UPDATE

Prepared for:

City of National City

1243 National City Blvd

National City, CA 91950

Attention: Steve Manganiello

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EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City of National City, CA (the "City") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in January of 2005 and is the basis of the current fees imposed by the City. The categories of Development Impact Fees ("DIFs" or "Fees") to be determined by this Fee Study include four (4) existing fees, specifically Police, Fire, Library, and Parks, and two (2) new fees, specifically City Administration and Multi-Modal Transportation, at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the development fee program, by establishing a nexus between the anticipated development and public facilities needs for the City through 2040. This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Although the City is currently considered to be "built-out", there is currently potential growth through the addition of traditional infill development, or the potential that new development could replace older development either through changes in economic factors or rezoning to add new expansion. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V.

A Organization of the Fee Study

This Fee Study will be presented in the following eight (8) sections:

Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.

Section II is an Introduction that includes a brief description of City surroundings and background information on DIF funding.

Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Also included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.

Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2040.

Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.

Section VI presents the calculation of the Fees for each land use.

Section VII presents a summary of the Fees.

Section VIII presents recommendations for the adoption and administration of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the findings presented in this Fee Study, as noted below:

Appendix A includes the calculations used to determine the various Fee levels;

Appendix B includes the Facilities Inventory and Needs List used to determine the various Fee levels; and

Appendix C includes the Inventory List for the purpose of estimating the land acquisition costs.

B DIF Summary

Per the results of this Fee Study, the total DIF amounts required to finance new development's share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study represent the maximum DIFs that may be imposed by the City under the statutory requirements of Government Code Section 66000 *et. seq.* Residential fees are listed on a per-square-foot basis and non-residential fees are listed on a per room basis for hotels and a per-1,000-square-feet basis for other non-residential development. Based on the findings in this Fee Study, the proposed DIF levels are presented below in **Table ES-1**.

Table ES-1: DIF Summary (Maximum Allowable Fees)

Land Use	City Administration	Police	Fire	Library	Parks	Multi-Modal
Residential (Per Sq. Ft.)	$1.78	$2.14	$1.17	$1.64	$1.28	$0.60
Hotel (Per Room)	$604	$726	$395			$460
Commercial/Retail (Per 1,000 Sq. Ft.)	$1,146	$2,579	$1,406			$2,788
Office (Per 1,000 Sq. Ft.)	$1,523	$2,234	$1,218			$1,222
Industrial (Per 1,000 Sq. Ft.)	$441	$740	$403			$549
Institutional/Other (Per 1,000 Sq. Ft.)	$1,358	$1,644	$896			$366

Notes:

1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602.
2. Hotel fees are per room.
3. Non-Residential fees are per 1,000 square feet.

The cost estimates for facilities used in this Fee Study are in 2024 dollars. Therefore, DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual inflationary adjustment based upon the California Construction Cost Index ("CCCI"). This construction cost index is based upon the Building Cost Index ("BCI") cost indices average as produced by Engineering News-Record ("ENR").

INTRODUCTION

Located in the County of San Diego, about five miles south of downtown San Diego and eleven miles north of the Mexican border, the City of National City ("the City") encompasses an area approximately 9.2 square miles and is currently home to an estimated population of over 58,000 people. National City is San Diego County's second oldest city and was incorporated on September 17, 1887.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in January of 2005 and is the basis of the current fees imposed by the City. The categories of Development Impact Fees ("DIFs" or "Fees") to be determined by this Fee Study include four (4) existing fees, specifically Police, Fire, Library, and Parks, and two (2) new fees, specifically City Administration and Multi-Modal Transportation at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to establish a nexus between the anticipated development and public facilities needs for the City through 2040.

This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. So, although the City is generally considered to be "built-out", there is currently potential growth through the addition of traditional infill development, or the potential that new development could replace older development either through changes in economic factors or rezoning to add new expansion. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the Fees is included in Section V.

The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the DIF program. The Fees generated in this Fee Study are one-time fees typically paid prior to the issuance of a building permit and imposed on development projects by local agencies responsible for regulating land use. These Fee amounts to be determined will be at levels identified as being necessary to meet the needs of new development through 2040.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for Future Facilities;
2. **Facility Needs and Costs**: Identify current inventory and planned facilities to determine Level of Service ("LOS") requirements and determine the Future Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation**: Allocate costs of Future Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule**: Calculate the Fee amount per square foot for residential development, and the Fee amounts per thousand square feet for non-residential development and per room for hotel development.

LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The City has identified the need to levy DIFs to pay for City Administration, Police, Fire, Library, Parks, and Multi-modal Transportation Fees. The Fees will finance facilities on the Needs Lists at levels identified by the City as appropriate for new development. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of facilities on the Needs Lists through these Fees. The Fees are established pursuant to AB 1600, as described below.

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional General Funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of DIFs grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of DIFs have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources.

The levy of DIFs is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's existing LOS for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et. seq.* of the Government Code, was enacted by the State of California in 1987. This Fee Study is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, use of the fees, and development projects on which the fees are imposed.

A Government Code Section 66001

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but can fund costs used to maintain the existing LOS or meet an adopted LOS that is consistent with the General Plan. Section 66000 *et seq.* of the Government Code requires all public agencies to satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Identify the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee's use and type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Determine how there is a reasonable relationship between the need for the public facility and type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The sections below present each of the five requirements listed above as they relate to the imposition of the proposed fees.

A.1 Purpose of the Fee [Government Code Section 66001(A)(1)]

New residential and non-residential development within the City will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

This Fee Study has been prepared in response to the projected direct and cumulated effect of future development. Each new development will contribute to the need for new public facilities. Without future development, many of the new public facilities on the Needs Lists would not be necessary as the existing facilities are adequate for the City's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed DIF will be charged to all future development, irrespective of location, in the City. Even future "infill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater network of development located throughout the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on City facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize

their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development. Third, the availability of residents, employees, and customers throughout the City has a growth-inducing impact without which some of the "infill" development would not occur. As a result, all development projects in the City contribute to the cumulative impacts of development.

The DIFs will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and appropriate administrative costs to mitigate the direct and cumulative impacts of new development in the City.

A.2 The Use to Which the Fee is to be Put [Government Code Section 66001(A)(2)]

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study, and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will maintain the current standard of service, preserve the quality of life in the City, and protect the health, safety, and welfare of the existing and future residents, visitors, and employees.

A.3 Determine That There is a Reasonable Relationship Between the Fee's Use and the Type of Development Project Upon Which the Fee is Imposed (Benefit Relationship) [Government Code Section 66001(A)(3)]

It is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct many of the public facilities on the Needs Lists. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Even future "infill" development projects, which may be adjacent to existing facilities, further burden existing public facilities. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs Lists and other authorized uses, as that is the purpose for which the Fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because increased demands for public facilities created by the future residents and employees create impacts upon existing facilities.

For the foregoing reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Needs Lists.

A.4 Determine How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project Upon Which the Fee is Imposed (Impact Relationship) [Government Code Section 66001(A)(4)]

As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Needs Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within the City.

A.5 The Relationship Between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development Upon Which the Fee is Imposed ("Rough Proportionality" Relationship) [Government Code Section 66001(A)]

As set forth above, all new development in the City impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the Fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the facilities on the Needs Lists would not be necessary as existing City facilities are adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analysis in Section IV. Thus, there is a reasonable relationship between the amount of the Fee and the cost of the facilities.

Identifying these items will enable a DIF to meet the nexus and rough proportionality requirements established by previous court cases. These findings are discussed in the nexus test for each proposed Fee element as presented in Section IV. Current State financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources.

Therefore, a key element to establish legal DIFs is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed, and equitable fees can be assigned.

B Assembly Bill ("AB") 602

The Fees included herein were circumscribed by the requirements of AB 602, which was approved by the California State Legislature and signed by Governor Newsom in 2021. Among the significant impacts of AB 602 are the following:

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, Nexus Studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a "local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development." This would also apply to multi-family residences.
- The bill also requires the Department of Housing and Community Development ("HCD"), on or before January 1, 2024, to create a Nexus Study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template includes a method of calculating the feasibility of housing being built with a given fee level. The template must be completed by 2024. Local jurisdictions will have the option (it will not be required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.
- If a Nexus Study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus Study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a Capital Improvement Plan ("CIP") as part of the Nexus Study.

Nexus Studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Importantly, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees, and (iii) Mello-Roos or other taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information of future land use development within the City through 2040. For the purpose of this Fee Study, DTA categorized developable residential land uses as single-family, multi-family and mobile homes as residential development. Developable non-residential land uses within the City are categorized as hotel, commercial/retail, office, industrial, and institutional/other are summarized in detail in the following section. Although the City is currently considered to be "built-out", there is currently potential growth through the addition of traditional infill development, or the potential that new development could replace older development either through changes in economic factors or rezoning to add new expansion

Elements from a number of sources including the City's Focused General Plan (the "General Plan") Housing Element 2021-2029 adopted August 2021, demographics numbers from the California Department of Finance, US Census, and total square footage generated by the CoStar Real Estate Software Platform ("CoStar") were used as estimates for the number of housing units and non-residential building square feet to be built within the City. California law requires that a General Plan "cover the territory within the boundaries of an adopted City, as well as any land outside its boundaries which in the planning agencies judgement bears relation to its planning."

In addition, information from the General Plan and estimates produced by DTA were used to project the additional land uses resulting from new developments. Notably, DTA attempted to utilize metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with the projections found in the General Plan. Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately service. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Inventory and Facility Needs List (presented throughout Section VI and in the Appendix), as reviewed and approved by the City staff, will need to be constructed.

For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit ("EDU") and Equivalent Benefit Unit ("EBU") discussion in Section V].

Table 1 presented provides a summary of the land uses covered in this Fee Study. As previously indicated, the Fee Study will determine Fees for six (6) specific land use categories; residential, hotel, commercial retail, office, industrial, and institutional/other. Notably, the table shown below is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the City's potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	Includes single-family detached homes and single-family attached homes. Also includes buildings with attached residential units including apartments, town homes, condominiums, mobile homes, and all other residential units not classified as single-family. For the purposes of determining the Fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee.
Hotel	Includes hotels, motels, spas, and resorts
Commercial/Retail	Includes but is not limited to buildings used as the following: Retail; Service-oriented business activities, wineries/vineyards, and car washes; Department stores, discount stores, furniture/appliance outlets, home improvement centers; Shopping centers and entertainment centers Subregional and regional shopping centers; Grocery stores and storage facilities.
Office	Includes but is not limited to buildings used as the following: Business/professional offices; Medical/dental offices; Office park, research park, business park; and General office buildings.
Industrial	Includes but is not limited to buildings used as the following: Light manufacturing, warehouse/distribution, and logistics wholesaling; Wholesale and warehouse retail; Food processing; Industrial park; and Industrial/light industrial.
Institutional/Other	Includes but is not limited to buildings used as the following: Professional urgent care and private hospitals and rehabilitation centers; Private schools, trade and vocational schools, and veteran organizations; Rehabilitation centers, assisted living, and memory care facilities; and Churches, temples, mosques, and synagogues.

A Existing Residential Land Uses

Demographic data provided by the Nielsen Company (a leading information, measurement, and data analytics company), the California Department of Finance, and the US Census Bureau, were used to estimate the existing number of housing units and population in the City. Notably, DTA attempted to utilize metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with DTA's projections.

According to the information provided by the California Department of Finance, the US Census Bureau, and the Nielsen Company, National City's population totals 58,924, with a household population of 53,395 residing in 17,323 single-family, multi-family, and mobile home housing units and 5,529 people living in group quarters. Only the City's household population is considered in this study. The residential persons-per-unit figure of 3.08 was also derived from 2024 data published by the California Department of Finance. **Table 2**, presented below, summarizes the existing demographics for the City's residential land uses.

Table 2: Estimated Existing Residential Development

Residential Land Use	Existing Residents	Occupied Units	Residents per Unit
Residential	53,395	17,323	3.08
Total	53,395	17,323	3.08

B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land uses was based on information published in Nielsen Company *Employment Profiles* by NAICS Codes 2024. The North American Industry Classification System ("NAICS") is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The number of non-residential building square footage presented below in **Table 3** is considered "existing non-residential development".

As reflected in **Table 3** below, the City has approximately 11,037,469 total square feet of existing non-residential development and 765 hotel rooms. The non-residential development includes approximately 5,136,492 square feet of commercial/retail development, 851,000 square feet of office development, 4,053,085 square feet of industrial development, and 996,892 square feet of institutional/other development. Additionally, based on an assumed occupancy rate for the hotel rooms of 60%, DTA estimates approximately 459 annual hotel guests.

Per the Nielsen Company's *Employment Profiles* (2024), the City has 23,916 employees in these non-residential sectors, specifically 146 hotel employees, 13,554 commercial retail, 2,985 office employees, 4,113 industrial employees, and 3,118 institutional/other employees. These numbers were based on existing employee data and existing square footage data, generating guest/employees per Room of 0.79, and employees-per-thousand-square-foot factors ("EPSFs") of 2.64 for commercial retail, 3.51 for office, 1.01 for industrial, and 3.13 for institutional/other. These EPSF numbers are presented in detail in Appendix A.

Table 3: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Employees	Hotel Guests	Hotel Rooms	Existing Building Square Feet
Hotel	146	459	765	
Commercial/Retail	13,554			5,136,492
Office	2,985			851,000
Industrial	4,113			4,053,085
Institutional/Other	3,118			996,892
Total	23,916	459	765	11,037,469

Notes:

1. Numbers may not sum due to rounding.

C Future Residential Land Uses (2040)

Population projections taken from the 2020 SANDAG Series 14 Regional Growth Forecast through 2029 show that the City's residential population or development is assumed to grow at an average annualized growth rate of 0.54%. The projected residential growth rates by SANDAG were used over the build-out period to generate the number of future housing units shown below. As indicated in **Table 4**, given the assumed projected growth rates, DTA determined that the City is expected to grow by 9,415 future residents, that translate to 3,055 residential units, by the end of the 2040 build-out period.

Table 4: Projected Residential Development over Build-Out Period [1]

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Residential	9,415	3,055	3.08
Total	9,415	3,055	3.08

Notes:

1. Numbers may not sum due to rounding.
2. Residents per units is expected to remain the same over the build-out period.

To comply with AB 602, DTA worked with the City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information from 2020 to 2023, DTA calculated that the combined average residential square foot unit was 1,500 square feet across single-family and multi-family residences. Based on the total anticipated future residential development of 3,055, this results in a total of 4,583,381 Sq. Ft. of future residential development, as shown in the table below.

Table 5: Future Residential Development Sq. Ft.

Category	Total
Total Residential Units	3,055
Average Sq. Ft. per Unit	1,500
Total Residential Sq. Ft.	**4,583,381**

D Future Non-Residential Land Uses (2040)

DTA reviewed the 2020 SANDAG Series 14 Regional Growth Forecast through 2050, for data on employment growth. The report projected an annualized growth rate for employment and salaries of 0.58%. However, given that this employment growth projection may include densification and reuse of existing buildings, DTA has assumed an average annualized growth rate of 0.25% for the purpose of projecting additional non-residential square feet that may be subject to the proposed fees. As stated earlier, there is currently potential growth through the addition of traditional infill development, or the potential that new development could replace older development either through changes in economic factors or rezoning to add new expansion. Based on the EPSF derived above, this translates to the development of approximately 449,874 square feet of non-residential development over the build-out period. This is presented below for each of the non-residential land use categories.

Table 6: Projected Non-Residential Development over Build-Out Period

Non-Residential Land Use	Future Employees	Hotel Guests	Hotel Rooms	Projected Building Square Feet
Hotel	6	19	31	
Commercial/Retail	552			209,357
Office	122			34,686
Industrial	168			165,199
Institutional/Other	127			40,632
Total	975	19	31	449,874

Notes:

1. Numbers may not sum due to rounding.

METHODOLOGY USED TO CALCULATE FEES

There are several accepted methodologies used in calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies.

A Standards-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Study for City Administration, Police, Fire, Library, and Parks facilities are based on "standards," where costs are based on existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility.

B Plan-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Study for Multi-modal Transportation is based on a "plan," such as a Master Plan of Facilities, Capital Improvement Plan, or General Plan, which identifies a finite set of improvements to be implemented. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this plan-based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population, units, and residential and non-residential square footage numbers, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facilities costs attributed to future development can then be allocated to each land use class in proportion to the demand caused by each type of development.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the "capacity" of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset. However, it requires that the capacity used by a particular land use

type be measurable or estimable and the information to be available. Capacity-based Fees are assessed based on the demand rate per unit. Although this methodology is not used to calculate any of the fees generated in this Study, the description is provided so that the City understands the various methodologies available for calculating fees.

D Summary of Fee Methodology

In this Fee Study, the Standards-based LOS methodology is used to generate fees for City Administration, Police, Fire, Library, and Parks, and a Plan-based methodology is used to generate the fees for Multi-modal Transportation. This is summarized in **Table 7** below.

Table 7: Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
City Administration	Standards-Based fee	Existing Standard
Police	Standards-Based fee	Existing Standard
Fire	Standards-Based fee	Existing Standard
Parks	Standards-Based fee	Existing Standard
Library	Standards-Based fee	Existing Standard
Multi-modal Transportation	Plan-Based Fee	Needs List

For Fee calculations using the Plan-Based approach, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). For the purposes of the City's DIF program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the imposition of a DIF on new development within the City. The Needs List is organized by facility element (or type) and includes cost information, as outlined in **Table 8** below.

Table 8: Description of Needs List Cost Sections

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost, including engineering, design, construction, land acquisition, and equipment (as applicable).	City
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	City
Net Cost to City	The difference between the total cost and the offsetting revenues (column 1 plus column 2).	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost allocated to new development based on the new development's share of facilities.	Calculated by DTA and the City
Net Cost Allocated to New Development	The net cost to the City is multiplied by the percentage cost allocated to new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	City General Plan, CIP, City Staff

The facilities included on the Needs List for each Fee (presented in **Appendix B**) are provided

by the City and reflect either the City's goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, Capital Improvement Plan, or other official policy or document etc. Specific estimated facility costs are provided by the City and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed City staff and comparable development on the required facilities needed to serve new development as a starting point for its fee calculations.

E Allocation of Benefit

E.1 EDUs and EBUs

The methodologies employed in this Fee Study use EDUs and EBUs as the method of identifying and quantifying benefits of certain facilities and ensuring that an equitable portion of the total facilities costs are allocated to future growth, based on the proportion of need generated by that growth. Specifically, EDUs are generated in the demographic portion of this Fee Study and are used to generate the land use calculations. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. In this Study, EDUs are used as a basis of allocation for City Administration, Police, Fire, Parks, and Library. Notably, the EDUs are generated based on the Persons Served, as discussed in greater detail below. In contrast, for Multi-modal Transportation, EBUs are used to allocate costs to future growth and generate fees.

E.2 Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and number of employees per 1,000 Sq. Ft. generated by each land use class. Notably, the Persons Served (or service population) is determined for City Administration, Police, Fire, Parks, and Library based on the following:

- For public safety (i.e., Police and Fire), the calculation of the number of Persons Served (or service population), is based on residents, plus 50% of employees, plus 5% of visitors (where visitors to non-residential land uses are estimated based on the trip generation rate associated with that land use). Notably, this service population estimate accounts for the fact that generally, residents require services for 16 hours per day, employees/business require services for 8 hours per day, and visitors (e.g., shoppers at a retail site) require services for approximately 30-60 minutes while on site. As a result, this estimate of services population would best approximate the need for service (e.g., responding to emergencies) by each land use, and therefore the need for Future Facilities by such land use.

For City Administration, the calculation of the number of Persons Served is based on residents, plus 50% of employees. Similar to public safety, this service population estimate accounts for the fact that generally, residents would have access to facilities for 16 hours per day and employees have access to facilities for 8 hours per day. However, unlike public safety, DTA assumes that the impact of visitors to non-residential land uses on park and trail facilities is negligible.

Finally, for Parks and Library, the calculation of the number of Persons Served is based on residents only.

Table 9: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of (EDU, EBU) Factor
City Administration	Persons Served (Residents, Employees)
Police	Persons Served (Residents, Employees, Visitors)
Fire	Persons Served (Residents, Employees, Visitors)
Parks	Persons Served (Residents)
Library	Persons Served (Residents)
Multi-modal Transportation	Average Daily Trips

E.3 Average Daily Trips ("ADTs")

Transportation Fees were calculated for each of the six (6) land use categories based on the number of ADTs generated by each land use. ADTs are published by the Institute of Transportation Engineers ("ITE") Publication Trips Generation, 10th Edition. The ADT generation rates are per dwelling unit (for residential units), daily trip generation per 1,000 building square feet of each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single or one-direction person or vehicle movement with either the origin or the destination existing or entering) inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is the trips entering and existing a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, within a 24-hour weekday period, generated by a particular use or development.

Table 10: Allocation Methodology

Facility Type	Basis	Methodology	Existing	Projected	Total
City Administration	Persons Served (Residents, Employees)	EDU	21,351	3,219	24,570
Police	Persons Served (Residents, Employees, Visitors)	EDU	23,648	3,312	26,961
Fire		EDU	23,648	3,312	26,961
Library	Persons Served (Residents)	EDU	17,323	3,055	20,378
Parks					
Multi-modal Transportation	ADTs	EBU	311,359	32,043	343,402

The following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., City Administration, Police, Fire, Library, Parks, and Multi-Modal Transportation, as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each type of facility are included in **Appendix A**.

F Calculation of Land Costs

To determine the fair and accurate land acquisition costs used in the calculations presented in the following sections, DTA utilized the CoStar Real Estate Software Platform and created a comparable land inventory of 13 undeveloped properties ranging from 0.30 acres to 8.0 acres in the City. Each of the properties in the inventory were sold between 2019 and 2025, and an average of their sales price was generated. (It was determined that sales price was a more accurate measure of land value than current land asking price). The land inventory produced totaled 13 properties, meeting the proper criteria. Based on this inventory, DTA used an average of $1,321,442 per acre as an estimated cost of land acquisition.

CALCULATION OF FEES

A City Administration DIFs

A.1 City Administration (Nexus Requirement AB 1600)

VI The City Administration element includes the facilities necessary to provide basic governmental services and public facilities maintenance services, exclusive of public safety, throughout the City. Notably, all furniture, fixtures, and equipment have been consolidated into an integrated unit that includes all department equipment, such as furniture modules, computer hardware and other equipment, to simplify the representation of the data. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth.

Table 11 below illustrates how the City Administration Fee will meet the requirements of AB 1600 with regard to use of the fee, type of development funded or partially funded by the fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 11: City Administration Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct City administration facilities that will mitigate the impacts of new residential and non-residential development to the City.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction and replacement of city hall buildings, supporting administration buildings, public works office, garage facilities, vehicles, equipment and parking facilities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for City Administration facilities and services. The equipment, vehicles, buildings and parking facilities used to provide these services will have to be expanded, constructed, or purchased to meet this increased demand and maintain the current level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact demand for general administration facilities. New city hall buildings, supporting government administration facilities, public works office, garage facilities, vehicles, equipment and parking facilities are needed to mitigate the impacts of the additional residents and employees. If additional City Administration facilities are not constructed, then overall general services provided to the residents and employees in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The City Administration fee is based on the cost to provide new city hall buildings, supporting government administration facilities, public works office, libraries, garage facilities, equipment, vehicles, field operations buildings, and parking facilities. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

Table 12 below identifies the current inventory for City Administration. Notably, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 12: City Administration Inventory as of 2024

Facility	Quantity
Buildings (Square Feet)	55,802
Land (Acres)	3.59
Vehicles (Number of Vehicles)	22
Furniture, Fixtures, and Equipment (Integrated Unit)	1

A.2 Calculation Methodology

The City Administration Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional public building facilities, vehicles, and equipment. Assuming the City's growth through 2040, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

A.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that when applicable, a 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 necessary. The level of service used to calculate the City Administration Fees in this section is the existing level of service as defined as the relationship between the replacement cost of City Administration facilities (as described in this section) and the City's existing EDUs as discussed in Section IV. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing level of service for every 1,000 EDUs is 2,539 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 13**.

Table 13: City Administration Current LOS as of 2024

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	2,613
Land (Acres)	0.168
Vehicles (Number of Vehicles)	1.030
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.047**

The facility units generated in the table above are used to determine future City Administration buildings, land, vehicles, etc., funded by new development in 2040 and are presented below in **Table 14**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 14: Future City Administration Facility Units in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	8,412
Land (Acres)	0.541
Vehicles (Number of Vehicles)	3.317
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.151**

Notably, it's important to note that construction costs and acquisition costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA was able to determine general cost estimates, on a per square foot basis, for City Administration facilities, based on historical and current data available and input from the City. These cost estimates were then applied to the future facility units.

Table 15: City Administration Total Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	8,412	$863	$7,255,807
Land (Acres)	0.541	$1,321,442	$715,170.412
Vehicles (Number)	3.317	$36,286	$120,345.924
Equipment (Integrated Unit)	0.151	$3,468,727	$522,922.254
		Less: Offsetting Revenue	$0
		Equals: Total Facilities Cost	**$8,614,246**
		Total Future EDUs	**3,219**
		Cost per EDU	$2,676

Note:

1. Numbers may not sum due to rounding.

A.4 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the City Administration facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the City, there are no current offsetting revenues

A.5 City Administration Fee Calculations

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected City Administration EDUs to generate a per EDU rate, which equals $2,676 per EDU as shown above. As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of $2,676 by the total number of residential EDUs (3,055), resulting in the total amount funded from residential property of $8,174,822. This result was then divided by the total anticipated residential square feet of 4,583,381 to generate the Fee per square foot of $1.78. Details of this calculation are shown in the table below.

Table 16: Residential City Administration Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	3,055		3,055
		Total EDUs	*[a]*	3,055
		Total Cost per EDU	*[b]*	$2,676
		Total Fees	*[c] = [a] x [b]*	$8,174,822
		Total Residential Sq. Ft.	*[d]*	4,583,381
		Total Cost per Residential Sq. Ft.	*[e] = [c]/[d]*	**$1.78**

Note:

1. Numbers may not sum due to rounding.

Similarly, the Non-residential Fee per room and per 1,000 Sq. Ft. was determined by multiplying the cost per EDU of $2,676 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the fee amounts per room and per 1,000 Sq. Ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 17: Non-Residential City Administration Costs Financed by Fee Summary per Land Use Category [1]

Land Use Type	EDUs per Room/1,000 Non-Res. Sq. Ft.[1]	Fee per Room/1,000 Non-Res. Sq. Ft.	Number of Projected Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b] = [a] x [$ per EDU]	[c]	[d] = [c] x [b]
Hotel	0.23	$604	31	**$18,827**
Commercial Retail	0.43	$1,146	209,357	**$239,830**
Office	0.57	$1,523	34,686	**$52,818**
Industrial	0.16	$441	165,199	**$72,777**
Institutional/Other	0.51	$1,358	40,632	**$55,171**
			Total	**$439,424**

Note:

1. Numbers may not sum due to rounding.

A.6 Proposed fees

A summary of the proposed City Administration Fees is presented in **Table 18** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 18: City Administration Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft., Rooms, and Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$1.78	4,583,381	$8,174,822
Hotel	$604	31	$18,827
Commercial	$1,146	209,357	$239,830
Office	$1,523	34,686	$52,818
Industrial	$441	165,199	$72,777
Institutional/Other	$1,358	40,632	$55,171
		Total	**$8,614,246**

Table 19: City Administration Fee Summary

Land Use	Maximum Fees
Residential (Per Sq. Ft.)	$1.78
Hotel (Per Room)	$604
Commercial/Retail (Per 1,000 Sq. Ft.)	$1,146
Office (Per 1,000 Sq. Ft.)	$1,523
Industrial (Per 1,000 Sq. Ft.)	$441
Institutional/Other (Per 1,000 Sq. Ft.)	$1,358

A.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices as produced by ENR.

B Police DIFs

B.1 Police Facilities (Nexus Requirement AB 1600)

The Police Facilities element includes those facilities used by the City Police Department to maintain police services. The fees collected from the new development will be used exclusively for Police Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Police Department facilities and creates the need for new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and impact of residential and non-residential development.

Table 20 below illustrates how the police fee will meet the requirements of AB 1600 with regard to use of the fee, type of development funded or partially funded by the fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 20: Police Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire vehicles, property and equipment, and additional facilities that will mitigate the impacts of new residential and non-residential development to the City's Police facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of additional police headquarters, animal shelter, police vehicles, property and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees in the City, thus increasing the need for trained police personnel. Buildings, vehicles, property and equipment used to provide these services will have to be purchased to meet this increased demand and maintain the same level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from new development will impact the demand for police vehicles, property and equipment. New Police headquarters, animal shelter, vehicles and equipment are needed to mitigate the impacts of the additional residents and employees. If additional buildings, vehicles and equipment are not acquired, then overall public safety in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The police fee is based on the cost to provide new buildings, vehicles, property and equipment, and additional facilities. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

The table below identifies the current inventory for Police facilities. Notably, all furniture, fixtures, and equipment have been consolidated into one integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 21: Police Facilities Inventory as of 2024

Facility	Quantity
Buildings (Square Feet)	63,015
Land (Acres)	2
Vehicles (Number of Vehicles)	57
Furniture, Fixtures, and Equipment (One Integrated Unit)	1

B.2 Calculation Methodology

The Police Facilities fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Police facilities, vehicles and equipment. Assuming the City's growth generally over the next 16 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

B.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that when applicable, a 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 necessary. The level of service used to calculate the Police Facilities Fees in this section is the existing level of service as defined as the relationship between the replacement cost of Police Facilities (as described in this section) and the City's existing EDUs as discussed in Section IV. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing level of service for every 1,000 EDUs is 2,665 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in **Table 22**.

Table 22: Police Facilities Current LOS as of 2024

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	2,665
Land (Acres)	0.066
Vehicles (Number of Vehicles)	2.410
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.042**

The facility units generated in the table above are used to determine future Police Facility Units (buildings, land, vehicles, and equipment) funded by new development by 2040. This is presented below in **Table 23**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 23: Police Future Facilities Required to Maintain the Current LOS by 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	8,826
Land (Acres)	0.217
Vehicles (Number of Vehicles)	7.984
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.140**

Notably, it's important to note that construction and acquisition costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Police facilities, based on historical and current data available. It's also important to note that building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use). These cost estimates were then applied to the future facility units. Please see **Table 24** below for additional detail regarding the costs for Police facilities.

Table 24: Police Total Facilities Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	8,826	$1,038	$9,158,644
Land (Acres)	0.217	$1,185,107	$257,296
Vehicles (Number)	7.984	$75,649	$603,978
Equipment (Integrated Unit)	0.140	$5,866,608	$821,732
		Less: Offsetting Revenue	**$188,979**
		Equals: Total Facilities Cost	**$10,652,670**
		Total Future EDUs	**3,312**
		Cost per EDU	$3,216

Note:

1. Numbers may not sum due to rounding.

B.4 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Police Facilities calculation total. As of the end of June 2024, the City had $188,979 in its current Police Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 24** above.

B.5 Police Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Police Facilities EDUs to generate a per EDU rate, which equals $3,216 per EDU as shown above. As discussed in Section II, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

Again, the Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of $3,216 by the total number of residential EDUs (3,055), resulting in the total amount funded from residential property of $9,823,529. This result was then divided by the total anticipated residential 4,583,381 square feet to generate the Fee per square foot of $2.14. Details of this calculation are shown in the table below.

Table 25: Residential Police Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	3,055		3,055
		Total EDUs	[a]	**3,055**
		Total Cost per EDU	[b]	$3,216
		Total Fees	[c] = [a] x [b]	$9,823,529
		Total Residential Sq. Ft.	[d]	4,583,381
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$2.14**

Note:

1. Numbers may not sum due to rounding.

Similarly, the Non-residential Fee per 1,000 Sq. Ft. was determined by multiplying the cost per EDU of $3,216 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 Sq. Ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 26: Non-Residential Police Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Room Non-Res. Sq. Ft. [1]	Number of Projected Rooms Non-Res. Sq. Ft	Number of Projected Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b]= [a] x [$ per EDU]	[c]	[e] = [c] x [b]
Hotel	0.23	$726	31	**$22,624**
Commercial/Retail	0.80	$2,579	209,357	**$539,932**
Office	0.69	$2,234	34,686	**$77,498**
Industrial	0.23	$740	165,199	**$122,274**
Institutional/Other	0.51	$1,644	40,632	**$66,812**
			Total	**$829,140**

Note:

1. Numbers may not sum due to rounding.

B.6 Proposed fees

A summary of the proposed Police Fees is presented in **Table 27** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 27: Police Facilities Fees Summary

Land Use Type	Residential Fee per Sq. Ft./per Room, 1,000 Non-Res. Sq. Ft.	Number of Projected Res, Room Sq. Ft./ Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$2.14	4,583,381	$9,823,529
Hotel	$726	31	$22,624
Commercial/Retail	$2,579	209,357	$539,932
Office	$2,234	34,686	$77,498
Industrial	$740	165,199	$122,274
Institutional/Other	$1,644	40,632	$66,812
		Total	$10,652,670

Note:

1. Numbers may not sum due to rounding.

Table 28: Police Fee Summary

Land Use	Maximum Fees
Residential (Per Sq. Ft.)	$2.14
Hotel (Per Room)	$726
Commercial/Retail (Per 1,000 Sq. Ft.)	$2,579
Office (Per 1,000 Sq. Ft.)	$2,234
Industrial (Per 1,000 Sq. Ft.)	$740
Institutional/Other (per 1,000 Sq. Ft.)	$1,644

B.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average as produced by ENR.

C Fire DIFs

C.1 Fire Facilities (Nexus Requirement AB 1600)

The Fire Facilities element includes those facilities used by the City to maintain Fire services. The Fees collected from new development will be used exclusively for Fire Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Fire Department facilities and creates the need for new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Fire Facilities and impact of residential and non-residential development.

Table 29 below illustrates how the fire fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 29: Fire Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct and expand the various Fire facilities, acquire equipment and property, and a variety of specialized fire and emergency vehicles that will mitigate the impacts of new residential and non-residential development to the City's Fire facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Expansion/construction/acquisition of Fire facilities, property and equipment, and vehicles.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for trained Fire personnel. Multiple buildings, property and equipment, and vehicles used to provide these services will have to be expanded, constructed, or purchased to meet this increased demand and maintain the current level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from new development will impact demand for fire facilities. New Fire facilities, vehicles, and equipment are needed to mitigate the impacts of the additional residents and employees. If additional Fire facilities, vehicles, and equipment are not constructed and equipment and vehicles are not acquired, then overall public safety in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The Fire Fee is based on the cost to provide new facilities, property and equipment, and a variety of firefighting and emergency vehicles. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

The table below identifies the current inventory for Fire facilities. Notably, all furniture, fixtures, and equipment have been consolidated into one integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 30: Current Fire Facilities Inventory

Facility	Quantity
Buildings (Square Feet)	26,044
Land (Acres)	2.71
Vehicles (Number of Vehicles)	17
Furniture, Fixtures, and Equipment (One Integrated Unit)	1.00

C.2 Calculation Methodology

The Fire Facilities Fee was calculated using the standards-based methodology discussed in Section V. For future development to receive the same LOS that exists today, the City will need to acquire or construct additional Fire Facilities, vehicles, and equipment. Assuming the City's 2040 build-out, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

The standards-based methodology (LOS) ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

C.3 Level of Service (LOS)

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Fire Facilities DIFs in this section is the existing LOS, defined as the relationship between the replacement cost of Fire facilities (as described in this section) and the City's existing EDUs as discussed in Section IV. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 1,101 square feet of building space. The same LOS methodology applies to land, vehicles, and integrated equipment and is presented below in **Table 31**.

Table 31: Fire Facilities Current LOS

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	1,101
Land (Acres)	0.11
Vehicles (Number of Vehicles)	0.72
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.04**

The facility units generated in the table above are used to determine future Fire Facility Units (buildings, land, vehicles, and equipment) funded by new development by 2040. These are the numbers required to maintain the same level of existing service by 2040. This is presented below in **Table 32**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 32: Future Fire Facilities Required to Maintain the Current LOS in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	3,648
Land (Acres)	0.380
Vehicles (Number of Vehicles)	2.381
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.140**

It's important to recognize that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates on a per square foot basis for Fire Facilities based on historical and current data available. Building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use). These cost estimates were then applied to the future facility units. Please see **Table 33** below for additional details regarding the costs for Fire Facilities.

Table 33: Fire Total Facilities Costs in 2040

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	3,648	$1,200	$4,377,559
Land (Acres)	0.380	$1,321,442	$501,603
Vehicles (Number)	2.381	$442,343	$1,053,297
Equipment (Integrated Unit)	0.140	$909,881	$127,446
		Offsetting Revenue	$253,577
		Total Facilities Cost	**$5,806,329**
		Total Future EDUs	**3,312**
		Cost per EDU	$1,753

Note:

1. May not sum due to rounding.

C.4 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Fire Facilities calculation total. As of the end of June 2024, the City had $253,577 in its current Fire Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 35** above.

C.5 Fire Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated Fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Fire Facilities EDUs to generate a per EDU rate, which equals $1,753 per EDU as shown above. As discussed in Section II, per the directive of AB 602, for housing development projects, Nexus Studies adopted after July 1, 2023, will no longer be on a per unit basis and will instead be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

Table 34: Fire Facilities Costs Financed by Fees Summary per Residential Land Use Category

Land Use Type	EDUs per Unit	Number of Projected Units	Conversion Factor	Total EDUs
Residential	1.00	3,055		3,055
		Total Residential	[a]	**3,055**
		Total Cost per EDU	[b]	$1,753
		Total Cost Financed by Residential Fees	[c] = [a] x [b]	$5,354,399
		Total Residential Sq. Ft.	[d]	4,583,381
		Total Cost per Residential Sq. Ft.	**[e] = [c]/[d]**	**$1.17**

Note:

1. May not sum due to rounding.

Again, the residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of $1,753 by the total number of residential EDUs (3,055), resulting in total amount funded from residential property of $5,354,399. This result was then divided by the total anticipated residential square feet (4,583,381) to generate the Fee per square foot of $1.17. Details of this calculation are shown in the table above.

Similarly, the non-residential Fee per room and per 1,000 Sq. Ft. was determined by multiplying the cost per EDU of $1,753 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee amounts per lodging unit and per 1,000 Sq. Ft., as well as the total cost financed by Fees imposed on non-residential land uses.

Table 35: Fire Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category

Land Use Type	EDUs per Room/1,000 Non-Res. Sq. Ft.[1]	Fee per Room/1,000 Non-Res. Sq. Ft.	Number of Projected Rooms/1,000 Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b] = [a] x [$ per EDU]	[c]	[e] = [c] x [b]
Hotel	0.23	$395	31	**$12,331**
Commercial/Retail	0.80	$1,406	209,357	**$294,295**
Office	0.69	$1,218	34,686	**$42,241**
Industrial	0.23	$403	165,199	**$66,647**
Institutional/Other	0.51	$896	40,632	**$36,416**
			Total Costs Financed by Non-Residential Fees	**$451.930**

Note:

1. May not sum due to rounding.

C.6 Proposed Fees

A summary of the proposed Fire Fees is presented in **Table 36** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 36: Fire Facilities Costs Financed by Fees Summary per Land Use Category

Land Type	Residential Fee per Sq. Ft. / Non-Residential Fee per Room / per 1,000 Non-Residential Sq. Ft.	Number of Projected Res. Sq. Ft. / Rooms. /Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.17	4,583,381	$5,354,399
Hotel	$395	31	$12,331
Commercial/Retail	$1,406	209,357	$294,295
Office	$1,218	34,686	$42,241
Industrial	$403	165,199	$66,647
Institutional/Other	$896	40,632	$36,416
		Total	$5,806,329

Notes:

1. Residential Fees are per square foot.
2. Hotel fees are per room.
3. Commercial/Retail, Office, Industrial, and Institutional/Other are per 1,000 square foot.

Fire Facilities DIFs for residential and non-residential development are summarized in the table below.

Table 37: Fire Facilities Fee Summary

Land Use	Maximum Fees
Residential (Per Sq. Ft.)	$1.17
Hotel (Per Room)	$395
Commercial/Retail (Per 1,000 Sq. Ft.)	$1,406
Office (Per 1,000 Sq. Ft.)	$1,218
Industrial (Per 1,000 Sq. Ft.)	$403
Institutional/Other (per 1,000 Sq. Ft.)	$896

C.7 DIF Annual Cost Escalation Recommendations

The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these Fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This CCI is based upon the BCI cost indices as produced by ENR.

D Library

D.1 Library Facilities (Nexus Requirement AB 1600)

The Library Facilities element includes those facilities used by the City Library Department to maintain Library services. The fees collected from the new development will be used exclusively for Library Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Library Department facilities and creates the need for new facilities to accommodate growth. The facilities and equipment used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Library Facilities and impact of residential and non-residential development. Unlike the fees described in the previous section, this fee will only be applied to residential development, non-residential development will be excluded from the fee calculation.

Table 38 below illustrates how the Library Fee will meet the requirements of AB 1600 with regard to use of fees, type of development on which the Fee is imposed, reasonable relationship to the need for collection items, and proportionality requirements.

Table 38: Library Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire/construct new library facilities and buildings, remodel/refurbish existing facilities and buildings, vehicles, property and equipment, and acquire various library collection items that will mitigate the impacts of new residential development to the City's Library facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction of new library facilities, remodel/refurbishment of existing facilities, vehicles, property and equipment and expansion of library collection items. Collection items include but are not limited to books, periodicals, newspapers, DVDs, e-books, etc.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents who will become library patrons. In addition to equipment and property, and vehicles, new facilities will need to be acquired/constructed, existing facilities will need to be remodeled/refurbished or expanded, and collections will have to be expanded and additional volumes acquired to meet this increased demand. Fees collected from new residential development will be used for the acquisition/construction of new facilities, remodel/refurbishment of existing facilities, and acquisition of collection items so that the City can maintain their current level of service.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from new development will impact demand for library space and collection items. New facility space will need to be expanded or acquired/constructed and existing facility space will need to be remodeled/refurbished. If new facilities are not acquired/constructed, existing facilities are not remodeled/refurbished, and additional library collection items are not acquired, then the City's libraries will have insufficient space and materials.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The library fee is based on the cost to provide new facilities, property and equipment, and vehicles. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

The table below identifies the current inventory for Library facilities. Notably, all furniture, fixtures, and equipment have been consolidated into one integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 39: Current Library Facilities Inventory

Facility	Quantity
Buildings (Square Feet)	49,000
Land (Acres)	1.680
Vehicles (Number)	0.000
Equipment (Integrated Unit)	1.000

D.2 Calculation Methodology

The Library Fee was calculated using the standards-based methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Library facilities and equipment. Assuming the City's growth over the next 16 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS. Unlike the other fees generated in this Fee Study, non-residential development will be excluded from the fee calculation.

D.3 Level of Service (LOS)

As stated in Section III, in September of 2021 the Governor of California signed AB 602, which provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Library Fee in this section is the existing LOS, defined as the relationship between the replacement cost of Library facilities (as described in this section) and the City's existing EDUs as discussed in Section IV.

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 2,829 square feet of building space. The

same LOS methodology applies to land, vehicles, and integrated equipment and is presented below in **Table 40**.

Table 40: Library Facilities Current LOS

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	2,829
Land (Acres)	0.097
Vehicles (Number of Vehicles)	0.000
Furniture, Fixtures, and Equipment (Integrated Unit)	0.058

The facility units generated in the table above are used to determine future Library Facility Units (buildings, land, vehicles, and equipment) funded by new development in 2040. This is presented below in **Table 41**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 41: Library Future Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	8,640
Land (Acres)	0.2962
Vehicles (Number of Vehicles)	0.0000
Furniture, Fixtures, and Equipment (Integrated Unit)	**0.1763**

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Library facilities based on historical and current data available. These cost estimates were then applied to the future facility units. Please see **Table 42** below for additional detail regarding the costs for Library facilities.

Table 42: Library Total Facilities Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	8,640	$750	$6,480,222
Land (Acres)	0.2962	$1,321,442	$391,462
Vehicles (Number)	0.0000	$0	$0
Equipment (Integrated Unit)	0.1763	$4,837,107	$852,939
		Offsetting Revenue	$202,253
		Total Facilities Cost	**$7,522,371**
		Total Future EDUs	**3,055**
		Cost per EDU	$2,463

Note:

1. May not sum due to rounding.

D.4 Offsetting Revenues

According to information obtained by DTA, there are offsetting revenues that need to be considered in the library faculties calculation total. Currently the City has $202,253 in its current library fee account that must be subtracted from the Library facilities cost total. This is reflected above in **Table 42.**

D.5 Library Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated Fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Library Facilities EDUs to generate a per EDU rate, which equals $2,463 per EDU as shown below. As discussed in Section II, per the directive of AB 602, for housing development projects, Nexus Studies adopted after July 1, 2022, will no longer be on a per unit basis and will instead be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of $2,463 by the total number of residential EDUs (3,055), resulting in total amount funded from residential property of $7,522,371. This result was then divided by the total anticipated residential square feet 2,467,426 to generate the Fee per square foot of $1.53. Details of this calculation are shown in **Table 43** below.

Table 43: Library Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Conversion Factor	Total EDUs
Residential	1.00	3,055		**3,055**
		Total EDUs	**[a]**	**3,055**
		Total Cost per EDU	[b]	$2,463
		Total Costs Financed by Residential Fees	**[c] = [a] x [b]**	$7,522,371
		Total Residential Sq. Ft.	[d]	4,583,381
		Total Fee per Residential Sq. Ft.	**[e] = [c]/[d]**	**$1.64**

Note:

1. May not sum due to rounding.

D.6 Proposed Fees

A summary of the proposed Library Fees is presented in **Table 44** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 44: Library Facilities Costs Financed by Fees Summary per Land Use Category

Residential	Res. Fee per Sq. Ft.	Projected Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.64	4,583,381	$7,522,371
		Total	**$7,522,371**

Note:

1. Residential Fees are per square foot.

The Library Fee is summarized in the table below.

Table 45: Library Facilities Fees Summary

Land Use	Maximum Fees
Residential (per Sq. Ft.)	$1.64

D.7 DIF Annual Cost Escalation Recommendations

The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these Fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees should be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This CCI is based upon the BCI cost indices average as produced by ENR.

E Parks DIFs

E.1 Parks Development Facilities Fees (Nexus Requirement AB 1600)

The parks and recreation facilities will serve the residents of National City by providing facilities for recreation while enhancing the community's appeal and quality of life. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the City through 2040. Covered in this fee category are park improvements, as well as enhancements to parks and recreation facilities. Given that the City is virtually built-out, only park development costs will be used, and land acquisition costs will be excluded from the fee calculation. In maintaining the overall quality of life for residents, excellent park and recreation programs are important for the well-being of a city's community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses. As noted in Section IV, the fee analysis for Parks will be limited to City Residents and will exclude other non-residential development.

Table 46 below illustrates how the Parks Fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 46: Parks Facilities

Description	Justification
Identify the purpose of the Fee.	Provide a revenue source that will provide funds to develop parks and recreation facilities, and acquire vehicles and equipment that will mitigate the impacts of new residential development to the City's park and recreation facilities.
Identify the use to which the Fee is to be put.	Acquisition of parks and recreation facilities, and the further development of Park land.
Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for parks and recreational facilities. Park and recreational facilities equipment used to provide these services will have to be expanded or constructed to meet this increased demand and maintain the same level of service to the City.
Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from new development will impact demand for parks and recreational facilities. New parks and recreational facilities are needed to mitigate the impact of the additional residents. If additional park and recreational facilities are not constructed, then the level of service will decline and the overall quality of life for residents in the City will suffer.
Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The parks and recreation facilities fee is based on the cost to provide park and recreational facilities. The fee is based on the cost of providing new materials at the same levels as provided to existing residents.

The table below identifies the current inventory for Parks facilities. Notably, using information provided by the City, DTA has determined that the City has 116.60 total acres of usable park land as shown below in **Table 47**.

Table 47: Current Park Facilities Inventory

Park Inventory	Acres
Las Palmas Park	18.5
Kimball Park	23
El Toyon Park	23.2
Paradise Creek Park	5.6
Butterfly Park	2.1
Stein Family Farm	1.4
National City Golf Course	42.8
Total	**116.60**

E.2 Calculation Methodology

The Parks Fee was calculated using the standards-based methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to construct or enhance park facilities and equipment. Assuming the City's growth over the next 16 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS. Similar to the Library Fee, non-residential development was excluded from the Parks Fee calculation.

E.3 Level of Service (LOS)

As stated in Section III, in September of 2021 the Governor of California signed AB 602, which provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Parks Fee in this section is the existing LOS, defined as the relationship between the cost of park facilities (as described in this section) and the City's existing EDUs as discussed in Section IV.

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below in **Table 48**, the existing LOS for every 1,000 EDUs is 6.73 acres.

Table 48: Park Facilities Current LOS

Facility Type	Facility Units per 1,000 EDUs
Parks (Acres)	6.73

The facility units generated in the table above are used to determine future Parks Facility Units (i.e., acres of parks) funded by new development in 2040. This is presented below in **Table 49**.

Table 49: Park Future Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Parks (Acres)	20.56

It's important to note that construction costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. Using information provided by City staff and cost research into comparable facilities, DTA determined that the cost for park development which includes buildings, vehicles, property and equipment was $328,657 per acre. Given that the City is virtually built out, only park development costs will be used, and land acquisition costs will be excluded from the fee calculation. Please see **Table 50** below for additional detail regarding the costs for Park facilities.

Table 50: National City Park Cost Summary

Park Land Categories	Cost Per Acre
Land Acquisition	$0
Park Development	$328,657
Total Costs	**$328,657**

Based on the costs per acre above, the total costs of new park improvements equal approximately $2,602,979, in order to maintain the existing level of service. **Table 51** below for additional detail.

Table 51: Park Total Facilities Costs in 2040 [1]

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Parks (Acres)	6.731	$328,657	$6,757,318
		Offsetting Revenue	$868,251
		Total Facilities Cost	**$5,889,067**
		Total Future EDUs	**3,055**
		Cost per EDU	$1,928

Note:

1. May not sum due to rounding.

E.4 Offsetting Revenues

According to information obtained by DTA, there are offsetting revenues that need

to be considered in the park facilities calculation total. Currently the City has $868,251 in its current parks fee account that must be subtracted from the Parks facilities cost total. This is reflected above in **Table 51.**

E.5 Park Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated Fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Park Facilities EDUs to generate a per EDU rate, which equals $1,928 per EDU as shown below. As discussed in Section II, per the directive of AB 602, for housing development projects, Nexus Studies adopted after July 1, 2022, will no longer be on a per unit basis and will instead be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of $1,928 by the total number of residential EDUs (3,055), resulting in total amount funded from residential property of $5,889,067. This result was then divided by the total anticipated residential square feet, 4,583,381, to generate the Fee per square foot of $1.28. Details of this calculation are shown in **Table 52** below.

Table 52: Park Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EDUs per Unit	Number of Projected Units	Conversion Factor	Total EDUs
Residential	1.00	3,055		**3,055**
		Total EDUs	**[a]**	**3,055**
		Total Cost per EDU	[b]	$1,928
		Total Costs Financed by Residential Fees	**[c] = [a] x [b]**	**$5,889,067**
		Total Residential Sq. Ft.	[d]	**4,583,381**
		Total Fee per Residential Sq. Ft.	**[e] = [c]/[d]**	$1.28

Note:

1. May not sum due to rounding.

E.6 Proposed Fees

A summary of the proposed Park Fees is presented in **Table 53** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 53: Park Facilities Costs Financed by Fees Summary per Land Use Category

Residential	Res. Fee per Sq. Ft.	Projected Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.28	4,583,381	$5,889,067
		Total	$5,889,067

Finally, the Parks Fee is summarized in the table below.

Table 54: Park Facilities Fees Summary

Land Use	Calculated Fees
Residential (per Sq. Ft.)	$1.28

E.7 DIF Annual Cost Escalation Recommendations

The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these Fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees should be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This CCI is based upon the BCI cost indices average as produced by ENR.

F Multi-Modal Transportation DIFs

F.1 Multi-Modal Transportation Facilities (Nexus Requirement AB 1600)

According to the City's Transportation Element adopted in March of 2024, the City is made up of multi-modal communities with high rates of pedestrian activity. This multi-modal approach is becoming more common in cities that are either built-out or close to built-out as residents demand additional modes of alternative transportation such as public transportation, bicycle lanes and pedestrian walkways. Given this, the City is looking at establishing a multi-modal transportation fee.

Multi-modal transportation generally includes alternative public transportation, rail and waterways, bicycles, and pedestrians. Multi-modal access to public transportation considers and accommodates the many ways public transportation users get to and from a public transportation stop or center to access a public transportation service. Some of the methods include walking, bicycling, riding feeder public transportation systems (e.g., taking the bus to connect to commuter rail at a station), and driving. The idea is that providing the infrastructure and support services for multiple modes to public transportation will increase use of the public transportation system and result in health benefits. Specifically, when effectively integrated, bicycling and walking to public transportation help advance various environmental, health, and congestion-mitigating benefits for communities. A successful integration between modes will likely increase the catchment area and subsequent use of public transportation, the efficiency of public transportation by reducing the necessity of feeder bus services, and the overall demand for bicycling.

Creating a walkable and bikeable community starts with the built environment: having destinations close to each other; siting schools, parks, and public spaces appropriately; allowing mixed-use developments; having sufficient densities to support transit; creating commercial districts that people can access by bicycle, foot and alternative transportation modes.

The table below illustrates how the Multi-modal transportation fee will meet the requirements of AB 1600 with regard to use of fees, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 55: Multi-Modal Transportation Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct various multi-modal transportation projects including boulevard and corridor improvements, pedestrian ramps, sidewalks, bicycle lanes, ADA projects and improvements, and other infrastructure that will mitigate the impacts of new development on the City's multi-modal transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of boulevard and corridor improvements, pedestrian ramps, sidewalks, bicycle lanes, ADA projects and improvements and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new transportation projects upon which new residents and employees will travel. A Fee imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional multi-modal traffic volumes generated by new development will impact current levels of congestion. New boulevard and corridor improvements, pedestrian ramps, sidewalks, bicycle lanes, ADA projects and improvements are needed to mitigate the impacts of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes and increase the level of congestion to a condition well below City standards.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	Project costs are allocated to new development based on the percentage of multi-modal traffic volume generated by new development to the total traffic volume at build-out. The specific fee imposed on the various land uses are based on the relative trip generation rate as compared to a residential unit (baseline rate or EDU factor).

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. Notably, for Multi-Modal Transportation facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

The City identified the need for the multi-modal transportation infrastructure and equipment. **Table 56** provides a summary of the Needs List. A detailed list is presented in **Appendix B**. The costs presented below are based on estimates provided by the City.

Table 56: Multi-Modal Transportation Facilities Costs

Transportation Facilities [1]	Facility Cost
Bicycle	$19,979,499
ADA Transportation Plan	$17,289,732
Subtotal	**$37,269,231**
Offsetting Revenue	$0.00
Total	**$37,269,231**

Note:

1. A detailed description of the facilities is provided in detail in Appendix B.

F.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Multi-Modal Transportation facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new fee to the City, there are no current offsetting revenues.

F.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that when applicable, a 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 necessary. As this is a new fee, the level of service for Multi-Modal Transportation has not been established.

F.4 Calculation Methodology

Multi-Modal Transportation Fees calculated for each of the six (6) land use categories are based on the number of ADTs, i.e., the EBU factor (see Section V) generated by each land use. ADTs are published by the ITE Publication Trips Generation, 10th Edition. The ADT generation rates are per dwelling unit (for residential units), daily trip generation per 1,000 building square feet of each category of

non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single or one-direction person or vehicle movement with either the origin or the destination existing or entering) inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is the trips entering and existing a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, within a 24-hour weekday period, generated by a particular use or development

All proposed Multi-Modal Transportation facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EBUs. As illustrated below in **Table 57**, 93.97% of the costs will be allocated to existing development and 6.03% of the costs will be allocated to new development. Based on this allocation between new and existing development, $2,247,706 of the $37,269,231 in Multi-Modal Transportation facilities costs would be funded by the Fee imposed on new development. The remaining $35,021,525 must be funded through other sources to be determined by the City.

Table 57: Transportation Facilities Cost Allocation Summary

Development Type	Average Daily Trips (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	311,359	90.67%	$33,791,657
New Development	32,043	9.33%	$3,477,573
Total	**338,629**	**100.00%**	**$37,269,231**

To calculate the Fees, DTA determined the number of ADTs expected through 2040 based on the expected residential and non-residential growth in the City. The analysis estimates that a maximum of 32,043 additional ADTs would be generated by the land use growth, as detailed in **Table 58** below.

Table 58: Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	ADT Generation Rate [1]	Total ADTs (EBUs) [2]
Residential	3,055		8.24	25,170
Hotel	31		4.24	132
Commercial/Retail		209,357	25.69	5,378
Office		34,686	11.26	391
Industrial		165,199	5.06	835
Institutional/Other		40,632	3.37	137
			Total	**32,043**

Notes:

1. Projected ADTs per unit for residential and per 1,000 Square Feet and per room for non-residential.
2. Numbers may not sum due to rounding.

Table 59 presented below summarizes the cost per ADT, which is generated by dividing the cost to new development of $3,477,573 by the number of ADTs that will be generated by new development (32,043). When accounting for the 32,043 planned ADTs in the City, the cost per ADT totals $109 as shown in the table below. The cost per ADT ($109) was then applied to the various land uses and their respective ADT trip generation rates to determine the proposed Fee.

Table 59: Cost per EBU [1]

Facilities Costs	Total
Cost Allocated to New Development	$3,477,573
Total ADTs Added by New Development	32,043
DIF Cost Per ADT	$109

Note:

1. Numbers may not sum due to rounding.

F.5 Multi-Modal Transportation Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of $109 by the total number of residential EBUs (3,055), resulting in the total amount funded from residential property of $2,731,688. This result was then divided by the total anticipated residential square feet 4,583,381, to generate the Fee per square foot of $0.60. Details of this calculation are shown in the table below.

Table 60: Residential Multi-Modal Transportation Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EBUs per Unit	Number of Projected Units	Calculation	Total EBUs
Residential	8.24	3,055		25,170
			[a]	25,170
		Total Cost per EBU	[b]	**$109**
		Total Fees	[c] = [a] x [b]	**$2,731,688**
		Total Residential Sq. Ft.	[d]	**4,583,381**
		Total Fee per Residential Sq. Ft.	[e] = [c]/[d]	**$0.60**

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per 1,000 Sq. Ft. was determined by multiplying the cost per EBU of $109 by the total number of non-residential EBUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 Sq. Ft. and rooms and the total cost financed by Fees imposed on non-residential land uses.

Table 61: Non-Residential Multi-Modal Transportation Facilities Costs Financed by Fees Summary per Land Use Category [1]

Land Use Type	EBUs per Room/Non-Res. Sq. Ft.[1]	Non-Residential Fee per Room/ per 1,000 Sq. Ft.	Number of Projected Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x EBU*	*[c]*	*[e] = [c] x [b]*
Hotel	4.24	$460	31	**$14,348**
Commercial/Retail	25.6875	$2,788	209,357	**$583,658**
Office	11.26	$1,222	34,686	**$42,387**
Industrial	5.055	$549	165,199	**$90,631**
Institutional	3.37	$366	40,632	**$14,861**
			Total	$745,885

Note:

1. Numbers may not sum due to rounding.

F.6 Proposed Fees

A summary of the proposed Multi-Modal Transportation Fee is presented in **Table 62** below. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 62: Multi-Modal Transportation Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per Room/ 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft./Rooms /Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.60	4,583,381	$2,731,688
Hotel	$460	31	$14,348
Commercial/Retail	$2,788	209,357	$583,658
Office	$1,222	34,686	$42,387
Industrial	$549	165,199	$90,631
Institutional/Other	$366	40,632	$14,861
		Total	$3,477,573

Table 63: Multi-Modal Transportation Fee Summary

Land Use	Maximum Fees
Residential (Per Sq. Ft.)	$0.60
Hotel (Per Room)	$460
Commercial/Retail (Per 1,000 Sq. Ft.)	$2,788
Office (Per 1,000 Sq. Ft.)	$1,222
Industrial (Per 1,000 Sq. Ft.)	$549
Institutional/Other (Per 1,000 Sq. Ft.)	$366

F.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices as produced by ENR.

SUMMARY OF FEES

The total proposed fee amounts to finance new development's share of the costs of new facilities are summarized below.

Table 64: Proposed DIF Summary

VII

Land Use	City Administration	Police	Fire	Library	Parks	Multi-modal
Residential (Per Sq. Ft.)	$1.78	$2.14	$1.17	$1.64	$1.28	$0.60
Hotel (Per Room)	$604	$726	$395			$460
Commercial/Retail (Per 1,000 Sq. Ft.)	$1,146	$2,579	$1,406			$2,788
Office (Per 1,000 Sq. Ft.)	$1,523	$2,234	$1,218			$1,222
Industrial (Per 1,000 Sq. Ft.)	$441	$740	$403			$549
Institutional/Other (Per 1,000 Sq. Ft.)	$1,358	$1,644	$896			$366

At the time of permit issuance, new development shall pay the appropriate fee for each facility category, and the City shall deposit the funds in a separate account dedicated to the construction of the proposed facilities in accordance with Government Code Section 66006(a).

Future development may result from intensification and/or redevelopment of existing land uses. Each such redevelopment project will be evaluated in order to calculate the applicable fees on the new proposed development, taking into account the development previously mitigated.

As stated in Section VI, fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 et. seq. As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices as produced by ENR.

In addition to the legal requirements covered in Section III, there are a number of recommendations for the adoption and administration of the DIFs presented in Section VIII of this Fee Study. All recommendations presented in this section are based on the Mitigation Fee Act (Government Code §66000 et seq.), also referred to as the "Act," which provides specific requirements for establishing and administering DIF programs. The Act also mandates procedures for administering impact fee programs, such as the collection and accounting of impact fees, refunds, mandatory updates, and reporting requirements.

IMPLEMENTATION OF FEE SCHEDULE

At the time the City imposes an impact fee, Government Code 66020 requires a written statement of the amount of the fee and a written notice of a 90-day period during which the imposition of the fee can be protested. Prior to the enactment of Section 66020, a developer could not challenge the validity of fees imposed on a residential development without refusing to pay them. Under these circumstances, developers were required to pay disputed fees before they could be challenged. Section 66020 was drafted to correct that problem.

The various subparts of Section 66020 allow for a procedure that permits a developer to pay the fees under protest, obtain the relevant building permit, and then proceed with the project while pursuing an action to challenge the fees. If the action is successful, the fees will be refunded with interest. However, failure to protest imposition of the fee during the allowed period may deprive the fee payer of the right to any subsequent legal challenges. Any challenges to be filed must be submitted within 90 days of enactment. The subsequent sections provide specific guidelines in implementing DIFs.

A The Collection of DIFs

According to Government Code Section 66007, any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the Certificate of Occupancy is issued, whichever occurs first.

However, utility service fees may be collected at the time an application for utility service is received. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when (i) it receives its final inspection or Certificate of Occupancy, (ii) on a pro rata basis when a certain percentage of the dwellings have received their final inspection or Certificate of Occupancy, or (iii) on a lump sum basis when the first dwelling in the development receives its final inspection or Certificate of Occupancy, whichever of the three occur first.

An exception allows DIFs to be collected at an earlier time if they will be used to reimburse the agency for expenditures previously made or for public improvements or facilities for which money has already been appropriated. If any fee or charge specified is not fully paid prior to the issuance of a building permit for construction, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion.

Statutory restrictions in place for residential development at the time at which fees may be collected do not apply to non-residential development. In cases where the fees are not collected upon the issuance of building permits, Sections 6607(c)(1) and (2) provide that the City may require the property owner of a non-residential development to execute a contract to pay the fee, and subsequently record that contract as a lien against the property owner.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, the water capital improvement fee, water supply fee, and sewer capital improvement fee shall not be applicable to any ADU created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure. Please note that for the purposes of this Fee Study, future ADUs are included in the build-out projections, but some of these units may not be required to pay an impact fee. As a result, the City may not collect the full amount of costs as shown in the Needs Lists included herein.

B The Assignment and Expenditure of Fee Revenue

According to Section 66006, if a local agency requires the payment of a fee specified in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement to be funded in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected.

Any interest income earned in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected. Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements, but not for individual projects). DTA recommends the continuation of that approach.

DIF revenue should not be spent on any infrastructure, property or equipment needed to mitigate an existing deficiency.

C Exemptions, Reductions, and Waivers

If a project has characteristics that indicate its impact on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly. The City may decide to voluntarily waive or reduce the fees that would otherwise apply to a project to promote goals such as affordable housing or economic development. However, the implementation of this policy may not result in increased costs for other development projects and is allowed only if such costs are offset from other revenue sources.

D Developer Improvement Credits

If the City maintains a policy that requires a developer, as a condition of project approval, to construct facilities for which impact fees have been or will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for such dedication or construction. Furthermore, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of the facilities or improvements constructed by the developer. If circumstances allow a developer to dedicate land, buildings, or other valuable considerations in lieu of paying fees, the City maintains the discretion to accept or reject such offers and may negotiate the terms under which an offer would be accepted.

E Existing Development Credit

If a project involves the replacement, redevelopment, or intensification of previously existing development, impact fees should be applied only to the portion of the project which represents a net increase in demand for relevant facilities, applying the measure of demand used in this study to calculate that particular fee. Since residential service demand is normally estimated on the basis of demand per dwelling unit, an addition to a single-family dwelling unit typically would not be subject to an impact fee if it does not increase the number of dwelling units in the structure. In any project that results in a net increase in the number of dwelling units, the added units would normally be subjected to impact fees. A similar analysis can be applied to non-residential development using a measure of demand on which impact fees are based.

F Annual Reporting and Accounting of Fees

AB 1600 requires that both general law and charter cities account for every fee that they collect under its terms. Funds collected for each capital facility or service shall be deposited in separate accounts and not commingled with any other funds for other impact fees. While funds are accruing for individual capital facilities, the City must keep track of each fund and provide an annual report. Section 66006 requires that for each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the 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 of the account or fund;
4. The amount of the fees collected, and the interest earned;
5. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Paragraph (2) of Subdivision (a) of Section 66001, and the public improvement remains incomplete;
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and
8. The amount of refunds made pursuant To Subdivision (e) of Section 66001 and any allocations pursuant to Subdivision (f) of Section 66001.

The City must review the information made available at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public. Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting.

G Refunding Policy

Under the Mitigation Fee Act, Govt. Code §66000 et seq., each DIF must be deposited in a separate capital facilities account and may be expended only for the purposes for which it was collected. For all unexpended fees, the agency must make findings every 5 years that:

1. Identify the purpose to which the fee will be put;
2. Demonstrate a reasonable relationship between the unexpended balance and the purpose for which the fee was charged;
3. Ascertain the sources and funding for any as-yet-incomplete public improvements; and
4. Designate the approximate date the agency expects the funding for uncompleted improvements to be deposited in the account [§66001(d)(1)]. The Act provides that "if the findings are not made as required by [the Act], the local agency shall refund the moneys in the account" to the current owners of the properties for which the fees were paid [§66001(d)(2)].

Failure to make the findings specified in Mitigation Fee Act requires a refund of all unexpended DIFs. When sufficient funds have been collected to complete financing of the public improvements contained in the CIP, the public agency shall identify "an approximate date by which the construction of the public improvement will be commenced" within 180 days of collection of the required funds (Gov. Code §66001(e)]. Failure to comply with this requirement also mandates the return of the collected funds, as stated above.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, as mentioned earlier, the water capital improvement fee, water supply fee, and sewer fee shall not be applicable to any accessory dwelling unit created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure.

This report does not address, nor has DTA been asked to determine, whether any current or proposed DIFs are valid under the U.S. Constitution's Fifth Amendment Takings Clause. In *Sheetz v. County of El Dorado* (2024) ___U.S.___, the U.S. Supreme Court held that its decisions in Nollan v. California Coastal Comm'n (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. However, the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue in the case and determine how to apply Nollan/Dolan in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

H Annual Update of the Capital Improvement Plan ("CIP")

It is common for jurisdictions to prepare a CIP in conjunction with a fee program. In fact, AB 1600 encourages the use of a CIP to assist in scheduling and implementing the services and improvements funded through impact fees (Gov. Code §66002). A good CIP establishes a schedule of improvements necessary to accommodate the projected growth. The CIP must indicate the approximate size, location, time of availability, and estimated costs of all improvements to be financed through fees [Gov. Code §66002(a)]. In order to create a usable CIP, a municipality must have an accurate understanding of its current service baseline and its projected growth. This requires an understanding of when, where, and how growth may occur within the area. The more information collected about future growth, the more comprehensive and accurate the CIP will be. A CIP can also help a municipality determine when new public improvements or the expansion of existing public improvements is needed in relation to the timing of new development.

If the public agency adopts a CIP, it must be updated annually [Gov. Code §66002(b)]. 10 days' published notice is provided pursuant to Government Code §65090 and is also provided to any city or county that may be significantly affected by the CIP. If a CIP is adopted and is used as a basis for identifying the use of impact fees, the CIP must be adopted and updated annually by a resolution of the governing body at a public hearing. In the absence of a CIP, an alternative is to identify improvements in other public documents, such as General Plans, land studies, and other documents.

I Administration Costs of Fee Implementation

The cost of implementing the DIFs is not included in the fees themselves and must be determined by the City. To recover the periodic costs of updating the fees studies, implementing the program, ongoing staff costs, managing the updates, and preparing annual and 5-year updates required by the Mitigation Fee Act, an administration fee may be added to the Fees calculated in this Fee Study. DTA recommends that these fee expenses are handled administratively and pass the costs on to user fees charged to applicants for processing fee applications.

J Indexing of DIFs

The DIFs presented in this report are based on current facility costs provided by the City and should be adjusted annually to account for inflation. The purpose of the adjustment is to account for future escalation in costs for land, equipment, vehicles, and construction. DTA recommends that after adoption, the fee should be reviewed each year and adjusted by a reliable index such as the ENR BCI generally used as the primary basis for indexing construction costs. Ordinarily, land costs make up a significant portion of the costs covered by the fees and do not lend themselves to traditional cost indexes. As such, land costs should be adjusted to changes in local land prices.

K Updating the Fee Study

As stated in Section III, AB 602 was signed into law in September of 2021 by the Governor of California, and it provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these requirements are that Nexus Studies shall be updated at least every 8 years as of January 1, 2023. However, DTA concurs with the generally accepted policy that 5 years is a good rule-of-thumb time period for Fee updates, particularly because the required 5-Year findings (see above) can be approved at that same time. In some instances, fees may remain valid for a longer period of time if the City's land use and facility plans do not change. A case in point is a municipality at or near full build-out capacity. However, a dynamic, growing municipality facing significant changes in land use would do itself a disservice if it maintained the current fee structure for too long without a fee study to update the current rates.

L Administering a Fee Program

Creating and administering an impact fee program can be a labor-intensive process requiring considerable preparation and training that should not be undertaken more often

than necessary. A well-planned fee program can generate sufficient funds to allow the City to adequately mitigate impacts created by future development. Conversely, a poorly planned fee can result in either collecting too little money and being forced to pay for public facilities required as a result of future development through its General Fund or collecting too much money based on an unsupported fee program, thus exposing the City to a fee challenge or a requirement to refund unexpected proceeds.

All personnel involved in the process, including accounting, capital budgeting, and project management of any other area, must be made fully aware of the difference between impact fees and other fees, such as user fees, and of the guidelines and restrictions placed on the expenditure of Fee revenues. The building Fees generated in this report are tied to specific facility improvements and cost estimates provided by the City. The fees must be expended accordingly and must be able to withstand any challenges and show that the funds have been properly directed in accordance with proper AB 1600 guidelines.

APPENDIX A

City of National City
Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
LAND USE AND DEMOGRAPHIC ASSUMPTIONS

Existing Land Uses

Land Use Type	[a] No. of Residents No. of Hotel Guests [1]	[b] Number of Employees [2]	[c] = [a] /[d], or [c] = [b] / ([d] / 1,000) Residents per Unit/ Guests & Employees per Room/ Employees per 1,000 Non-Res. SF	[d] Number of Units/ Number of Rooms/ Non-Res. SF
Residential	53,395	0	3.08	17,323
Hotel	459	146	0.79	765
Commercial / Retail	0	13,554	2.64	5,136,492
Office	0	2,985	3.51	851,000
Industrial	0	4,113	1.01	4,053,085
Institutional / Other	0	3,118	3.13	996,892
Total	**53,854**	**23,916**	**NA**	**NA**

Projected New Land Uses

Land Use Type	No. of Residents No. of Hotel Guests	Number of Employees	Residents per Unit/ Guests & Employees per Room/ Employees per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [3]
Residential	9,415	0	3.08	3,055
Hotel	19	6	0.79	31
Commercial / Retail	0	552	2.64	209,357
Office	0	122	3.51	34,686
Industrial	0	168	1.01	165,199
Institutional / Other	0	127	3.13	40,632
Total	**9,434**	**975**	**NA**	**NA**

Buildout Land Uses

Land Use Type	No. of Residents No. of Hotel Guests	Number of Employees	Residents per Unit/ Guests & Employees per Room/ Employees per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [3]
Residential	62,810	0	3.08	20,378
Hotel	478	152	0.79	796
Commercial / Retail	0	14,106	2.64	5,345,849
Office	0	3,107	3.51	885,686
Industrial	0	4,281	1.01	4,218,284
Institutional / Other	0	3,245	3.13	1,037,524
Total	**63,288**	**24,891**	**NA**	**NA**

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/24).
Hotel guests based on a 60% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2024).
[3] For residential, based on the SANDAG Regional Growth Forecast (2020), an annualized growth rate of approximately 0.54% is utilized through 2040.
For non-residential, an annualized growth rate of 0.25% is utilized through 2040.

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - CITY ADMINISTRATION FEE

Existing DU Calculation
Service Factor (Residents and Employees)

Land Use Type	Number of Residents [1]	Number of Employees [2]	Number of Persons Served [3]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
	[a]	[b]	[c] = [a] + 50% x [b]	[d] = [c] /[f], or [d] = [c] / ([f] / 1,000)	[e] = [d] / 3.50	[f]	[g] = [e] x [f]
Residential	53,395	0	53,395	3.08	1.00	17,323	17,323
Hotel	459	146	532	0.70	0.23	765	173
Commercial / Retail	0	13,554	6,777	1.32	0.43	5,136,492	2,199
Office	0	2,985	1,493	1.75	0.57	851,000	484
Industrial	0	4,113	2,057	0.51	0.16	4,053,085	667
Institutional / Other	0	3,118	1,559	1.56	0.51	996,892	506
Total	**53,854**	**23,916**	**65,812**	**NA**	**NA**	**NA**	**21,351**

Projected New DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Employees	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [4]	Total Number of EDUs
Residential	9,415	0	9,415	3.08	1.00	3,055	3,055
Hotel	19	6	22	0.70	0.23	31	7
Commercial / Retail	0	552	276	1.32	0.43	209,357	90
Office	0	122	61	1.75	0.57	34,686	20
Industrial	0	168	84	0.51	0.16	165,199	27
Institutional / Other	0	127	64	1.56	0.51	40,632	21
Total	**9,434**	**975**	**9,921**	**NA**	**NA**	**NA**	**3,219**

Buildout DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Employees	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	62,810	0	62,810	3.08	1.00	20,378	20,378
Hotel	478	152	554	0.70	0.23	796	180
Commercial / Retail	0	14,106	7,053	1.32	0.43	5,345,849	2,288
Office	0	3,107	1,553	1.75	0.57	885,686	504
Industrial	0	4,281	2,140	0.51	0.16	4,218,284	694
Institutional / Other	0	3,245	1,623	1.56	0.51	1,037,524	526
Total	**63,288**	**24,891**	**75,733**	**NA**	**NA**	**NA**	**24,570**

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/24).
Hotel guests based on a 60% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2024).
[3] Persons served equals residents, plus 50% of employees.
[4] For residential, based on the SANDAG Regional Growth Forecast (2020), an annualized growth rate of approximately 0.54% is utilized through 2040.
For non-residential, an annualized growth rate of 0.25% is utilized through 2040.

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - POLICE/ FIRE FEE

Existing DU Calculation
Service Factor (Residents, Employees, and Visitors)

Land Use Type	Number of Residents [1]	Number of Employees [2]	Number of Visitors [3]	Number of Persons Served [4]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
	[a]	[b]	[c]	[d] = [a] + 50% x [b] + 5% x [c]	[e] = [d] /[g], or [e] = [d] / ([g] / 1,000)	[f] = [e] / 3.50	[g]	[h] = [f] x [g]
Residential	53,395	0	0	53,395	3.08	1.00	17,323	17,323
Hotel	459	146	0	532	0.70	0.23	765	173
Commercial / Retail	0	13,554	118,390	12,696	2.47	0.80	5,136,492	4,119
Office	0	2,985	6,597	1,822	2.14	0.69	851,000	591
Industrial	0	4,113	16,375	2,875	0.71	0.23	4,053,085	933
Institutional / Other	0	3,118	242	1,571	1.58	0.51	996,892	510
Total	**53,854**	**23,916**	**141,604**	**72,892**	**NA**	**NA**	**NA**	**23,648**

Projected New DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [5]	Total Number of EDUs
Residential	9,415	0	0	9,415	3.08	1.00	3,055	3,055
Hotel	19	6	0	22	0.70	0.23	31	7
Commercial / Retail	0	552	4,825	517	2.47	0.80	209,357	168
Office	0	122	269	74	2.14	0.69	34,686	24
Industrial	0	168	667	117	0.71	0.23	165,199	38
Institutional / Other	0	127	10	64	1.58	0.51	40,632	21
Total	**9,434**	**975**	**5,772**	**10,210**	**NA**	**NA**	**NA**	**3,312**

Buildout DU Calculation
Service Factor (Future Residents, Employees, and Visitor)

Land Use Type	Number of Residents	Number of Employees	Number of Visitors	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	62,810	0	0	62,810	3.08	1.00	20,378	20,378
Hotel	478	152	0	554	0.70	0.23	796	180
Commercial / Retail	0	14,106	123,215	13,214	2.47	0.80	5,345,849	4,287
Office	0	3,107	6,866	1,897	2.14	0.69	885,686	615
Industrial	0	4,281	17,043	2,992	0.71	0.23	4,218,284	971
Institutional / Other	0	3,245	251	1,635	1.58	0.51	1,037,524	530
Total	**63,288**	**24,891**	**147,375**	**83,102**	**NA**	**NA**	**NA**	**26,961**

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/24).
Hotel guests based on a 60% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2024).
[3] Based on Average Daily Trips (excluding employee trips), as published by the Institute of Transportation Engineers, 10th Edition.
[4] Persons served equals residents, plus 50% of employees, plus 5% of visitors.
[5] For residential, based on the SANDAG Regional Growth Forecast (2020), an annualized growth rate of approximately 0.54% is utilized through 2040.
For non-residential, an annualized growth rate of 0.25% is utilized through 2040.

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - LIBRARY / PARKS FEE

Existing DU Calculation

Service Factor (Residents and Employees)

	[a]	[b] = [a]	[c] = [b] /[e]	[d] = [c] / 3.50	[e]	[f] = [d] x [e]
Land Use Type	**Number of Residents [1]**	**Number of Persons Served [2]**	**Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF**	**EDUs per Unit/ per Room/ per 1,000 Non-Res. SF**	**Number of Units/ Number of Rooms/ Non-Res. SF**	**Total Number of EDUs**
Residential	53,395	53,395	3.52	1.00	17,323	17,323
Total	**53,395**	**53,395**	**NA**	**NA**	**NA**	**17,323**

Projected New DU Calculation

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [3]	Total Number of EDUs
Residential	9,415	18,359	3.52	1.00	3,055	3,055
Total	**9,415**	**18,359**	**NA**	**NA**	**NA**	**3,055**

Buildout DU Calculation

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	62,810	71,754	3.52	1.00	20,378	20,378
Total	**62,810**	**71,754**	**NA**	**NA**	**NA**	**20,378**

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/24).
[2] Persons served equals residents only, and excludes non-residential land uses.
[3] For residential, based on the SANDAG Regional Growth Forecast (2020), an annualized growth rate of approximately 0.54% is utilized through 2040.
For non-residential, an annualized growth rate of 0.25% is utilized through 2040.

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
EQUIVALENT BENEFIT UNITS ("EBU") ASSUMPTIONS - MULTI-MODAL TRANSPORTATION FEE

Existing Equivalent Benefit Units (Transportation)

Land Use Type	[a] Number of Units/ Number of Rooms/	[b] Number of Non-Res. SF [1]	[c] Average Daily Trips (ADTs) per Unit/ per Room/ per 1,000 Non-Res. SF [2]	[d] = [a] x [c], or [d] = [b] / 1,000 x [c] Total Daily Trips EBUs
Residential [1]	17,323	0	8.24	142,742
Hotel [2]	765	0	4.24	3,244
Commercial / Retail	0	5,136,492	25.69	131,944
Office	0	851,000	11.26	9,582
Industrial	0	4,053,085	5.06	20,488
Institutional / Other	0	996,892	3.37	3,360
Total	**18,088**	**11,037,469**	**NA**	**311,359**

Projected New Equivalent Benefit Units (Transportation)

Land Use Type	Number of Units/ Number of Rooms [3]	Number of Non-Res. SF [3]	Average Daily Trips (ADTs) per Unit/ per Room/ per 1,000 Non-Res. SF	Total Daily Trips EBUs
Residential	3,055	0	8.24	25,170
Hotel	31	0	4.24	132
Commercial / Retail	0	209,357	25.69	5,378
Office	0	34,686	11.26	391
Industrial	0	165,199	5.06	835
Institutional / Other	0	40,632	3.37	137
Total	**3,086**	**449,874**	**NA**	**32,043**

Buildout Equivalent Benefit Units (Transportation)

Land Use Type	Number of Units/ Number of Rooms/	Number of Non-Res. SF	Average Daily Trips (ADTs) per Unit/ per Room/ per 1,000 Non-Res. SF	Total Daily Trips EBUs
Residential [1]	20,378	0	8.24	167,911
Hotel [2]	796	0	4.24	3,376
Commercial / Retail	0	5,345,849	25.69	137,322
Office	0	885,686	11.26	9,973
Industrial	0	4,218,284	5.06	21,323
Institutional / Other	0	1,037,524	3.37	3,496
Total	**21,174**	**11,487,343**	**NA**	**343,402**

[1] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2024).
[2] Based on Average Daily Trips (excluding employee trips), as published by the Institute of Transportation Engineers, 10th Edition.
[3] For residential, based on the SANDAG Regional Growth Forecast (2020), an annualized growth rate of approximately 0.54% is utilized through 2040.
For non-residential, an annualized growth rate of 0.25% is utilized through 2040.

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - CITY ADMINISTRATION FEE

Existing DU Calculation
Service Factor (Residents and Employees)

Land Use Type	Number of Residents [1]	Number of Employees [2]	Number of Persons Served [3]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
	[a]	[b]	[c] = [a] + 50% x [b]	[d] = [c] /[f], or [d] = [c] / ([f] / 1,000)	[e] = [d] / 3.50	[f]	[g] = [e] x [f]
Residential	53,395	0	53,395	3.08	1.00	17,323	17,323
Hotel	459	146	532	0.70	0.23	765	173
Commercial / Retail	0	13,554	6,777	1.32	0.43	5,136,492	2,199
Office	0	2,985	1,493	1.75	0.57	851,000	484
Industrial	0	4,113	2,057	0.51	0.16	4,053,085	667
Institutional / Other	0	3,118	1,559	1.56	0.51	996,892	506
Total	**53,854**	**23,916**	**65,812**	**NA**	**NA**	**NA**	**21,351**

Projected New DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Employees	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [4]	Total Number of EDUs
Residential	9,415	0	9,415	3.08	1.00	3,055	3,055
Hotel	19	6	22	0.70	0.23	31	7
Commercial / Retail	0	552	276	1.32	0.43	209,357	90
Office	0	122	61	1.75	0.57	34,686	20
Industrial	0	168	84	0.51	0.16	165,199	27
Institutional / Other	0	127	64	1.56	0.51	40,632	21
Total	**9,434**	**975**	**9,921**	**NA**	**NA**	**NA**	**3,219**

Buildout DU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents	Number of Employees	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	62,810	0	62,810	3.08	1.00	20,378	20,378
Hotel	478	152	554	0.70	0.23	796	180
Commercial / Retail	0	14,106	7,053	1.32	0.43	5,345,849	2,288
Office	0	3,107	1,553	1.75	0.57	885,686	504
Industrial	0	4,281	2,140	0.51	0.16	4,218,284	694
Institutional / Other	0	3,245	1,623	1.56	0.51	1,037,524	526
Total	**63,288**	**24,891**	**75,733**	**NA**	**NA**	**NA**	**24,570**

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/24).
Hotel guests based on a 60% occupancy rate for the existing hotel rooms in the City.
[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2024).
[3] Persons served equals residents, plus 50% of employees.
[4] For residential, based on the SANDAG Regional Growth Forecast (2020), an annualized growth rate of approximately 0.54% is utilized through 2040.
For non-residential, an annualized growth rate of 0.25% is utilized through 2040.

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
POLICE FACILITIES FEE CALCULATION

I. Inventory of Existing Police Facilities

Facility	Facility Units	Quantity
Buildings	Square Feet	63,015
Land	Acres	1.55
Vehicles	Vehicle	57
Equipment	Integrated Unit	1

II Existing Facility Standard

Facility Type **[3]**	Facility Units	[a] Quantity	[b] Existing EDUs	[c] = [a] / ([b] / 1,000) Facility Units per 1,000 EDUs
Buildings	Square Feet	63,015	23,648	2665
Land	Acres	2	23,648	0.066
Vehicles	Vehicle	57	23,648	2.410
Equipment	Integrated Unit	1	23,648	0.042

III. Future Facility Standard

Facility Type	Facility Units	[a] Facility Units per 1,000 EDUs	[b] Future EDUs	[c] = [a] x [b] Facilities Units Funded by New Development
Buildings	Square Feet	2665	3,312	8,826
Land	Acres	0.066	3,312	0.217
Vehicles	Vehicle	2.410	3,312	7.984
Equipment	Integrated Unit	0.042	3,312	0.140

IV. Police Summary Cost Data

Facility Type	Facility Units	[a] Facility Units Funded by Future Development	[b] Cost Per Unit	[c] = [a] x [b] Total Facility Cost for Future Development	[d] = [c] / 3312 Cost per EDU
Buildings	Square Feet	8,826	$1,038	$9,158,644	$2,765
Land	Acres	0.217	$1,185,107	$257,296	$78
Vehicles	Vehicle	7.984	$75,649	$603,978	$182
Equipment	Integrated Unit	0.140	$5,866,608	$821,732	$248
Offsetting Revenue				**$188,979**	**$57**
Total				**$10,652,670**	**$3,216**

V. Police Residential Fee Calculation

Land Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	1.00	3,055		**3,055**
		Total Residential	**[a]**	**3,055**
		Total cost per EDU	[b]	**$3,216**
		Total Fees	**[c] = [a] x [b]**	**$9,823,529**
		Total Residential Sq. Ft.	[d]	**4,583,381**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$2.14**

VI. Police Non-Residential Fee Calculation

Land Type	EDU's per Room/ 1,000 Non-Res. Sq. Ft.	Fee per Room / per 1,000 Non-Res Sq. Ft.	Rooms / Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x 3216*	*[c]*	*[d] = ([c] / 1,000) x [b]*
Hotel	0.23	$726	31	**$22,624**
Commercial Retail	0.80	$2,579	209,357	**$539,932**
Office	0.69	$2,234	34,686	**$77,498**
Industrial	0.23	$740	165,199	**$122,274**
Institutional / Other	0.51	$1,644	40,632	**$66,812**
Total	**NA**	**NA**	**NA**	**$829,140**

VII. Police Fee Calculation Summary

Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$2.14	4,583,381	$9,823,529
Hotel	$725.58	31	$22,624
Commercial Retail	$2,579.00	209,357	$539,932
Office	$2,234.29	34,686	$77,498
Industrial	$740.16	165,199	$122,274
Institutional / Other	$1,644.31	40,632	$66,812
Total	**NA**	**NA**	**$10,652,670**

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
FIRE FACILITIES FEE CALCULATION

I. Inventory of Fire & Rescue Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	26,044
Land	Acres	2.71
Vehicles	Vehicle	17.0
Equipment	Integrated Unit	1.0

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type **[3]**	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Buildings	Square Feet	26,044	23,648	1,101
Land	Acres	2.71	23,648	0.115
Vehicles	Vehicle	17	23,648	0.719
Equipment	Integrated Unit	1	23,648	0.042

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	1,101	3,312	3,648
Land	Acres	0.115	3,312	0.380
Vehicles	Vehicle	0.719	3,312	2.381
Equipment	Integrated Unit	0.042	3,312	0.140

IV. Fire & Rescue Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 1101
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	3,648	$1,200	$4,377,559	$1,322
Land	Acres	0.380	$1,321,442	$501,603	$151
Vehicles	Vehicle	2.381	$442,343	$1,053,297	$318
Equipment	Integrated Unit	0.140	$909,881	$127,446	$38
Offsetting Revenue				**$253,577**	**$77**
Total				**$5,806,329**	**$1,753**

V. Fire & Rescue Residential Fee Calculation				
Land Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	1.00	3,055		**3,055**
		Total Residential	**[a]**	**3,055**
		Total cost per EDU	[b]	**$1,753**
		Total Fees	**[c] = [a] x [b]**	**$5,354,399**
		Total Residential Sq. Ft.	[d]	**4,583,381**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$1.17**

VI. Police Non-Residential Fee Calculation				
Land Type	EDU's per Room/ 1,000 Non-Res. Sq. Ft.	Fee per Room / per 1,000 Non-Res Sq. Ft.	Rooms / Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x 1753*	*[c]*	*[d] = ([c] / 1,000) x [b]*
Hotel	0.23	$395	31	**$12,331**
Commercial Retail	0.80	$1,406	209,357	**$294,295**
Office	0.69	$1,218	34,686	**$42,241**
Industrial	0.23	$403	165,199	**$66,647**
Institutional / Other	0.51	$896	40,632	**$36,416**
Total	**NA**	**NA**	**NA**	**$451,930**

VII. Police Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.17	4,583,381	$5,354,399
Hotel	$395	31	$12,331
Commercial Retail	$1,406	209,357	$294,295
Office	$1,218	34,686	$42,241
Industrial	$403	165,199	$66,647
Institutional / Other	$896	40,632	$36,416
Total	**NA**	**NA**	**$5,806,329**

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
LIBRARY FACILITIES FEE CALCULATION

I. Inventory of Existing Library Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	49,000
Land	Acres	1.68
Vehicles	Vehicle	0.00
Equipment	Integrated Unit	1.00

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type [3]	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Buildings	Square Feet	49,000	17,323	2829
Land	Acres	1.68	17,323	0.097
Vehicles	Vehicle	0.00	17,323	0.000
Equipment	Integrated Unit	1.00	17,323	0.058

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	2829	3,055	8,640
Land	Acres	0.097	3,055	0.296
Vehicles	Vehicle	0.000	3,055	-
Equipment	Integrated Unit	0.058	3,055	0.176

IV. Library Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 3055
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	8,640	$750	$6,480,222	$2,121
Land	Acres	0.296	$1,321,442	$391,462	$128
Vehicles	Vehicle	-	$0	$0	$0
Equipment	Integrated Unit	0.176	$4,837,107	$852,939	$279
Offsetting Revenue				**$202,253**	**$66**
Total				**$7,522,371**	**$2,463**

V. Library Residential Fee Calculation				
Land Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	1.00	3,055		**3,055**
		Total Residential	**[a]**	**3,055**
		Total cost per EDU	[b]	$2,463
		Total Fees	**[c] = [a] x [b]**	**$7,522,371**
		Total Residential Sq. Ft.	[d]	4,583,381
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$1.64**

VI. Library Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room /) Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.64	4,583,381	$7,522,371
Total	**NA**	**NA**	**$7,522,371**

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
PARKS FACILITIES FEE CALCULATION

I. Inventory of Existing Park Facilities		
Facility	Facility Units	Quantity
Parks	Acres	116.60

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type **[3]**	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Parks	Acres	116.60	17,323	6.731

III. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Parks	Acres	6.731	3,055	20.560

IV. Park Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 3055
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Land	Acres	20.560	$328,657	$6,757,318	$2,212
Offsetting Revenue				$868,251	$284
Total				**$5,889,067**	**$1,928**

V. Park Residential Fee Calculation				
Land Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	1.00	3,055		3,055
		Total Residential	**[a]**	**3,055**
		Total cost per EDU	[b]	**$1,928**
		Total Fees	**[c] = [a] x [b]**	**$5,889,067**
		Total Residential Sq. Ft.	[d]	**4,583,381**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$1.28**

VI. Park Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$1.28	4,583,381	$5,889,067
Total	NA	**NA**	**$5,889,067**

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
MULTI-MODEL TRANSPORTATION FEE CALCULATION

I. Existing EBU Calculation

	Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
[1]	Residential	8.24	17,323		142,742
	Hotel	4.24	765		3,244
	Commercial Retail	25.69		5,136,492	131,944
	Office	11.26		851,000	9,582
	Industrial	5.06		4,053,085	20,488
	Institutional / Other	3.37		996,892	3,360
	Total	**NA**	**NA**	**NA**	**311,359**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Future Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	8.24	3,055		25,170
Hotel	4.24	31		132
Commercial Retail	25.69		209,357	5,378
Office	11.26		34,686	391
Industrial	5.06		165,199	835
Institutional / Other	3.37		40,632	137
``	**NA**	**NA**	**NA**	**32,043**

III. Proposed Facilities Cost

Facility	Facility Cost
Multi Modal Facilities Cost	$37,269,231
Offsetting Revenues	**$0**
Total Facilities Cost	**$37,269,231**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Average Daily Trips Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	311,359	90.67%	$33,791,657
New Development	32,043	9.33%	$3,477,573
Total Facilities Cost	**343,402**	**100.00%**	**$37,269,231**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips	Facility Cost Allocated to New Development	Facilities Cost Per Daily Trip
Multi Model Facilities Cost	32,043	$3,477,573	$109
Total Facilities Cost per Daily Trip	**32,043**	**3,477,573**	**$109**

VI. Transportation Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Projected Daily Trips	Fee per Unit / per Room	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	8.24	$894		$2,731,688
Hotel	4.24	$460		$14,348
Commercial Retail	25.69		$2,788	$583,658
Office	11.26		$1,222	$42,387
Industrial	5.06		$549	$90,631
Institutional / Other	3.37		$366	$14,861
Initial Allocation to New Development				**$3,477,573**
Total Allocated to Existing Development				$33,791,657
Total Facilities Costs				**$37,269,231**

VII. Transportation Residential Fee Calculation

Land Type	EDUs per Unit	No. of Projected Units		Total EDUs
Residential	8.24	3,055		**25,170**
		Total Residential	**[a]**	**25,170**
		Total cost per EDU	[b]	**$109**
		Total Fees	**[c] = [a] x [b]**	**$2,731,688**
		Total Residential Sq. Ft.	[d]	**4,583,381**
		Total Fee per Residential Sq. Ft.	**[e] = [c] / [d]**	**$0.60**

APPENDIX A-1
NATIONAL CITY, CALIFORNIA
MULTI-MODEL TRANSPORTATION FEE CALCULATION

VIII. Transportation Non-Residential Fee Calculation

Land Type	Projected Daily Trips	Res. Fee per Sq. Ft./ per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	*[b] = [a] x 109*	*[c]*	*[d] = ([c] / 1,000) x [b]*
Hotel	4.24	$460	31	**$14,348**
Commercial Retail	25.69	$2,788	209,357	**$583,658**
Office	11.26	$1,222	34,686	**$42,387**
Industrial	5.06	$549	165,199	**$90,631**
Institutional / Other	3.37	$366	40,632	**$14,861**
Total				**$745,885**

IX. Transportation Fee Calculation Summary

Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	$0.60	4,583,381	$2,731,688
Hotel	$460	31	$14,348
Commercial Retail	$2,788	209,357	$583,658
Office	$1,222	34,686	$42,387
Industrial	$549	165,199	$90,631
Institutional / Other	$366	40,632	$14,861
Total	**NA**	**NA**	**$3,477,573**

APPENDIX B

City of National City
Development Impact Fee Justification Study

INVENTORY AND FACILITIES NEEDS LIST

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
CITY ADMINISTRATION FACILITIES INVENTORY

Buildings	Address	(Sq. Ft.)	Cost / Sq. Ft.	Value
City Hall	1243 National City Blvd	42,878	$863	$36,983,115
Martin Luther King Jr. Comm Ctr(HR, Housing/Section 8)	140 E 12th Street	6,539	$863	$5,640,016
Public Works Operations Building	1726 Wilson Ave	6,385	$863	$5,507,188
Total		55,802	$863	**$48,130,318**

Land		(Acres)	Cost / Acre	Value
City Hall	Blvd	1.56	$1,321,442	$2,061,449
Martin Luther King Jr. Comm Ctr(HR, Housing/Section 8)	140 E 12th Street	1.15	$1,321,442	$1,519,658
Public Works Operations Building	1726 Wilson Ave	0.88	$1,321,442	$1,162,869
Total		3.59		**4,743,977**

Equipment & Property	Facility	Units	Cost per Unit	Cost
2017 North Star - Trailer-Mounted Pressure Washer - Medium Equipment	City Hall			$2,500
1965 Cummins - Stationary Generator	City Hall			$150,000
Dell EMC VM Hosts	City Hall	4	$35,000	$140,000
Nimble Enterprise SAN Storage	City Hall	2	$93,500	$187,000
Synology Backup Storage	City Hall	2	$23,000	$46,000
Palo Alto Firewall	City Hall	2	$24,500	$49,000
FortiGate Firewall	City Hall	2	$12,100	$24,200
Cisco Network Switches	City Hall	20	$4,800	$96,000
FortiGate Network Analyzer	City Hall	1	$18,000	$18,000
Cisco Secure Servers (Phone System)	City Hall	2	$19,200	$38,400
Copiers	City Hall	4	$7,502	$30,008
Printers	City Hall	35	$575	$20,125
CellPhones	City Hall	81	$420/yr	$34,020
Data Center UPS	City Hall	1	$39,700	$39,700
Desktop Computers	City Hall	97	$1,136	$110,192
Laptops	City Hall	85	$1,050	$89,250
Cisco Voice Over IP Phone System	City Hall			$498,000
Avigilon Camera System	City Hall			$375,545
Council Chambers Audio Video System	City Hall			$235,500
Cisco Network Switches	MLK Comm Cntr	3	$4,800	$14,400
Desktop Computers	MLK Comm Cntr	15	$1,136	$17,040
Laptop/Tablet Computers	MLK Comm Cntr	6	$1,050	$6,300
Cell Phones /Sims	MLK Comm Cntr	6	$35/month x 12	$2,520
Copier	MLK Comm Cntr	2	$7,502	$15,004
Audio Video System	MLK Comm Cntr			$29,755
Printer	MLK Comm Cntr	8	$575	$4,600
Cisco Network Switches	PW Ops	4	$4,800	$33,600
Desktop Computers	PW Ops	16	$1,136	$18,176
Laptop/Tablet Computers	PW Ops	10	$1,050	$10,500
Cell Phones /Sims	PW Ops	20	$420	$8,400
Copier	PW Ops	1	$7,502	$7,502
Printer	PW Ops	5	$575	$2,855
Enterprise Software				
Microsoft	Office / OS			$156,000
Munis ERP	Financials			$580,000
ArcGIS	Mapping			$14,000
CityWorks	Permitting / Licensing			$171,600
Escribe	Agenda Management			$82,000
Swagit	Streaming			$27,000
VmWare ESX	Virtualization			$55,870
Veeam	Backup Software			$28,165
Total				**3,468,727**

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
CITY ADMINISTRATION FACILITIES INVENTORY

Vehicles

Make	Model	Type	Year	Cost	Replacement
Toyota Truck	Tacoma	Light Duty	2023	$28,300	$32,545
Hyundai SUV	Kona	Light Duty	2020	$39,900	$47,572
Hyundai SUV	Kona	Light Duty	2020	$39,900	$47,572
Kia SUV	Niro	Light Duty	2020	$39,800	$47,453
Ford Truck	Ranger	Light Duty	2023	$37,500	$43,125
Toyota Building Truck	Tacoma	Light Duty	2020	$23,700	$28,257
Toyota Neighbor Svcs Truck	Tacoma	Light Duty	2020	$23,700	$28,257
Toyota Neighbor Svcs Truck	Tacoma	Light Duty	2020	$23,700	$28,257
Toyota Neighbor Svcs Truck	Tacoma	Light Duty	2020	$23,700	$28,257
Hyundai Sedan	Ioniq	Light Duty	2019	$41,300	$51,440
Hyundai Sedan	Ioniq	Light Duty	2019	$41,300	$51,440
Hyundai Sedan	Ioniq	Light Duty	2019	$41,300	$51,440
Ford Sedan	Fusion	Light Duty	2018	$35,500	$2,575
Hyundai Sedan	Ioniq	Light Duty	2019	$41,300	$51,440
Nissan Sedan	Leaf	Light Duty	2023	$28,200	$2,326
Toyota Truck	Tacoma	Light Duty	2020	$23,700	$28,257
Toyota Truck	Tacoma	Light Duty	2020	$23,700	$28,257
Ford Truck	Ranger	Light Duty	2020	$34,800	$41,491
Ford Truck	F-550	Medium Duty	2022	$49,300	$53,105
Kia Sedan	Optima	Light Duty	2016	$26,000	$34,664
Ford Truck	Ranger	Light Duty	2004	$18,000	$33,699
Ford Cargo Van	Transit Connect	Light Duty	2019	$29,600	$36,868
		22			**$798,297**

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
POLICE FACILITIES INVENTORY

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Police Department Building	1200 National City Blvd.	55,755	$1,100	$61,330,500
Police Warehouse	1430 Hoover Ave	6,760	$600	$4,056,000
Police Substation	Plaza Bonita Mall	500		$0
		63,015		**$65,386,500**

Land		(Acres)	Unit Cost / Acre	Value
Police Department Building	1200 National City Blvd.	1.39	$1,321,442	$1,836,804
Police Warehouse	1430 Hoover Ave	0.16	$700	$112
Police Substation	Plaza Bonita Mall			
		1.55		**$1,836,916**

Vehicles

Make	Model	Type	Year	Cost	Replacement
Freightliner - PD Command	Command Bus	Heavy Duty	2008	$312,000	$517,205
Ford BearCat SWAT Truck	F550	Heavy Duty	2012	$360,000	$534,969
Ford Van - Passenger	E350	Medium Duty	2012	$30,000	$44,581
Ford Van - Surveillance	E350	Medium Duty	2013	$75,000	$111,218
Toyota CSO Truck - Light Duty	Tacoma	Light Duty	2013	$23,800	$35,293
Nissan - Sedan	Maxima	Light Duty	2013	$32,600	$48,343
Nissan - Sedan	Sentra	Light Duty	2013	$19,550	$28,991
Ford K9 Patrol SUV	Explorer	Medium Duty	2015	$51,700	$71,397
Ford K9 Patrol SUV	Explorer	Medium Duty	2015	$51,700	$71,397
Nissan - Sedan	Altima	Light Duty	2015	$24,750	$34,179
Nissan - Sedan	Altima	Light Duty	2015	$24,750	$34,179
Ford - Sedan	Taurus	Light Duty	2015	$28,230	$38,985
Nissan CSI Van	NV2500	Medium Duty	2016	$31,550	$42,063
Ford Animal Control Truck	F250	Medium Duty	2016	$75,000	$99,992
Ford Patrol SUV	Explorer	Medium Duty	2016	$55,500	$73,994
Ford K9 Patrol SUV	Explorer	Medium Duty	2016	$56,700	$75,594
Nissan Investigations Truck - Light Duty	Frontier	Light Duty	2016	$25,150	$33,531
Toyota SUV - Light Duty	Highlander	Light Duty	2016	$38,575	$51,429
Ford - Sedan	Fusion	Light Duty	2016	$21,250	$28,331
Ford Patrol SUV	Explorer	Medium Duty	2017	$56,900	$72,819
Dodge Van - Light Duty	Caravan	Light Duty	2017	$28,175	$36,058
Nissan - Sedan	Maxima	Light Duty	2017	$35,100	$44,920
Nissan - Sedan	Altima	Light Duty	2017	$37,000	$47,351
Nissan - Sedan	Altima	Light Duty	2017	$37,000	$47,351
Ford Animal Control Truck	F250	Medium Duty	2018	$85,000	$108,443
Ford Patrol SUV	Explorer	Medium Duty	2018	$56,900	$72,593
Nissan - Sedan	Altima	Light Duty	2018	$37,000	$47,205
Toyota - Sedan	Camry	Light Duty	2018	$27,000	$34,447
Honda - Sedan	Accord	Light Duty	2018	$25,200	$32,150
Ford Patrol SUV	Explorer	Medium Duty	2019	$65,000	$80,959
Toyota SUV - Light Duty	Highlander	Light Duty	2019	$40,500	$50,444
Chrysler Van - Light Duty	Pacifica	Light Duty	2019	$43,300	$53,931
Toyota - Sedan	Camry	Light Duty	2019	$27,000	$33,629
Ford - Sedan	Fusion	Light Duty	2019	$24,000	$29,893
Ford Transit Van - CNT	T350	Medium Duty	2020	$140,000	$166,919
Ford Transit Van - Prisoner	T350	Medium Duty	2020	$96,000	$114,459
Ford Traffic Truck	F250 Crew	Medium Duty	2020	$90,000	$107,305
Ford SWAT Supervisor Truck	F250 Crew	Medium Duty	2020	$95,000	$113,266
Toyota CSO Truck - Light Duty	Tacoma	Light Duty	2020	$28,400	$33,861
Toyota - Sedan	Camry	Light Duty	2020	$27,000	$32,191
Toyota - Sedan	Camry	Light Duty	2020	$27,000	$32,191
BMW Motorcycle			2020	$32,000	$38,153
Ford Patrol SUV	Explorer	Medium Duty	2021	$70,000	$77,700
Ford K9 Patrol SUV	Explorer	Medium Duty	2021	$62,000	$68,820
BMW Motorcycle			2021	$33,000	$36,630
Ford Investigations SUV	Explorer	Medium Duty	2022	$56,000	$60,322
Ford Investigations Truck - Light Duty	F150 Crew	Light Duty	2022	$49,500	$53,320
Ford Patrol SUV	Explorer	Medium Duty	2023	$76,000	$87,400
Ford HOT Truck - Light Duty	F150 Crew	Light Duty	2023	$130,000	$149,500
Ford Investigations Truck - Light Duty	F150 Crew	Light Duty	2023	$59,700	$68,655
Ford Investigations Truck - Light Duty	F150 Crew	Light Duty	2023	$49,500	$56,925
Toyota SUV - Light Duty	Highlander	Light Duty	2023	$44,200	$50,830
Kia SUV - Light Duty	Sorento	Light Duty	2024	$38,240	$38,240
Kia SUV - Light Duty	Sorento	Light Duty	2024	$38,240	$38,240
Toyota SUV - Light Duty	Highlander	Light Duty	2024	$44,200	$44,200
Harley Davidson Motorcycle			2024	$40,000	$40,000
BMW Motorcycle			2024	$35,000	$35,000
			57	**$3,323,860**	**$4,311,991**

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
POLICE FACILITIES INVENTORY

Equipment & Property	Units	Cost per Unit	Cost
1993 Kohler - Stationary Generator	1		$150,000
2022 Skywatch - Surveillance Trailer - Heavy Equipment			$226,200
2005 Universal - Medium Trailer			$75,000
1993 Kohler - Stationary Generator			$100,000
Desktop Computers (Dell)	128	1136	$145,408
Laptop (Mobile Data Computers)MDC	108	3980	$429,840
AXON Body Cameras (5yrs)	76		$514,840
Copiers	5	7502	$37,510
Printers	35	575	$20,125
Data Center UPS	1	39700	$39,700
Nimble Enterprise SAN Storage	2	93500	$187,000
Dell EMC VM Hosts	2	35000	$70,000
Cell Phones /Sims	87	$35/month x 12	$36,540
800 MHZ Radios	189	4355	$823,095
Cisco Network Switches	10	4800	$48,000
Software			
New World Computer Aided Dispatch (CAD)			$1,060,000
Glock Duty Pistols w/Holosun SCS MOS Optic Model 17 MOS	95	$850	$80,750
Glock Admin / Detective Pistol 43X	10	$450	$4,500
Colt Patrol Rifles w /Holosun 510C Optic M	55	$1,900	$104,500
Daniels Defense SWAT Rifiles w/Trijicon MOR Optic DDM4	20	$3,000	$60,000
Accuracy Intl. SWAT Sniper Rifles w/Night Force ATACR Optic	4	$6,000	$24,000
DDM4 AT-LE			$0
Remington Less Lethal shotgun w/Vortex Spark Optic 870	40	$1,100	$44,000
Remington shotgun 870	2	$900	$1,800
Defense Tech. 40mm less lethal launchers w/Vorotex Spark Op	4	$1,550	$6,200
Defense Tech. 40mm multi-launcherlaunchers w/Vorotex Spa	2	$4,500	$9,000
Gas Ram For Deployment	1	$700	$700
Burn Safe for Gas Deployment	1	$900	$900
Pepperball Launchers FTC/FT12	80	$900	$72,000
Tasers X2/X26P	100	$1,600	$160,000
FLIR night scope LS	1	$2,000	$2,000
Thernal Camera TT310B	1	$2,300	$2,300
Night Vision monocle SWAT M914	15	$4,500	$67,500
Dual Bean aiming laser Dball3	20	$2,300	$46,000
Active Shooter vests Paraclete10260	100	$1,200	$120,000
Active Shooter helmets AMP 1	100	$2,500	$250,000
SWAT tactical raid vests	20	$3,200	$64,000
SWAT helmets AMP 1	20	$3,100	$62,000
Munitions Pole Vulcan III	1	$2,300	$2,300
Handheld balistic Shields BR WMX6	3	$4,300	$12,900
Accident /crime scene reconstruction equipment FARO	1	$28,000	$28,000
Laser protection glasses Stingerhawk	100	$150	$15,000
Portable Radios Motorola APX 6000	66	$6,500	$429,000
Mobile Radios Motorola APX 6500	36	$6,500	$234,000
			$5,866,608

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
FIRE FACILITIES INVENTORY

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Fire Station #34	343 East 16th street	19,440	$1,200	$23,328,000
Fire Station #31	2333 Euclid Ave	4,700	$1,200	$5,640,000
Fire Station #33	2005 East 4th street	1904	$1,200	$2,284,800
Fire Administration and Fire Prevention	1243 National City Blvd.			
		26,044		**$31,252,800**

Land		(Acres)	Cost / Acre	Value
Fire Station #34	343 East 16th street	1.680	$1,321,442	$2,220,022
Fire Station #31	2333 Euclid Ave	0.360	$1,321,442	$475,719
Fire Station #33	2005 East 4th street	0.670	$1,321,442	$885,366
Fire Administration and Fire Prevention	1243 National City Blvd.			
		2.71		**$3,581,108**

Vehicles

Make	Model	Type	Year	Cost	Replacement
Fire Engine	Pierce Arrow XT	Heavy Duty	2006	$400,000	$728,002
Chevrolet SUV - Battalion	Suburban	Medium Duty	2006	$60,000	$109,200
Fire Aerial	Pierce Arrow XT	Heavy Duty	2009	$950,000	$1,504,904
Fire Engine	Pierce Arrow XT	Heavy Duty	2011	$515,000	$778,444
Fire Aerial	Pierce Arrow XT	Heavy Duty	2016	$1,034,000	$1,378,554
Ford Truck - Fire Squad	F550	Heavy Duty	2016	$170,000	$226,648
Toyota Truck - Fire Inspection	Tacoma	Light Duty	2016	$40,000	$53,329
Toyota Truck - Fire Inspection	Tacoma	Light Duty	2016	$40,000	$53,329
Chevrolet SUV - Battalion	Suburban	Medium Duty	2017	$90,000	$115,179
Nissan Sedan - Fire Inspection	Altima	Sedan	2018	$24,850	$31,704
Fire Engine	Pierce Arrow XT	Heavy Duty	2019	$750,000	$934,145
Chevrolet SUV - Chief	Tahoe	Medium Duty	2021	$50,000	$55,500
Dodge Truck - Fire Squad	5,500	Heavy Duty	2022	$250,000	$269,294
Ford Truck - Battalion	F350	Heavy Duty	2022	$130,000	$140,033
Ford Truck - Fire Marshall	F150 Crew	Medium Duty	2022	$85,000	$91,560
Ford Truck - Fire Crew	F350 Crew	Heavy Duty	2023	$70,000	$70,001
Fire Engine	Pierce Arrow XT	Heavy Duty	2024	$980,000	$980,000
			17		**$7,519,826**

Equipment & Property	Units	Cost per Unit	Cost
1990 Clark - Forklift - Medium Equipment			$75,000
2012 Fabique - Medium Trailer			$7,500
2004 Kohler Stationary Generator - FS34			$125,000
2004 Kohler Stationary Generator - FS31			$90,000
2017 Generac - Stationary Generator - FS33			$35,000
Cisco Network Switches	7	4800	$33,600
Desktop Computers	23	1136	$26,128
Laptop/Tablet Computers	10	1050	$10,500
Cell Phones /Sims	87	$35/month x 12	$36,540
800 MHZ Radios	97	4,355	$422,435
RCS Radio Service / yr	97	342	$33,174
Copier	2	7,502	$15,004
			$909,881

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
LIBRARY FACILITIES INVENTORY

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Library	1401 National City Blvd	49,000	$750	$36,750,000
		49,000	**$750**	**$36,750,000**

Land		(Acres)	Unit Cost / Acre	Value
Library	1401 National City Blvd	1.68	$1,321,442	$2,220,022
		1.68	**$1,321,442**	**$2,220,022**

Vehicles	Existing/Proposed	Quantity	Cost	Total Cost
				$0

Equipment	Quantity	Cost per unit	Total Cost
Network Switches	8	4800	$38,400
Public Computers	35	1136	$39,670
Staff Desktop Computers	53	1136	$60,208
Laptop/Tablet Computers	10	1050	$10,500
Cell Phones /Sims	2	420	$840
Copier	5	7502	$37,510
Printer	8	575	$4,600
Dell Server	2	5600	$11,200
Meeting Room Audio Video			$23,250
Books (volumes)	188,434	20	$3,768,680
Makerspace equipment	20	502.3	$10,046
Meeting Room AV	1	395000	$395,000
Hanging system	1	7734.24	$7,734
Lounge Seating	15	2233.33	$33,500
PA System	1	20000	$20,000
Microfilm Reader/Printer	1	1500	$1,500
Kyocera Copier	1	1300	$1,300
Book carts	40	459.99	$18,400
Self-check kiosks	2	11542.96	$23,086
RFID gates & workstation shiled	3	10560.98	$31,683
Mis Equipment and property			$300,000
			$4,837,107

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
PARKS FACILTIES INVENTORY

Land for Sports Park	Address	(Acres)	Cost / Acre	Value
Las Palmas Park	Newell St and E 22nd St	18.5		$0
Kimball Park	12th Street and D Ave	23		$0
El Toyon Park	4th Street and U Ave	23.2		$0
Paradise Creek Park	Hoover Ave and W 19th	5.6		$0
Butterfly Park	Palm Ave and E 22nd St	2.1		$0
Stein Family Farm	1808 F Ave	1.4		$0
National City Golf Course	1439 Sweetwater Rd	42.8		$0
Total		**116.60**		**$0**

City built out, only park improvements not using park acre
So no land cost per acr used

Vehicles

Make	Model	Type	Year	Cost	Replacement
Freightliner	FL70	Tree Truck - Heavy Duty	2001	$93,000	$193,627
Ford	F550	Truck - Medium Duty	2022	$49,300	$53,105
Ford	F250	Truck - Medium Duty	2020	$32,700	$38,987
Ford	F150 EXT	Truck - Light Duty	2020	$27,000	$32,191
Ford	F150	Truck - Light Duty	2020	$27,000	$32,191
Toyota	Tacoma	Truck - Light Duty	2020	$23,500	$28,019
Toyota	Tacoma	Truck - Light Duty	2020	$23,500	$28,019
Toyota	Tacoma	Truck - Light Duty	2020	$23,500	$28,019
Ford	Ranger	Truck - Light Duty	2020	$34,800	$41,491
			9	**$334,300**	**$475,649**

Buildings	Address	Square Feet	Cost	Total Cost
ARTS Center	200 E 12th St	17,634	$500	$8,817,000
Camacho Recreation Center	1810 E 22nd Street	12,738	$400	$5,095,200
Casa de Salud Recreation Cent	1408 E Harding Ave	7,060	$400	$2,824,000
Morgan Towers Nutrition Cent	1415 D Ave	6,670	$400	$2,668,000
Martin Luther King Jr. Comm C	140 E 12th Street	12,391	$400	$4,956,400
Boys and Girls Club	1430 D Ave	25,860	$400	$10,344,000
Historic Kimball House	923 A Ave	2,030	$400	$812,000
Historic Railcar Depot	922 W 23rd Street	4,550	$400	$1,820,000

$37,336,600

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
PARKS FACILTIES INVENTORY

Additional Equipment & Prop	Units	Cost per Unit	Costs
2009 Case 570MXT - Tractor - Heavy Equipment			$98,500
1991 Century Stage - Heavy Trailer			$53,200
2000 Areator - Medium Equipment			$5,000
2009 Kubota Tractor 4400 - Medium Equipment			$36,600
2018 Toro Mower - Medium Equipment			$68,800
2020 Vermeer BC1000XL - Chipper - Medium Equipment			$43,000
1987 RPM - Medium Trailer			$1,000
2002 Aros - Medium Trailer			$3,000
2005 Pace - Medium Trailer			$7,500
2000 EX-Mark Metro - Mower- Light Equipment			$2,500
2012 Vermeer SC292 Root Grinder - Light Equipment			$23,000
2017 Cushman 800 - Golf Cart - Light Equipment			$6,800
2017 Cushman 800 - Goft Cart - Light Equipment			$6,800
2020 Vermeer RTX130 Trencher - Light Equipment			$9,500
2024 Toro Mower- Light Equipment			$30,000
2024 EX-Mark Lazer-Z Mower - Light Equipment			$27,000
1987 RPM - Light Trailer			$1,300
2023 Aluma 7712H-S-TG - Light Trailer			$4,610
Cisco Network Switches	4	4,800	$33,600
Desktop Computers	3	1,136	$3,408
Laptop/Tablet Computers	1	1,050	$1,050
Cell Phones /Sims	2	420	$840
Printer	3	575	$1,725
Cisco Network Switches	1	4,800	$4,800
Desktop Computers	10	1,136	$17,040
Laptop/Tablet Computers	6	1,050	$6,300
Cell Phones /Sims	7	$35/month x 12	$2,940
Audio Video System			$6,500
Printer	5	575	$2,875
Total			**$509,188**

APPENDIX B-1
NATIONAL CITY, CALIFORNIA
TRANSPORTATION FACILTIES LIST
(Planned Projects)

Facility Name	Total Cost	Policy Background
Bicycle		
18th Street Bicycle Boulevard 18th StreetPalm Avenue to Rachael Avenue Class III	$1,319,675	Ciy's Bicycle Master Plan
Highland Avenue Bike Lanes Highland Avenue 30th Street to SR 54 exit ramp Class II	$386,909	Ciy's Bicycle Master Plan
F Avenue Bicycle Boulevard- F Avenue- 18th Street to 28th StreetClass III Boulevard	$1,728,774	Ciy's Bicycle Master Plan
- 26th Street- D Avenue to 18th Street		
8th Street Complete Street Improvements- 8th Street- Harbison Avenue to Paradise Valley Road (Class III)Class II	$533,106	Ciy's Bicycle Master Plan
- Paradise Valley Road- 8th Street east to City Boundary (Class II)Class III Route		
D Avenue Bicycle BoulevardD AvenueDivision Street to 18th StreetClass III Boulevard	$1,491,233	Ciy's Bicycle Master Plan
Division Street Cycle TrackDivision StreetLauren Avenue to Euclid AvenueClass IV	$2,248,624	Ciy's Bicycle Master Plan
30th Street Cycle Track30th StreetHoover Avenue to Highland AvenueClass IV	$2,314,760	Ciy's Bicycle Master Plan
16th Street Bicycle Corridor16th StreetHighland Avenue to Harbison AvenueClass III Route	$361,379	Ciy's Bicycle Master Plan
Granger Avenue Bicycle Corridor- Lanoitan Avenue- 16th Street to 24th StreetClass III Route	$247,520	Ciy's Bicycle Master Plan
- Granger Avenue- 18th Street to 24th Street		
- 24th Street- Euclid Avenue to Granger Avenue		
24th Street Complete Street Improvements24th StreetHoover Avenue to Highland Avenue (Class II) and Highland Avenue to N Avenue (Class IIIClass II	$1,186,008	Ciy's Bicycle Master Plan
Class III Boulevard		
Las Palmas Bicycle Corridor- Roselawn Street- L Avenue to N AvenueClass III Route	$131,186	Ciy's Bicycle Master Plan
- N Avenue- Roselawn Street to 22nd Street		
- 22nd Street- N Avenue to Palm Avenue		
- Palm Avenue- 22nd Street to 18th Street		
Hoover Avenue Cycle TrackHoover Avenue22nd Street to 33rd StreetClass IV	$2,513,168	Ciy's Bicycle Master Plan
22nd Street Cycle Track22nd StreetWilson Avenue to D AvenueClass IV	$1,884,876	Ciy's Bicycle Master Plan
Harbison Avenue Bicycle Corridor- Harbison Avenue4th Street to 16th Street, Earle DriveClass III Route	$252,470	Ciy's Bicycle Master Plan
- Earle Drive		
Olive Avenue Bike LanesOlive Avenue8th Street to Plumas StreetClass II	$277,781	Ciy's Bicycle Master Plan
El Toyon-Las Palmas Bicycle Corridor Multi-Use PathRecreational trailBeta Street to 4th StreetClass I	$617,027	Ciy's Bicycle Master Plan
D Avenue Bike LanesD Avenue30th Street to southern terminusClass II	$228,177	Ciy's Bicycle Master Plan
Civic Center Drive Complete Street Improvements Civic Center DriveTidelands Avenue to Wilson AvenueClass III Route	$64,355	Ciy's Bicycle Master Plan
Highland Avenue Complete Street ImprovementsHighland AvenueDelta Street to 2nd Street (Class II) and 2nd Street to 4th Street (Class III)Class II	$429,008	Ciy's Bicycle Master Plan
Class III Route		
19th Street Bike Lanes19th StreetKiss Street to McKinley AvenueClass II	$426,592	Ciy's Bicycle Master Plan
B Avenue Bicycle Boulevard/Advisory Bicycle LanesB Avenue1st Street to 4th StreetClass III Boulevard	$250,738	Ciy's Bicycle Master Plan
Bay Marina Drive Bike LanesBay Marina DriveTidelands Avenue to Marina WayClass II	$248,019	Ciy's Bicycle Master Plan
Roosevelt Avenue North Bike LanesRoosevelt Avenue8th Street to 12th StreetClass II	$248,019	Ciy's Bicycle Master Plan
16th Street Bike Lanes16th StreetWilson Avenue to National City BoulevardClass II	$307,543	Ciy's Bicycle Master Plan
Roosevelt Avenue South Bike LanesRoosevelt AvenueCivic Center Drive to 16th StreetClass II	$188,494	Ciy's Bicycle Master Plan
21st Street Bicycle Corridor21st StreetF Avenue to L AvenueClass III Route	$94,058	Ciy's Bicycle Master Plan
Bicycle Total	**$19,979,499**	
ADA Transition Plan		
Pedestrian Ramps (130 Ramps @ $10,000 each) FY 2019-2024	$130,000	ADA Transition Plan
Sidewalks (10,089.21 SF @ $20 SF) FY 219-2024	$201,784	ADA Transition Plan
Pedestrian Ramps (1300 Ramps @ $10,000 each) FY 2025- 2029	$13,300,000	ADA Transition Plan
Sidewalks (182,897.38 SF @ $20 SF) FY 2025-2029	$3,657,947	ADA Transition Plan
ADA Transition Plan Total	**$17,289,732**	
Subtotel	**$37,269,231**	
Offsetting Revenue	$0.00	
Total	**$37,269,231**	

APPENDIX C

City of National City
Development Impact Fee Justification Study

PROPERTY INVENTORY FOR LAND ACQUISITION COSTS

APPENDIX C-1
NATIONAL CITY, CALIFORNIA
LAND INVENTORY

City	Property Location	County	Last Sale	Acres	Total Price	Price/Acre
National City	16th St	San Diego	4/10/2025	1.71	$1,350,000	$789,474
National City	3600 Paradise Valley I	San Diego	2/27/2025	7.94	$2,925,000	$368,388
National City	2039 E 8th St	San Diego	9/26/2022	0.98	$1,150,000	$1,173,469
National City	945 N Ave	San Diego	5/2/2022	1.57	$2,150,000	$1,369,427
National City	3202 Hoover Ave	San Diego	12/22/2021	3.10	$9,077,202	$2,928,130
National City	1320 Highland Ave	San Diego	9/2/2021	1.61	$2,860,000	$1,776,398
National City	0 Civic Center Dr	San Diego	12/15/2020	0.52	$1,100,000	$2,115,385
National City	2010 Haffley Ave	San Diego	10/20/2020	1.71	$800,000	$467,836
National City	1520 E Plaza Blvd	San Diego	2/25/2020	1.06	$680,000	$641,509
National City	2501 E 18th St	San Diego	2/7/2020	0.34	$627,000	$1,860,534
National City	2504 Highland Ave	San Diego	1/10/2020	0.39	$350,000	$897,436
National City	E 9th St	San Diego	4/19/2019	0.30	$750,000	$2,464,673
National City	32nd St	San Diego	3/29/2019	1.61	$525,000	$326,087
			Average			**$1,321,442**



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PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

CITY OF NATIONAL CITY
DEVELOPMENT IMPACT FEE SCHEDULE
EXCLUDING THE TRANSPORTATION DEVELOPMENT IMPACT FEE

Adopted October 21, 2025
Effective January 19, 2026

Land Use	City Administration	Police	Fire	Library	Parks	Multi-Modal	Total
Residential (Per Square Foot)	$ 1.78	$ 2.14	$ 1.17	$ 1.64	$ 1.28	$ 0.60	$ 8.61
Hotel (Per Room)	$ 604.00	$ 726.00	$ 395.00	$ -	$ -	$ 460.00	$ 2,185.00
Commercial/Retail (Per 1,000 Sq. Ft.)	$ 1,146.00	$ 2,579.00	$ 1,406.00	$ -	$ -	$ 2,788.00	$ 7,919.00
Office (Per 1,000 Sq. Ft.)	$ 1,523.00	$ 2,234.00	$ 1,218.00	$ -	$ -	$ 1,222.00	$ 6,197.00
Industrial (Per 1,000 Sq. Ft.)	$ 441.00	$ 740.00	$ 403.00	$ -	$ -	$ 549.00	$ 2,133.00
Institutional/Other (Per 1,000 Sq. Ft.)	$ 1,358.00	$ 1,644.00	$ 896.00	$ -	$ -	$ 366.00	$ 4,264.00

Notes:
1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602.
2. Hotel fees are per room
3. Non-Residential fees are per 1,000 square feet

AGENDA REPORT

Department: **Finance**
Prepared by: **Sean W. Pfeifer, Management Analyst**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott W. Huth, Interim City Manager**

SUBJECT:
Amendments to the Neighborhood Services and Building Department Fees in the 2025 City of National City Master Fee Schedule

RECOMMENDATION:
Hold a Public Hearing and Adopt the Resolution Entitled: "Resolution of the City Council of the City of National City, California, Adopting Updated City User Fees for the Neighborhood Services and Building Departments and Updating the Master Fee Schedule."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
On June 3, 2025, the City Council adopted the 2025 Master Fee Schedule for user fees within the City of National City, with the fee changes to go into effect on August 6, 2025. The 2025 Master Fee Schedule was based upon a study provided by Wildan Consultants that established the level of fees necessary for the City to recapture the costs involved with providing services. The study established the maximum level for the fees as allowed by State law, and cities are allowed to charge less than the maximum at their discretion.

In the months following adoption of the new fee schedule, City staff in the Building and Neighborhood Services departments have identified a handful of Schedule components to amend. These amendments include new fees, reduced fees, and the division and consolidation of fees to match operational needs. Additionally, this amendment clarifies certain fee titles and descriptions and remedies minor clerical errors.

Details regarding the proposed changes can be found in Exhibit B, "Proposed Neighborhood Services and Building Department Updates." Exhibit C, "2025 Master Fee Schedule, Amended November 2025," incorporates the proposed changes into the wider 2025 User Fee Schedule.

Below is a table summarizing the proposed changes.

	Neighborhood Services	Building Department
Fees Increased	3	0
Fees Decreased	0	9
New Fees	5	4
Fees Removed or Consolidated	2	18

Of note is the introduction of a new “Daylighting” fee that allows the City to enforce AB 413, which prohibits parking, stopping, or standing a vehicle within twenty (20) feet of the approach side of any marked or unmarked crosswalk, and within 15 feet of a crosswalk with a curb extension. The “Daylighting” fees were not included in the fee schedule that was adopted in June because City Staff required direction from the State of California regarding the new regulations’ enforcement. Additionally, the proposed amendments update fine amounts and remove outdated fines that have been replaced.

Neighborhood Services proposes that the following fees be increased:

1. Parked In Bicycle Lane - $48.00, from $47.50
2. Disabled Zone/ Curb Cut - $288.00, from $38.00
3. Expired Registration - $50.00, from $35.00

Neighborhood Services proposes the addition of the following fees:

1. Rent/Lease/Sell (11.32.080(b)) – $48.00
2. CVC 22500 N – Parked Within 20FT of Crosswalk (Daylighting) - $38.00
3. Parked w/in 15' of hydrant (11.32.140 and CVC 22514) - $48.00
4. Street Sweeping Zone (11.32.400) - $48.00
5. Unattended Heavy Duty Detached Trailer (11.32.365) – $48.00

Neighborhood Services proposes that the following fees be removed:

1. Tractor/ Trailer Parked in Residential
2. Camping in vehicle parking penalty

The Building Department proposes amendments to their fee schedule to better match operations. These amendments include consolidating fees for activities that were spread across multiple fee lines, editing the fee name and descriptions for clarity, and removing fees for services that are no longer provided by the City or are covered by other fees.

Building proposes that the following fees be decreased:

1. Water Heater (residential) - $75.00, from $187.00
2. Air Conditioning Unit - $125.00, from $157.00
3. Furnaces (F. A. U., Floor) - $125.00, from $157.00
4. Wall Heater - $125.00, from $157.00
5. Heat Pump (Package Unit) - $175.00, from $209.00
6. Heater (Unit, Radiant, etc.) - $125.00, from $157.00
7. 25-to-40-amp circuits - $64.00 each, from $209.00
8. 50-to-175-amp circuits - $87.00 each, from $209.00
9. 200 amp and larger circuits - $109.00 each, from $209.00

Building proposes the addition of the following fees:

1. Generator Installation - per 100kW or portion thereof after first 100kW - $209.00
2. Insulation - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft. - $80.00
3. Re-Roof - TPO Membrane (First 3 inspections) - $432.00
4. Re-Roof - TPO Membrane (Per inspections after first 3) - $144.00

Building proposes that the following fees be removed:

1. Stand Alone Mechanical Plan Check
2. Stand Alone Electrical Plan Check
3. Three Phase Service
4. 15 or 20 amp – over 100 circuits
5. Temporary Pole
6. Pre-Inspection

7. Stand Alone Plumbing Plan Check
8. Gas Outlets
9. Drain-Vent repair I Alterations
10. Graywater Systems (per hour)
11. Medical Gas System (Each Outlet)
12. Demolition – Residential Partial Demo (flat fee)
13. Fireplace
14. Detached Garage
15. Partition – Residential, interior
16. Additional partition
17. Camp/Metal – first 500 sq. ft.
18. Each additional 100 sq. ft.

The spreadsheet depicting the building permit fees that were approved by the Council in June featured a column that had been inadvertently hidden. The updated schedule as shown in Exhibits B and C rectifies that oversight.

Changes to City fees require a public hearing, and upon approval, do not become effective for at least sixty (60) days. If adopted at the November 4 meeting, the updated user fees as presented in Exhibit B would come into effect on January 5, 2026. The updated Master Fee Schedule with the updated user fees is presented in Exhibit C.

FINANCIAL STATEMENT:
The 2025 User Fee Schedule is based upon the principle of full cost recovery wherever feasible, and these updates leave the original logic intact. Consolidating the fees to bring them in line with operational practices will enhance cost recovery. Meanwhile, staff expects the impact of lowering the fees that are now being subsidized through these amendments will be revenue neutral due to improved compliance.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act. Notice of the public hearing was posted on the City Website and Bulletin Boards, and published in the Star-News on October 3, 2025.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Resolution
Exhibit B – Proposed Neighborhood Services and Building Department Updates
Exhibit C – 2025 Master Fee Schedule, Amended November 2025

RESOLUTION NO. 2025 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, ADOPTING UPDATED CITY USER FEES FOR THE NEIGHBORHOOD SERVICES AND BUILDING DEPARTMENTS AND UPDATING THE MASTER FEE SCHEDULE

WHEREAS, cities throughout the State face limited resources, making it critical for them to ensure that their fees for required or requested services reflect the cost recovery that is consistent with California law and do not exceed the estimated reasonable cost of providing the service for which the fee is charged; and

WHEREAS, on June 3, 2025, the City of National City ("City") adopted the City of National City Master Fee Schedule via Resolution 2025-62; and

WHEREAS, the Master Fee Schedule includes a number of user fees, which are charges for service provided by a governmental agency to the public for services that primarily benefit individual users rather than the community at large; and

WHEREAS, subsequent to adoption of the Master Fee Schedule, further review of City operations and services revealed the need to further update the user fees for the Neighborhood Services and Building departments; and

WHEREAS, the updated user fees include nine new fees, three increased fees, nine decreased fees, and twenty removed or consolidated fees, as shown in Exhibit B to the Agenda Report; and

WHEREAS, changes to City fees require a public hearing and, upon approval, do not become effective for at least sixty (60) days; and

WHEREAS, a public hearing was noticed and held on November 4, 2025, in accordance with State law; and

WHEREAS, upon approval, the updated user fees will become effective on January 5, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the City Council hereby authorizes the adoption of the user fees as listed in Exhibit B to the Agenda Report, while all other user fees adopted by Resolution 2025-62 shall remain the same. The updated Master Fee Schedule is attached to the Agenda Report as Exhibit C.

Section 2: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 4th day of November, 2025.

Ron Morrison, Mayor

ATTEST:

Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

Barry J. Schultz, City Attorney

MEMORANDUM

FINANCE DEPARTMENT, CITY OF NATIONAL CITY

SUBJECT:	Proposed Amendments to the Neighborhood Services and Building Department Fees in the 2025 City of National City Master Fee Schedule
DATE:	October 1, 2025
CONTACT:	Sean W. Pfeifer, Management Analyst

On Tuesday, November 4, 2025, the City Council of the City of National City, California, will hold a Public Hearing to discuss amendments that have been proposed for the City's Neighborhood Services and Building Department fees. Details regarding the proposed amendments can be found in the enclosed documents.

The City Council adopted the 2025 National City Comprehensive User Fee Schedule on June 3, 2025. In the months since then, City Staff have identified various items to be changed within the Schedule that include new fees to be added, subsidies to encourage compliance, titles and descriptions to clarify, and clerical errors to be remedied.

Of particular note is the addition of new fees that allow the City to enforce AB 413 (the "Daylighting" law), which prohibits parking, stopping, or standing a vehicle within twenty (20) feet of the approach side of any marked or unmarked crosswalk, and within 15 feet of a crosswalk with a curb extension. The "Daylighting" fees were not included in the fee schedule that was adopted in June because City Staff required clarification from the State of California regarding the new regulations.

Should you have any questions about the fee schedule amendments, please contact the Finance Department.

Should the resolution be adopted, these amendments to the fee schedule would come into effect on January 5, 2026.

	Neighborhood Services		
	Description	**Adopted Fee**	**Proposed Change**
1	Parked In Bicycle Lane	$47.50	$48.00
2	Disabled Zone/ Curb Cut	$38.00	$288.00
3	Rent/Lease/Sell (11.32.080(B))	New	$48.00
4	CVC 22500 N – Parked Within 20FT of Crosswalk (Daylighting)	New	$38.00
5	Parked w/in 15' of hydrant (11.32.140 and CVC 22514)	New	$48.00
6	Street Sweeping Zone (11.32.400)	New	$48.00
7	Unattended Heavy Duty Detached Trailer (11.32.365)	New	$48.00
8	Expired Registration	$35.00	$50.00
9	Tractor/ Trailer Parked In Residential	$48.00	Remove
10	Camping in vehicle parking penalty	$48.00	Remove

	Building		
#	Description	Fee	Proposed Change
1	Stand Alone Mechanical Plan Check	$125.00	Remove
2	Air Conditioning Unit	$157.00	$125.00 *Subsidized
3	Furnaces (F. A. U., Floor)	$157.00	$125.00 *Subsidized
4	Wall Heater	$157.00	$125.00 *Subsidized
5	Heat Pump (Package Unit)	$209.00	$175.00 *Subsidized
6	Heater (Unit, Radiant, etc.)	$157.00	$125.00 *Subsidized
7	Stand Alone Electrical Plan Check	$125.00	Remove
8	New/Upgraded Service - Per 100 Amps or portion thereof	$179.00	Fee name updated
9	Three Phase Service	$179.00	Remove
10	15 to 20 amp Circuit - First 10 circuits	$209.00	Fee name updated
11	15 to 20 amp Circuits - Per circuit after first 10	$19.00	Fee name updated
12	15 or 20 amp -over 100 circuits	$209.00	Remove
13	25 to 40 amp circuits	$209.00	$64.00 each
14	50 to 175 amp circuits	$209.00	$87.00 each
15	200 amp and larger circuits	$209.00	$109.00 each
16	Temporary Power Pole	$209.00	Fee name updated
17	Temporary Pole	$209.00	Remove
18	Pre-Inspection	$144.00	Remove
19	Generator Installation - up to 100kW	$720.00	Fee name updated
20	Generator Installation - per 100kW or portion thereof after first 100kW	$209.00	THIS IS A NEW ADDED LINE
21	Stand Alone Plumbing Plan Check	$125.00	Remove
22	Fixtures	$22.00	Clarify fee is $22.00 each
23	Gas Outlets	$122.00	Remove
24	Water Heater - Residential (No Admin Fee)	$187.00	$75.00 *Subsidized
25	Water/Drain Pipe Repair/Replacement/Alteration - Per 100 Linear Feet or portion thereof	$187.00	Fee name updated
26	Drain- Vent Repair I Alterations	$187.00	Remove
27	Graywater Systems (per hour)	$209.00	Remove
28	Medical Gas System (Each Outlet)	$209.00	Remove
29	Repetitive plan check review - Applicable to a Single-Family Residential Development with 4 or more total units of the same square footage, floor plan setbacks, and elevations.	First permit at 100% of Fee Schedule Rate, each additional at 25% for Plan Check Fee, Inspections @ Full Fee Schedule Rate	Fee description updated

30	Telecom Facility Equipment Container	$864.00	Clarifies container type
31	New Telecom Tower	$690.00	Fee name updated
32	Collocation on Existing Telecom Tower	$613.00	Fee name updated
33	Attached Awning/Canopy	$570.00	Fee name updated
34	Demolition-Residential Partial Demo (flat fee)	$363.00	Remove
35	Fireplace	Hourly Rate of Personnel	Remove
36	Fireplace - Masonry	$683.00	Fee name updated
37	Fireplace - Pre-Fabricated/Metal	$389.00	Fee name updated
38	Residential Garage (Attached or Detached)	$997.00	Fee name updated
39	Detached	$997.00	Remove
40	Residential Greenhouse	$412.00	Fee name updated
41	Insulation - First 500 Sq Ft.	$264.00	Fee name updated
42	Insulation - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$80.00	THIS IS A NEW ADDED LINE
43	Interior Partition Wall - First 30 Linear Feet	$565.00	Fee name updated
44	Interior Partition Wall - Per 30 Linear Feet or portion thereof after first 30 Linear Feet	$124.00	Fee name updated
45	Partition-Residential, Interior	$565.00	Remove
46	Additional partition	$124.00	Remove
47	Foundation - Cast in place concrete (first 10 piles)	$584.00	Fee name updated
48	Foundation - Additional cast in place piles (increments of 10)	$138.00	Fee name updated
49	Foundation - Driven (steel, pre-stressed concrete)	$599.00	Fee name updated
50	Foundation - Additional driven piles (increments of 10)	$153.00	Fee name updated
51	Residential Remodel (Including Garage Conversions) - First 500 Sq Ft.	$859.00	Fee name updated
52	Residential Remodel (Including Garage Conversions) - Per 100 Sq. Ft. or portion thereof after first 500 Sq Ft.	$68.00	Fee name updated
53	Re-Roof - First 500 Sq Ft.	$316.00	Fee name updated
54	Re-Roof - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$63.00	Fee name updated
55	Camp/Metal- first 500 sq.ft.	$316.00	Remove
56	each additional100 sq.ft.	$63.00	Remove
57	Re-Roof - TPO Membrane (First 3 inspections)	$432.00	THIS IS A NEW ADDED LINE
58	Re-Roof - TPO Membrane (Per inspections after first 3)	$144.00	THIS IS A NEW ADDED LINE
59	Roof Structure Replacement - First 500 Sq Ft.	$721.00	Fee name updated
60	Roof Structure Replacement - Per 100 Sq Ft. or portion thereof after first 500 Sq. Ft.	$73.00	Fee name updated
61	Residential Room Addition (Single Story) - First to 500 Sq Ft.	$1,013.00	Fee name updated
62	Residential Room Addition (Single Story) - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$129.00	Fee name updated
63	Residential Room Addition (Single Story with Structural Calculations) - First 500 Sq Ft.	$1,307.00	Fee name updated

64	Residential Room Addition (Single Story with Structural Calculations) - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$71.00	Fee name updated
65	Residential Room Addition (Multi Story) - First 500 Sq. Ft.	$1,382.00	Fee name updated
66	Residential Room Addition (Multi Story) - Per 100 Sq. Ft. or portion thereof after first 500 Sq. Ft.	$68.00	Fee name updated
67	Residential Room Addition (Multi Story with Structural Calculations) - First 500 Sq. Ft.	$1,551.00	Fee name updated
68	Residential Room Addition (Multi Story with Structural Calculations) - Per 100 Sq. Ft. or portion thereof after first 500 Sq. Ft.	$132.00	Fee name updated
69	Sauna	$457.00	
70	Siding - First 400 Sq. Ft.	$249.00	Fee name updated
71	Siding - Per 100 Sq. Ft. or portion thereof after first 400 Sq Ft.	$61.00	Fee name updated
72	Storage Racking (taller than 5'9") - First 100 Sq Ft.	$499.00	Fee name updated
73	Storage Racking (taller than 5'9") - Per 100 Sq Ft. or portion thereof after first 100 Sq Ft.	$68.00	Fee name updated
74	Stucco - First 400 Sq Ft.	$310.00	Fee name updated
75	Stucco - Per 100 Sq Ft. or portion thereof after first 400 Sq Ft.	$68.00	Fee name updated
76	Residential Swimming Pool/Spa (Not Pre-Fabricated) - First 800 Sq Ft.	$767.00	Fee name updated
77	Residential Swimming Pool/Spa (Not Pre-Fabricated) - Per 100 Sq. Ft. or portion thereof after first 800 Sq Ft.	$71.00	Fee name updated
78	Commercial Swimming Pool/Spa (Not Pre-Fabricated) - First 800 Sq Ft.	$852.00	Fee name updated
79	Commercial Swimming Pool/Spa (Not Pre-Fabricated) - Per 100 Sq Ft. or portion thereof after first 800 Sq Ft.	$71.00	Fee name updated
80	New Window (Non-Structural)	$501.00	
81	New Window (Non-Structural) - Each additional window	$68.00	Fee name updated
82	New Window/Sliding Glass Door (Structural)	$585.00	Fee name updated
83	New Window (Structural) - Each additional window/sliding glass door	$68.00	Fee name updated
84	Window Retrofit/Repair - First 10 Windows	$273.00	Fee name updated
85	Window Retrofit/Repair - Each additional 5 windows after first 10	$61.00	Fee name updated
86	Standard Hourly Plan Check Rate	$178.00	Fee name updated
87	Change of Contractor/Designer/Owner/ or Applicant	$187.00	Fee name updated
88	Alternate Means or Methods Request/Research	$228.00	Fee name updated
89	Mezzanine - First 500 Sq Ft.	$583.00	Fee name updated
90	Mezzanine - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$61.00	Fee name updated
91	Electrical Vehicle Charging Station - Residential	$225.00	Fee name updated
92	Electrical Vehicle Charging Station - Commercial	$304.00	Fee name updated
93	Electrical Vehicle Charging Station - Each additional charger	$186.00	Fee name updated

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Staff proposes that the Building Permit Fees be updated to read as follows. The version of the building permit fees that was last approved by Council is unclear on units and fractional costs in places; this revision remedies those errors.

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IA, IB

			New Construction Fee Schedule											
IBC Class	IBC Occupancy	Square Footage	Plan Check Fee				Inspection Check Fee				Total			
A-1	Assembly—Fixed Seating	1,000	$1,609.29	plus	$68.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,093.32	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,702.61	plus	$88.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Theater, Concert Hall	5,000	4,361.52	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,872.78	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,234.30	plus	80.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,609.26	plus	40.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,652.23	plus	15.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,261.49	plus	55.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	11,636.45	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,341.06	plus	13.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	16,977.51	plus	51.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,069.53	plus	36.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,321.64	plus	11.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	29,391.18	plus	48.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	41,386.77	plus	31.19	for each additional 100 s.f. or fraction thereof	12,297.48	plus	10.17	for each additional 100 s.f. or fraction thereof	53,684.24	plus	41.36	for each additional 100 s.f. or fraction thereof
A-2	Assembly—Food & Drink	1,000	$2,087.58	plus	$89.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,872.78	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,960.36	plus	$118.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Restaurant, Night Club, Bar	5,000	5,660.62	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96	plus	26.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,702.58	plus	114.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,077.54	plus	53.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,081.24	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	15,158.78	plus	76.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	15,403.83	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,419.61	plus	20.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,823.43	plus	71.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	30,734.19	plus	48.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,789.92	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	39,524.11	plus	65.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	55,157.17	plus	41.75	for each additional 100 s.f. or fraction thereof	17,234.04	plus	14.43	for each additional 100 s.f. or fraction thereof	72,391.20	plus	56.18	for each additional 100 s.f. or fraction thereof
A-3	Assembly—Worship, Amusement	1,000	$2,087.58	plus	$89.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,570.63	plus	$115.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arcade, Church, Community Hall	5,000	5,660.62	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,182.94	plus	111.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,077.54	plus	53.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,379.32	plus	74.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	15,403.83	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,380.33	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,784.16	plus	68.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	30,734.19	plus	48.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,490.83	plus	14.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,225.02	plus	63.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	55,157.17	plus	41.75	for each additional 100 s.f. or fraction thereof	14,765.76	plus	12.44	for each additional 100 s.f. or fraction thereof	69,922.92	plus	54.18	for each additional 100 s.f. or fraction thereof
A-4	Assembly—Indoor Sport Viewing	1,000	$2,217.49	plus	$95.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,700.54	plus	$121.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arena, Skating Rink, Tennis Court	5,000	6,050.35	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,572.67	plus	114.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,597.18	plus	55.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,898.96	plus	76.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	16,183.28	plus	54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,380.33	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,563.62	plus	71.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	32,423.01	plus	51.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,490.83	plus	14.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	39,913.84	plus	65.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	58,145.09	plus	29.42	for each additional 100 s.f. or fraction thereof	14,765.76	plus	8.32	for each additional 100 s.f. or fraction thereof	72,910.84	plus	37.74	for each additional 100 s.f. or fraction thereof
A	A Occupancy Tenant Improvements	400	$636.75	plus	$67.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,313.86	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,950.62	plus	$100.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	1,719.68	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,833.50	plus	27.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,553.18	plus	92.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	3,018.77	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	2,223.23	plus	22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	5,242.00	plus	61.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.
		8,000	4,577.69	plus	36.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,132.60	plus	20.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,710.28	plus	57.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	8,994.61	plus	35.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	3,818.87	plus	17.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	12,813.48	plus	53.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	16,139.63	plus	29.42	for each additional 100 s.f. or fraction thereof	7,363.16	plus	14.59	for each additional 100 s.f. or fraction thereof	23,502.79	plus	44.02	for each additional 100 s.f. or fraction thereof
B	Business—Bank	100	$2,433.66	plus	$1,104.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,573.68	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$4,007.34	plus	$1,234.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	6,850.58	plus	1,039.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	2,093.32	plus	123.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	8,943.90	plus	1,162.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	12,046.96	plus	651.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,612.96	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	14,659.91	plus	768.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	18,564.26	plus	619.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,782.14	plus	100.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	22,346.40	plus	719.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	37,141.31	plus	595.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,468.42	plus	83.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	41,609.73	plus	679.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	66,934.22	plus	336.67	for each additional 100 s.f. or fraction thereof	8,662.25	plus	47.39	for each additional 100 s.f. or fraction thereof	75,596.48	plus	384.06	for each additional 100 s.f. or fraction thereof
B	Business—Clinic, Outpatient	100	$2,173.84	plus	$1,006.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,573.68	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,747.52	plus	$1,136.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	6,201.03	plus	961.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	2,093.32	plus	123.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	8,294.35	plus	1,084.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	11,007.68	plus	586.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,612.96	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	13,620.64	plus	703.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	16,875.43	plus	562.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,782.14	plus	100.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	20,657.58	plus	663.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	33,763.66	plus	543.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,468.42	plus	83.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	38,232.08	plus	627.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	60,958.39	plus	471.31	for each additional 100 s.f. or fraction thereof	8,662.25	plus	72.68	for each additional 100 s.f. or fraction thereof	69,620.64	plus	543.99	for each additional 100 s.f. or fraction thereof
B	Business—Dry Cleaning	500	$1,113.79	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,742.87	plus	$58.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,856.65	plus	$149.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,932.52	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,912.05	plus	52.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	6,844.57	plus	140.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,140.98	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,821.42	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,962.40	plus	98.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,739.17	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	7,159.79	plus	39.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	14,898.96	plus	90.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	15,403.83	plus	48.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,365.70	plus	32.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	23,769.53	plus	81.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	27,615.31	plus	28.47	for each additional 100 s.f. or fraction thereof	16,456.82	plus	18.87	for each additional 100 s.f. or fraction thereof	44,072.13	plus	47.34	for each additional 100 s.f. or fraction thereof
B	Business—Professional Office	1,000	$2,303.75	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,522.32	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$5,826.07	plus	$136.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	6,460.85	plus	101.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,821.42	plus	30.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,282.27	plus	131.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	11,527.32	plus	61.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,120.51	plus	28.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	17,647.83	plus	89.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	17,633.06	plus	58.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,978.52	plus	24.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	26,611.58	plus	83.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	35,322.57	plus	56.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	10,574.17	plus	20.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	45,896.74	plus	76.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	63,642.83	plus	32.27	for each additional 100 s.f. or fraction thereof	20,743.83	plus	11.59	for each additional 100 s.f. or fraction thereof	84,386.67	plus	43.85	for each additional 100 s.f. or fraction thereof
B	Business—High Rise Office	5,000	$6,872.40	plus	$18.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$13,395.44	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$20,267.85	plus	$38.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,639.78	plus	52.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,292.73	plus	17.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	27,932.51	plus	69.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,674.38	plus	42.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	23,788.20	plus	15.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	47,462.58	plus	57.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	44,719.71	plus	38.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	31,322.95	plus	15.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	76,042.66	plus	53.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.
		250,000	89,192.39	plus	35.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	43,476.87	plus	14.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	132,669.26	plus	50.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.
		500,000	177,531.87	plus	34.05	for each additional 100 s.f. or fraction thereof	80,963.13	plus	14.45	for each additional 100 s.f. or fraction thereof	258,495.00	plus	48.50	for each additional 100 s.f. or fraction thereof
B	B Occupancy Tenant Improvements	250	$485.01	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,183.95	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,668.97	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.
		1,250	1,134.56	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,573.68	plus	37.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	2,708.25	plus	110.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,043.93	plus	41.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,833.50	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,877.43	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,083.20	plus	40.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	2,742.87	plus	30.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	5,826.07	plus	71.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.
		12,500	6,136.60	plus	38.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,169.33	plus	24.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	9,305.93	plus	62.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,943.25	plus	30.75	for each additional 100 s.f. or fraction thereof	6,193.97	plus	19.35	for each additional 100 s.f. or fraction thereof	17,137.22	plus	50.10	for each additional 100 s.f. or fraction thereof
E	Educational—Group Occupancy	500	$1,416.21	plus	$116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,927.80	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,344.01	plus	$149.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	6+ persons, up to the 12th Grade	2,500	3,754.58	plus	116.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,577.35	plus	31.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	6,331.93	plus	147.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	6,656.24	plus	70.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,918.75	plus	101.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,163.79	plus	67.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,821.42	plus	26.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	14,985.21	plus	93.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	20,254.13	plus	64.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,673.22	plus	22.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	25,927.34	plus	86.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	36,450.21	plus	54.13	for each additional 100 s.f. or fraction thereof	11,201.75	plus	18.48	for each additional 100 s.f. or fraction thereof	47,651.96	plus	72.60	for each additional 100 s.f. or fraction thereof
E	Educational—Day Care	300	$1,026.48	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,927.80	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,954.28	plus	$184.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	5+ children, older than 2 1/2 yrs	1,500	2,585.39	plus	132.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,577.35	plus	53.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	5,162.74	plus	185.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	4,577.69	plus	82.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,262.51	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	7,840.19	plus	134.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.

		6,000	7,045.97	plus	77.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,821.42	plus	44.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	11,867.39	plus	121.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	14,018.48	plus	75.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,673.22	plus	36.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	19,691.69	plus	111.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	25,277.99	plus	61.66	for each additional 100 s.f. or fraction thereof	11,201.75	plus	30.27	for each additional 100 s.f. or fraction thereof	36,479.75	plus	91.93	for each additional 100 s.f. or fraction thereof
F-1	Factory Industrial—Moderate Hazard	1,500	$2,499.14	plus	$60.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$2,872.78	plus	$12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$5,371.91	plus	$72.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.
		7,500	3,798.23	plus	59.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,652.23	plus	11.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	7,450.47	plus	70.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	8,258.81	plus	47.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,986.94	plus	9.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	13,245.74	plus	57.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	15,447.48	plus	44.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	6,415.94	plus	9.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	21,863.42	plus	53.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.
		75,000	30,690.54	plus	40.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	8,956.56	plus	9.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	39,647.10	plus	49.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.
		150,000	60,873.18	plus	37.57	for each additional 100 s.f. or fraction thereof	16,528.04	plus	8.78	for each additional 100 s.f. or fraction thereof	77,401.22	plus	46.35	for each additional 100 s.f. or fraction thereof
F-2	Factory Industrial—Low Hazard	2,000	$2,629.05	plus	$56.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$5,600.88	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$8,229.92	plus	$82.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,175.88	plus	56.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,679.43	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,855.30	plus	80.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,805.64	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	9,923.50	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	22,729.13	plus	56.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	19,734.49	plus	32.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,340.42	plus	19.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	34,074.91	plus	51.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	39,264.56	plus	31.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	16,881.04	plus	16.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	56,145.60	plus	47.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.
		200,000	70,616.39	plus	26.96	for each additional 100 s.f. or fraction thereof	33,416.27	plus	14.22	for each additional 100 s.f. or fraction thereof	104,032.66	plus	41.18	for each additional 100 s.f. or fraction thereof
H-1	High Hazard Group H-1 Pose a detonation hazard	600	$810.31	plus	$46.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,833.50	plus	$27.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,643.82	plus	$74.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,936.90	plus	37.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,483.05	plus	25.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,419.95	plus	63.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,409.55	plus	28.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	3,132.60	plus	23.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	6,542.15	plus	52.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	5,142.03	plus	26.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,561.60	plus	20.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	9,703.63	plus	47.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	9,948.68	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	5,449.01	plus	17.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	15,397.69	plus	42.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	17,743.25	plus	21.13	for each additional 100 s.f. or fraction thereof	10,552.20	plus	13.84	for each additional 100 s.f. or fraction thereof	28,295.45	plus	34.97	for each additional 100 s.f. or fraction thereof
H-3	High Hazard Group H-3 Readily support combustion	600	$1,200.04	plus	$79.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,612.96	plus	$43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$3,813.00	plus	$122.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	3,106.08	plus	75.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,652.23	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	6,758.32	plus	114.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	5,358.20	plus	46.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	4,691.51	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	10,049.71	plus	80.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	8,129.95	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	6,770.06	plus	30.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	14,900.01	plus	73.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	15,924.51	plus	41.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	8,047.20	plus	25.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	23,971.71	plus	67.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	28,395.82	plus	34.04	for each additional 100 s.f. or fraction thereof	15,748.58	plus	21.02	for each additional 100 s.f. or fraction thereof	44,144.40	plus	55.06	for each additional 100 s.f. or fraction thereof
H-4	High Hazard Group H-4 Pose health hazards	300	$550.50	plus	$72.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,703.59	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,254.09	plus	$126.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
		1,500	1,417.26	plus	72.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,353.14	plus	48.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,770.40	plus	120.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	2,500.19	plus	40.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,002.69	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	5,502.87	plus	83.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,713.03	plus	37.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,301.78	plus	37.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	8,014.81	plus	75.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	7,090.67	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,189.19	plus	32.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	12,279.86	plus	68.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	12,546.87	plus	28.73	for each additional 100 s.f. or fraction thereof	10,032.57	plus	25.50	for each additional 100 s.f. or fraction thereof	22,579.44	plus	54.23	for each additional 100 s.f. or fraction thereof
H-5	High Hazard Group H-5 Semiconductor Fabrication, R&D	1,000	$1,329.95	plus	$54.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,592.46	plus	$86.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,495.81	plus	50.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,561.60	plus	29.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,057.41	plus	80.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,007.74	plus	31.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,600.88	plus	27.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,608.62	plus	58.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,169.22	plus	29.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,328.97	plus	23.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,498.20	plus	52.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,003.07	plus	28.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,865.93	plus	18.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	27,868.99	plus	47.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	32,163.20	plus	23.54	for each additional 100 s.f. or fraction thereof	19,256.14	plus	15.61	for each additional 100 s.f. or fraction thereof	51,419.33	plus	39.15	for each additional 100 s.f. or fraction thereof
I-1	Institutional—17+ persons, ambulatory	1,000	$2,412.88	plus	$100.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,782.14	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$6,195.02	plus	$139.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	6,440.07	plus	98.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,341.06	plus	35.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,781.13	plus	133.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	11,376.63	plus	61.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,770.06	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	18,146.69	plus	92.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	17,526.03	plus	57.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,887.89	plus	26.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	27,413.92	plus	84.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	34,803.99	plus	55.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	11,649.05	plus	22.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	46,453.04	plus	78.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	62,691.92	plus	47.81	for each additional 100 s.f. or fraction thereof	22,857.99	plus	19.22	for each additional 100 s.f. or fraction thereof	85,549.91	plus	67.03	for each additional 100 s.f. or fraction thereof
I-2	Institutional—6+ persons, non-ambulatory	1,000	$2,672.70	plus	$113.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,691.51	plus	$48.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$7,364.21	plus	$162.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	7,219.53	plus	111.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,640.15	plus	43.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	13,859.68	plus	155.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	12,805.64	plus	69.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,328.97	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	21,134.61	plus	108.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	19,734.49	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,226.26	plus	33.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	31,960.75	plus	98.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	39,220.91	plus	62.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,507.06	plus	28.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	53,727.97	plus	90.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	70,616.39	plus	53.54	for each additional 100 s.f. or fraction thereof	28,574.01	plus	23.99	for each additional 100 s.f. or fraction thereof	99,190.40	plus	77.53	for each additional 100 s.f. or fraction thereof
M	Mercantile—Department & Drug Store	1,000	$1,546.12	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,288.99	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,144.31	plus	63.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,912.05	plus	26.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,056.36	plus	89.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,305.79	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,821.42	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,127.21	plus	62.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	11,203.07	plus	37.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,159.79	plus	19.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,362.86	plus	57.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	22,332.68	plus	35.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,436.92	plus	16.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,769.60	plus	52.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	40,130.27	plus	30.18	for each additional 100 s.f. or fraction thereof	16,657.95	plus	13.94	for each additional 100 s.f. or fraction thereof	56,788.22	plus	44.12	for each additional 100 s.f. or fraction thereof
M	Mercantile—Market	500	$896.57	plus	$71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,483.05	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,379.62	plus	$116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,325.57	plus	69.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,392.42	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,717.99	plus	111.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,058.05	plus	44.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,301.78	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,359.83	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,266.51	plus	41.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	6,250.42	plus	33.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	12,516.93	plus	75.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	12,459.56	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,397.65	plus	28.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,857.21	plus	67.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	22,202.77	plus	32.51	for each additional 100 s.f. or fraction thereof	14,579.40	plus	23.96	for each additional 100 s.f. or fraction thereof	36,782.17	plus	56.47	for each additional 100 s.f. or fraction thereof
M	Mercantile—Motor fuel-dispensing	100	$2,196.72	plus	$909.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,333.73	plus	$324.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$5,530.44	plus	$1,234.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	5,834.18	plus	883.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	4,632.82	plus	298.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	10,467.00	plus	1,182.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	10,251.10	plus	532.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	5,802.00	plus	272.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	16,053.11	plus	805.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	15,577.39	plus	518.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	8,530.10	plus	232.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	24,107.49	plus	751.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	31,123.92	plus	492.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	10,138.28	plus	193.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	41,262.20	plus	685.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	55,764.11	plus	425.20	for each additional 100 s.f. or fraction thereof	19,788.30	plus	166.52	for each additional 100 s.f. or fraction thereof	75,552.42	plus	591.72	for each additional 100 s.f. or fraction thereof
M	M Occupancy Tenant Improvements	500	$766.66	plus	$58.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,833.50	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,600.16	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,935.85	plus	63.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,612.96	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,548.80	plus	97.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,516.59	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51	plus	28.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,779.09	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,335.32	plus	34.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,691.51	plus	25.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	10,026.83	plus	59.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,553.52	plus	33.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,507.70	plus	21.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	16,061.22	plus	54.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,867.73	plus	27.67	for each additional 100 s.f. or fraction thereof	10,870.71	plus	17.85	for each additional 100 s.f. or fraction thereof	29,738.44	plus	45.52	for each additional 100 s.f. or fraction thereof
R-1	Residential—Transient Boarding Houses, Hotels, Motels	1,000	$1,935.85	plus	$87.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,909.51	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,845.35	plus	$113.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,443.40	plus	84.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,948.78	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,392.18	plus	108.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	9,644.16	plus	50.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,988.06	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,632.22	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	14,710.63	plus	49.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,196.52	plus	19.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,907.14	plus	68.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	29,477.70	plus	47.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,566.83	plus	16.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,044.53	plus	63.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	53,078.62	plus	40.35	for each additional 100 s.f. or fraction thereof	16,751.13	plus	13.99	for each additional 100 s.f. or fraction thereof	69,829.75	plus	54.35	for each additional 100 s.f. or fraction thereof

R-2	Residential—Permanent, 2+ Dwellings	1,000	$2,154.11	plus	$81.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,814.09	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,968.20	plus	$107.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	5,401.85	plus	80.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,853.36	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,255.21	plus	104.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	9,429.04	plus	50.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,762.73	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,191.77	plus	72.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	14,452.91	plus	39.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,971.19	plus	19.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,424.10	plus	58.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	36,407.60	plus	29.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,177.10	plus	15.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	44,584.71	plus	45.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	51,217.28	plus	25.38	for each additional 100 s.f. or fraction thereof	16,138.31	plus	13.65	for each additional 100 s.f. or fraction thereof	67,355.59	plus	39.03	for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+, Repeat	1,000	$984.93	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,684.18	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,669.11	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	2,024.20	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,723.45	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,747.66	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,323.30	plus	17.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,762.73	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,086.03	plus	38.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	5,099.43	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,841.28	plus	18.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,940.71	plus	33.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	9,776.17	plus	15.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,047.20	plus	15.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	17,823.36	plus	30.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	17,310.92	plus	12.25	for each additional 100 s.f. or fraction thereof	15,878.49	plus	12.73	for each additional 100 s.f. or fraction thereof	33,189.41	plus	24.98	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Custom Homes	1,500	$3,106.08	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,612.96	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$5,719.04	plus	$168.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	4,145.36	plus	118.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,262.51	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	7,407.86	plus	170.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	5,921.49	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,652.23	plus	45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	9,573.72	plus	162.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	7,090.67	plus	106.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,912.05	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	11,002.72	plus	148.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	9,212.88	plus	105.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,502.91	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	13,715.79	plus	144.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	12,374.36	plus	79.41	for each additional 100 s.f. or fraction thereof	5,672.10	plus	29.37	for each additional 100 s.f. or fraction thereof	18,046.45	plus	108.78	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Production Phase	1,500	$1,287.35	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,906.96	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,194.31	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	of Master Plan (repeats)	2,500	1,677.08	plus	38.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,426.60	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	4,103.68	plus	77.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,284.02	plus	37.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,686.42	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,970.44	plus	63.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,673.75	plus	37.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,946.24	plus	22.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	5,619.99	plus	60.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	3,496.86	plus	36.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,277.28	plus	21.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,774.14	plus	57.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,579.79	plus	23.35	for each additional 100 s.f. or fraction thereof	4,186.64	plus	13.76	for each additional 100 s.f. or fraction thereof	8,766.43	plus	37.11	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Alternate Materials	1,500	$2,196.72	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,002.69	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$5,199.40	plus	$168.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	3,106.08	plus	83.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,782.14	plus	58.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	6,888.22	plus	142.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	4,362.57	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,171.87	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	8,534.45	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,142.03	plus	76.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	4,561.60	plus	36.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	9,703.63	plus	112.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	6,744.60	plus	75.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,152.46	plus	35.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,897.05	plus	110.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,996.71	plus	53.11	for each additional 100 s.f. or fraction thereof	6,581.46	plus	24.85	for each additional 100 s.f. or fraction thereof	15,578.17	plus	77.96	for each additional 100 s.f. or fraction thereof
R-4	Residential—Assisted Living (6-16 persons)	1,000	$2,217.49	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,402.86	plus	$67.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,620.35	plus	$162.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,984.87	plus	91.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,117.97	plus	48.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,102.83	plus	139.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,553.52	plus	55.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,417.06	plus	28.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	16,970.59	plus	84.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	16,139.63	plus	53.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,275.07	plus	24.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	25,414.70	plus	78.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	32,292.05	plus	51.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	11,035.11	plus	21.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	43,327.17	plus	72.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	58,057.78	plus	44.12	for each additional 100 s.f. or fraction thereof	21,557.78	plus	18.02	for each additional 100 s.f. or fraction thereof	79,615.56	plus	62.14	for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard, Parking Garages	1,000	$810.31	plus	$34.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,072.82	plus	$67.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,196.72	plus	34.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,561.60	plus	29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,758.32	plus	63.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,929.19	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,730.79	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,659.98	plus	44.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	5,791.58	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,328.97	plus	22.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,120.55	plus	41.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	11,377.68	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,865.93	plus	19.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	21,243.61	plus	36.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	20,211.53	plus	14.65	for each additional 100 s.f. or fraction thereof	19,386.05	plus	15.79	for each additional 100 s.f. or fraction thereof	39,597.57	plus	30.45	for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard, Repair Garage	500	$940.22	plus	$69.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,223.23	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,163.45	plus	$114.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	Motor Vehicles (not High Hazard)	2,500	2,326.62	plus	64.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,132.60	plus	39.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,459.22	plus	103.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,929.19	plus	39.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,912.05	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,841.24	plus	73.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,921.49	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	5,600.88	plus	29.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	11,522.36	plus	67.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	11,637.50	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,748.10	plus	25.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,385.60	plus	61.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	20,731.16	plus	30.40	for each additional 100 s.f. or fraction thereof	13,150.39	plus	21.41	for each additional 100 s.f. or fraction thereof	33,881.56	plus	51.81	for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard	1,000	$940.22	plus	$34.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,002.69	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,942.91	plus	$60.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,326.62	plus	29.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96	plus	25.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,368.59	plus	54.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,578.74	plus	23.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,081.24	plus	24.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,659.98	plus	48.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,960.76	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,549.52	plus	20.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,510.28	plus	42.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	13,586.14	plus	21.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,956.56	plus	16.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	22,542.71	plus	38.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	24,238.72	plus	17.91	for each additional 100 s.f. or fraction thereof	17,437.41	plus	14.26	for each additional 100 s.f. or fraction thereof	41,676.12	plus	32.17	for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard, Parking Garages	1,000	$918.40	plus	$36.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,612.96	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,531.36	plus	$59.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Open or Enclosed	5,000	2,369.23	plus	29.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32	plus	21.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,891.55	plus	51.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,187.96	plus	22.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,467.30	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,655.26	plus	43.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,440.07	plus	20.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,545.85	plus	17.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,985.93	plus	38.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	12,719.38	plus	20.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,787.38	plus	15.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	20,506.76	plus	35.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	22,809.72	plus	16.96	for each additional 100 s.f. or fraction thereof	15,300.16	plus	12.63	for each additional 100 s.f. or fraction thereof	38,109.88	plus	29.59	for each additional 100 s.f. or fraction thereof
	Other Tenant Improvements	600	$896.57	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,963.41	plus	$27.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,859.98	plus	$81.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	2,195.66	plus	44.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,612.96	plus	26.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,808.62	plus	70.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,884.49	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	3,262.51	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	7,146.99	plus	60.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	5,963.04	plus	32.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,821.42	plus	22.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	10,784.46	plus	54.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	11,830.79	plus	31.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	5,637.61	plus	18.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	17,468.40	plus	49.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	21,336.01	plus	26.55	for each additional 100 s.f. or fraction thereof	11,130.53	plus	15.34	for each additional 100 s.f. or fraction thereof	32,466.54	plus	41.89	for each additional 100 s.f. or fraction thereof
B	Shell Bldg: Business—Professional Office	1,000	$1,438.03	plus	$62.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,132.60	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,570.63	plus	$91.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,928.14	plus	59.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,301.78	plus	26.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,229.92	plus	86.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,916.06	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,376.67	plus	24.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,292.72	plus	62.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,727.09	plus	35.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,844.95	plus	21.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,572.03	plus	56.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	21,293.40	plus	33.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,346.29	plus	17.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,639.69	plus	51.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	38,139.03	plus	28.77	for each additional 100 s.f. or fraction thereof	18,288.08	plus	15.27	for each additional 100 s.f. or fraction thereof	56,427.11	plus	44.04	for each additional 100 s.f. or fraction thereof
	Other Shell Building	1,000	$1,308.13	plus	$59.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,570.63	plus	$91.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,668.32	plus	54.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,561.60	plus	29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,229.92	plus	83.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,396.42	plus	34.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,766.40	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,162.82	plus	60.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,817.72	plus	32.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,364.58	plus	22.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,182.30	plus	55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,604.58	plus	31.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,995.84	plus	19.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	29,600.42	plus	50.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	35,151.11	plus	26.55	for each additional 100 s.f. or fraction thereof	19,587.18	plus	16.38	for each additional 100 s.f. or fraction thereof	54,738.29	plus	42.94	for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IIA, IIB, IIIA, IIIB, IV

			New Construction Fee Schedule		
IBC Class	IBC Occupancy	Square Footage	Plan Check Fee	Inspection Check Fee	Total
A-1	Assembly—Fixed Seating	1,000	$1,349.47 plus $55.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,833.50 plus $16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,182.98 plus $72.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Theater, Concert Hall	5,000	3,582.07 plus 54.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,483.05 plus 12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,065.11 plus 67.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,310.16 plus 33.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,132.60 plus 12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,442.76 plus 46.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,687.81 plus 32.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,431.69 plus 11.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,119.50 plus 43.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,302.16 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,282.37 plus 10.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,584.53 plus 36.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	32,293.10 plus 22.12 for each additional 100 s.f. or fraction thereof	10,348.84 plus 8.63 for each additional 100 s.f. or fraction thereof	42,641.94 plus 30.74 for each additional 100 s.f. or fraction thereof
A-2	Assembly—Food & Drink	1,000	$1,697.85 plus $76.33 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,180.90 plus $99.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Restaurant, Night Club, Bar	5,000	4,751.25 plus 72.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,392.42 plus 21.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,143.67 plus 93.86 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,388.72 plus 44.17 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78 plus 19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,690.50 plus 63.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,805.64 plus 42.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,250.42 plus 16.76 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,056.06 plus 59.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	25,667.72 plus 40.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,360.92 plus 14.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	33,028.64 plus 54.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	45,933.60 plus 34.64 for each additional 100 s.f. or fraction thereof	14,376.03 plus 11.99 for each additional 100 s.f. or fraction thereof	60,309.63 plus 46.63 for each additional 100 s.f. or fraction thereof
A-3	Assembly—Worship, Amusement	1,000	$1,697.85 plus $76.33 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,093.32 plus $19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,791.17 plus $95.82 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arcade, Church, Community Hall	5,000	4,751.25 plus 72.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,872.78 plus 15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,624.03 plus 88.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,388.72 plus 44.17 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,652.23 plus 16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,040.95 plus 61.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,805.64 plus 42.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,341.06 plus 14.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,146.69 plus 57.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	25,667.72 plus 40.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,321.64 plus 11.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	31,989.37 plus 52.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	45,933.60 plus 34.64 for each additional 100 s.f. or fraction thereof	12,297.48 plus 10.22 for each additional 100 s.f. or fraction thereof	58,231.07 plus 44.86 for each additional 100 s.f. or fraction thereof
A-4	Assembly—Indoor Sport Viewing	1,000	$1,827.76 plus $79.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,093.32 plus $19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,921.08 plus $99.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arena, Skating Rink, Tennis Court	5,000	5,011.07 plus 77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,872.78 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,883.85 plus 96.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,908.35 plus 46.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,652.23 plus 16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,560.59 plus 63.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	13,585.09 plus 44.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,341.06 plus 14.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,926.15 plus 59.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	26,966.82 plus 43.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,321.64 plus 11.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	33,288.46 plus 55.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	48,531.79 plus 36.93 for each additional 100 s.f. or fraction thereof	12,297.48 plus 10.23 for each additional 100 s.f. or fraction thereof	60,829.26 plus 47.16 for each additional 100 s.f. or fraction thereof
A	A Occupancy Tenant Improvements	400	$636.75 plus $51.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,054.05 plus $24.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,690.80 plus $75.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	1,459.86 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,443.77 plus 23.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,903.63 plus 75.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,499.14 plus 32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	1,833.50 plus 22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	4,332.64 plus 55.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.
		8,000	3,798.23 plus 31.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,742.87 plus 18.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,541.10 plus 50.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,565.61 plus 29.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	3,169.33 plus 15.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	10,734.93 plus 44.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	13,411.53 plus 24.07 for each additional 100 s.f. or fraction thereof	6,193.97 plus 12.45 for each additional 100 s.f. or fraction thereof	19,605.50 plus 36.53 for each additional 100 s.f. or fraction thereof
B	Business—Bank	100	$2,043.93 plus $909.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,313.86 plus $97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,357.79 plus $1,006.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	5,681.39 plus 883.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,703.59 plus 94.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	7,384.99 plus 977.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	10,098.31 plus 534.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,223.23 plus 90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	12,321.54 plus 625.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	15,446.43 plus 515.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,132.60 plus 80.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	18,579.02 plus 596.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	30,905.65 plus 497.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,688.96 plus 70.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	34,594.62 plus 568.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	55,762.01 plus 432.49 for each additional 100 s.f. or fraction thereof	7,233.25 plus 61.67 for each additional 100 s.f. or fraction thereof	62,995.26 plus 494.16 for each additional 100 s.f. or fraction thereof
B	Business—Clinic, Outpatient	100	$1,914.02 plus $811.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,313.86 plus $97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,227.88 plus $909.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	5,161.76 plus 805.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,703.59 plus 94.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	6,865.35 plus 899.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	9,188.95 plus 495.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,223.23 plus 90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	11,412.18 plus 586.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	14,147.33 plus 467.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,132.60 plus 80.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	17,279.93 plus 548.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	28,177.55 plus 452.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,688.96 plus 70.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	31,866.52 plus 523.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	50,825.45 plus 392.51 for each additional 100 s.f. or fraction thereof	7,233.25 plus 61.43 for each additional 100 s.f. or fraction thereof	58,058.70 plus 453.94 for each additional 100 s.f. or fraction thereof
B	Business—Dry Cleaning	500	$983.88 plus $77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,353.14 plus $45.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,337.02 plus $123.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,542.79 plus 72.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,262.51 plus 42.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,805.30 plus 114.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,361.52 plus 44.17 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96 plus 38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,403.49 plus 83.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,569.98 plus 41.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	5,990.60 plus 33.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	12,560.59 plus 74.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	12,805.64 plus 41.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,066.61 plus 27.17 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,872.25 plus 68.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,068.48 plus 34.24 for each additional 100 s.f. or fraction thereof	13,858.63 plus 22.66 for each additional 100 s.f. or fraction thereof	36,927.11 plus 56.91 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IIA, IIB, IIIA, IIIB, IV

			New Construction Fee Schedule		
IBC Class	IBC Occupancy	Square Footage	Plan Check Fee	Inspection Check Fee	Total
B	Business—Professional Office	1,000	$1,914.02 plus $87.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,872.78 plus $29.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,786.80 plus $116.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,421.57 plus 83.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96 plus 26.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,463.54 plus 109.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	9,578.68 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,081.24 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,659.91 plus 75.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	14,775.05 plus 49.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,419.61 plus 20.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,194.66 plus 69.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	29,476.65 plus 47.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,755.43 plus 17.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,232.08 plus 64.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	52,990.26 plus 40.48 for each additional 100 s.f. or fraction thereof	17,366.19 plus 14.82 for each additional 100 s.f. or fraction thereof	70,356.45 plus 55.30 for each additional 100 s.f. or fraction thereof
B	Business—High Rise Office	5,000	$5,833.13 plus $14.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$11,186.98 plus $16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$17,020.11 plus $31.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	8,821.05 plus 43.82 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,434.72 plus 14.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	23,255.77 plus 58.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,777.09 plus 35.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	19,890.92 plus 12.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	39,668.01 plus 47.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	37,314.87 plus 32.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	26,126.57 plus 12.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	63,441.44 plus 44.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.
		250,000	74,382.72 plus 29.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	36,331.85 plus 12.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	110,714.56 plus 41.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.
		500,000	147,912.52 plus 28.34 for each additional 100 s.f. or fraction thereof	67,582.45 plus 11.56 for each additional 100 s.f. or fraction thereof	215,494.97 plus 39.91 for each additional 100 s.f. or fraction thereof
B	B Occupancy Tenant Improvements	250	$355.11 plus $64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$888.53 plus $38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,243.63 plus $103.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.
		1,250	1,004.65 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,278.25 plus 32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	2,282.91 plus 84.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,654.20 plus 36.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,538.07 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,192.27 plus 62.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,563.57 plus 33.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	2,187.62 plus 23.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	4,751.19 plus 56.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.
		12,500	5,097.33 plus 32.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	2,649.69 plus 20.04 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	7,747.01 plus 52.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	9,124.52 plus 25.77 for each additional 100 s.f. or fraction thereof	5,154.70 plus 16.03 for each additional 100 s.f. or fraction thereof	14,279.22 plus 41.79 for each additional 100 s.f. or fraction thereof
E	Educational—Group Occupancy	500	$1,156.39 plus $97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,538.07 plus $32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,694.46 plus $129.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	6+ persons, up to the 12th Grade	2,500	3,105.03 plus 77.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,187.62 plus 29.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,292.65 plus 106.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,616.96 plus 57.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,742.87 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,359.83 plus 83.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,474.97 plus 56.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,041.96 plus 22.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	12,516.93 plus 78.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	16,876.48 plus 54.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,763.85 plus 18.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,640.33 plus 72.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	30,474.37 plus 45.44 for each additional 100 s.f. or fraction thereof	9,383.02 plus 15.44 for each additional 100 s.f. or fraction thereof	39,857.39 plus 60.88 for each additional 100 s.f. or fraction thereof
E	Educational—Day Care	300	$896.57 plus $108.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,538.07 plus $54.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,434.64 plus $162.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	5+ children, older than 2 1/2 yrs	1,500	2,195.66 plus 86.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,187.62 plus 48.72 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	4,383.29 plus 135.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	3,928.14 plus 64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,742.87 plus 43.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	6,671.01 plus 108.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	5,876.78 plus 65.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,041.96 plus 37.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	9,918.75 plus 102.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	11,810.01 plus 62.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,763.85 plus 30.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	16,573.86 plus 92.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	21,120.89 plus 50.99 for each additional 100 s.f. or fraction thereof	9,383.02 plus 25.29 for each additional 100 s.f. or fraction thereof	30,503.91 plus 76.28 for each additional 100 s.f. or fraction thereof
F-1	Factory Industrial—Moderate Hazard	1,500	$2,109.41 plus $51.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$2,353.14 plus $10.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$4,462.55 plus $61.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.
		7,500	3,148.68 plus 50.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,002.69 plus 9.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	6,151.37 plus 60.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	6,959.71 plus 40.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,207.48 plus 7.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	11,167.19 plus 47.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	12,979.20 plus 35.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	5,376.67 plus 4.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	18,355.87 plus 39.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.
		75,000	25,624.07 plus 33.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	7,527.56 plus 3.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	33,151.63 plus 36.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.
		150,000	50,740.25 plus 31.27 for each additional 100 s.f. or fraction thereof	13,799.94 plus 2.80 for each additional 100 s.f. or fraction thereof	64,540.19 plus 34.07 for each additional 100 s.f. or fraction thereof
F-2	Factory Industrial—Low Hazard	2,000	$2,239.32 plus $47.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$4,691.51 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$6,930.83 plus $69.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,006.69 plus 37.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,510.24 plus 20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,516.93 plus 58.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,727.09 plus 28.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	8,234.67 plus 18.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	18,961.76 plus 47.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	16,486.75 plus 27.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	12,002.05 plus 16.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	28,488.80 plus 43.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	32,769.09 plus 26.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	14,152.94 plus 13.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	46,922.03 plus 39.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.
		200,000	58,924.54 plus 22.49 for each additional 100 s.f. or fraction thereof	27,960.07 plus 11.87 for each additional 100 s.f. or fraction thereof	86,884.61 plus 34.36 for each additional 100 s.f. or fraction thereof
H-1	High Hazard Group H-1	600	$680.40 plus $41.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,573.68 plus $21.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,254.09 plus $63.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Pose a detonation hazard	3,000	1,677.08 plus 40.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,093.32 plus 20.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,770.40 plus 61.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,889.92 plus 24.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,612.96 plus 19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	5,502.87 plus 44.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	4,362.57 plus 22.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,782.14 plus 16.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	8,144.72 plus 39.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	8,389.77 plus 21.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	4,539.64 plus 14.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	12,929.41 plus 36.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	14,885.24 plus 17.61 for each additional 100 s.f. or fraction thereof	8,863.38 plus 11.72 for each additional 100 s.f. or fraction thereof	23,748.62 plus 29.33 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IIA, IIB, IIIA, IIIB, IV

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee			Inspection Check Fee			Total		
H-3	High Hazard Group H-3	600	$940.22	plus	$68.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,223.23	plus	$37.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$3,163.45	plus	$106.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Readily support combustion	3,000	2,586.44	plus	62.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,132.60	plus	34.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	5,719.04	plus	96.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	4,448.83	plus	39.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	3,912.05	plus	30.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	8,360.88	plus	70.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	6,830.85	plus	36.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,730.79	plus	25.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	12,561.64	plus	61.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	13,326.33	plus	34.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	6,748.10	plus	21.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	20,074.43	plus	55.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	23,719.08	plus	28.37 for each additional 100 s.f. or fraction thereof	13,150.39	plus	17.47 for each additional 100 s.f. or fraction thereof	36,869.48	plus	45.84 for each additional 100 s.f. or fraction thereof
H-4	High Hazard Group H-4	300	$550.50	plus	$61.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,443.77	plus	$43.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,994.27	plus	$104.71 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	Pose health hazards	1,500	1,287.35	plus	54.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	1,963.41	plus	41.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,250.76	plus	96.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	2,110.46	plus	36.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,483.05	plus	38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,593.51	plus	75.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,193.39	plus	30.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,652.23	plus	33.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	6,845.62	plus	63.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	5,921.49	plus	30.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,279.82	plus	27.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	10,201.31	plus	57.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	10,468.32	plus	23.94 for each additional 100 s.f. or fraction thereof	8,343.74	plus	21.40 for each additional 100 s.f. or fraction thereof	18,812.06	plus	45.34 for each additional 100 s.f. or fraction thereof
H-5	High Hazard Group H-5	1,000	$1,070.13	plus	$47.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87	plus	$25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,813.00	plus	$73.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Semiconductor Fabrication, R&D	5,000	2,976.17	plus	42.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,782.14	plus	24.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,758.32	plus	66.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,098.38	plus	26.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,691.51	plus	22.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,789.89	plus	48.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,740.22	plus	24.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,899.97	plus	19.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,640.19	plus	43.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,015.15	plus	23.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,177.10	plus	15.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	23,192.25	plus	39.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	26,836.91	plus	19.65 for each additional 100 s.f. or fraction thereof	16,138.31	plus	13.24 for each additional 100 s.f. or fraction thereof	42,975.22	plus	32.89 for each additional 100 s.f. or fraction thereof
I-1	Institutional—17+ persons, ambulatory	1,000	$2,023.15	plus	$84.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$29.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$5,285.66	plus	$113.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,400.80	plus	83.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,431.69	plus	27.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,832.49	plus	110.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	9,557.90	plus	51.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,600.88	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	15,158.78	plus	77.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	14,668.02	plus	48.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,199.07	plus	22.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,867.09	plus	70.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	29,087.97	plus	46.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,700.41	plus	18.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,788.38	plus	65.20 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	52,299.16	plus	39.79 for each additional 100 s.f. or fraction thereof	19,090.62	plus	16.10 for each additional 100 s.f. or fraction thereof	71,389.78	plus	55.89 for each additional 100 s.f. or fraction thereof
I-2	Institutional—6+ persons, non-ambulatory	1,000	$2,282.97	plus	$94.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,041.96	plus	$38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$6,324.93	plus	$133.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	6,050.35	plus	93.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,600.88	plus	35.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,651.22	plus	129.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,727.09	plus	57.60 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,029.88	plus	32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	17,756.97	plus	90.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	16,486.75	plus	54.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,277.62	plus	28.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	26,764.37	plus	82.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	32,725.44	plus	52.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	12,038.78	plus	23.72 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	44,764.21	plus	76.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	58,924.54	plus	44.68 for each additional 100 s.f. or fraction thereof	23,897.27	plus	20.22 for each additional 100 s.f. or fraction thereof	82,821.81	plus	64.90 for each additional 100 s.f. or fraction thereof
M	Mercantile—Department & Drug Store	1,000	$1,286.30	plus	$55.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,353.14	plus	$22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,639.44	plus	$77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,494.76	plus	51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51	plus	21.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,757.26	plus	73.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,092.95	plus	32.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,041.96	plus	19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,134.91	plus	52.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,384.34	plus	30.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,990.60	plus	16.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,374.94	plus	47.28 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,607.91	plus	30.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,137.83	plus	13.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,745.74	plus	43.90 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	33,764.71	plus	25.70 for each additional 100 s.f. or fraction thereof	13,929.85	plus	11.52 for each additional 100 s.f. or fraction thereof	47,694.56	plus	37.22 for each additional 100 s.f. or fraction thereof
M	Mercantile—Market	500	$766.66	plus	$58.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,093.32	plus	$38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,859.98	plus	$97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,935.85	plus	57.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,872.78	plus	31.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,808.62	plus	88.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,364.85	plus	37.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,652.23	plus	31.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,017.08	plus	68.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,227.24	plus	33.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	5,211.15	plus	27.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	10,438.38	plus	61.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,293.70	plus	33.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,228.46	plus	23.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	16,522.17	plus	56.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,565.31	plus	27.60 for each additional 100 s.f. or fraction thereof	12,111.12	plus	19.63 for each additional 100 s.f. or fraction thereof	30,676.42	plus	47.23 for each additional 100 s.f. or fraction thereof
M	Mercantile—Motor fuel-dispensing	100	$1,936.90	plus	$746.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$2,814.09	plus	$292.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$4,750.98	plus	$1,039.28 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,924.81	plus	727.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	3,983.27	plus	256.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	8,908.09	plus	984.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	8,562.28	plus	441.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	4,892.64	plus	220.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	13,454.92	plus	662.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	12,979.20	plus	431.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	7,101.10	plus	190.04 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	20,080.30	plus	621.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	25,927.54	plus	412.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,579.36	plus	159.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	34,506.90	plus	571.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	46,540.54	plus	355.71 for each additional 100 s.f. or fraction thereof	16,540.57	plus	137.38 for each additional 100 s.f. or fraction thereof	63,081.11	plus	493.09 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IIA, IIB, IIIA, IIIB, IV

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee	Inspection Check Fee	Total
M	M Occupancy Tenant Improvements	500	$636.75 plus $51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,573.68 plus $32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,210.43 plus $84.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,676.03 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,223.23 plus 27.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,899.26 plus 79.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,975.12 plus 28.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,742.87 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,717.99 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,404.13 plus 28.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,912.05 plus 20.60 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	8,316.18 plus 49.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	8,734.79 plus 28.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,728.24 plus 17.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	13,463.03 plus 45.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,749.90 plus 23.35 for each additional 100 s.f. or fraction thereof	9,181.89 plus 14.82 for each additional 100 s.f. or fraction thereof	24,931.79 plus 38.17 for each additional 100 s.f. or fraction thereof
R-1	Residential—Transient	1,000	$1,676.03 plus $71.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,389.87 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,065.90 plus $94.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Boarding Houses, Hotels, Motels	5,000	4,534.03 plus 71.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,299.24 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,833.27 plus 89.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,085.24 plus 42.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,208.60 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,293.85 plus 61.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,372.26 plus 41.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,027.33 plus 15.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,399.59 plus 56.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	24,671.05 plus 39.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,137.83 plus 13.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	31,808.88 plus 52.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	44,374.68 plus 33.69 for each additional 100 s.f. or fraction thereof	13,893.12 plus 11.55 for each additional 100 s.f. or fraction thereof	58,267.80 plus 45.24 for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+ Dwellings	1,000	$1,764.38 plus $71.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,424.36 plus $19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,188.74 plus $90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	4,622.39 plus 64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,203.82 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,826.21 plus 83.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,870.13 plus 42.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,113.18 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,983.31 plus 60.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,114.54 plus 39.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,931.91 plus 15.76 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,046.45 plus 55.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,936.30 plus 35.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,878.01 plus 13.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,814.31 plus 48.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	47,449.91 plus 29.99 for each additional 100 s.f. or fraction thereof	13,540.12 plus 11.42 for each additional 100 s.f. or fraction thereof	60,990.03 plus 41.41 for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+, Repeat	1,000	$855.02 plus $23.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,294.45 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,149.47 plus $46.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	1,764.38 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,203.82 plus 20.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,968.20 plus 43.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,933.57 plus 13.86 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,983.27 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,916.84 plus 32.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,319.97 plus 12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,802.00 plus 15.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,121.97 plus 28.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	8,217.25 plus 12.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,748.10 plus 13.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,965.35 plus 25.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	14,582.82 plus 10.35 for each additional 100 s.f. or fraction thereof	13,280.30 plus 10.62 for each additional 100 s.f. or fraction thereof	27,863.12 plus 20.97 for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Custom Homes	1,500	$2,586.44 plus $90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,223.23 plus $51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$4,809.67 plus $142.90 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	3,495.81 plus 90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,742.87 plus 38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	6,238.68 plus 129.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	5,012.12 plus 90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,002.69 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	8,014.81 plus 116.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,921.49 plus 89.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,262.51 plus 23.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	9,183.99 plus 112.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	7,783.87 plus 88.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,723.45 plus 20.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,507.33 plus 108.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,425.71 plus 66.36 for each additional 100 s.f. or fraction thereof	4,762.73 plus 15.07 for each additional 100 s.f. or fraction thereof	15,188.44 plus 81.43 for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Production Phase	1,500	$1,027.53 plus $38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,647.14 plus $38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,674.67 plus $77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	of Master Plan (repeats)	2,500	1,417.26 plus 32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,036.87 plus 17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,454.13 plus 49.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,024.20 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,296.69 plus 12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,320.89 plus 38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,284.02 plus 23.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,426.60 plus 12.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	4,710.62 plus 35.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	2,977.22 plus 21.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,757.64 plus 12.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,734.86 plus 33.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,930.24 plus 13.59 for each additional 100 s.f. or fraction thereof	3,537.09 plus 7.76 for each additional 100 s.f. or fraction thereof	7,467.34 plus 21.35 for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Alternate Materials	1,500	$1,936.90 plus $64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,483.05 plus $77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$4,419.95 plus $142.90 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,586.44 plus 64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,262.51 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	5,848.95 plus 116.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	3,713.03 plus 64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,522.32 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	7,235.35 plus 90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,362.57 plus 63.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,782.14 plus 23.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	8,144.72 plus 86.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	5,705.32 plus 62.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,373.00 plus 20.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	10,078.32 plus 82.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,567.71 plus 43.92 for each additional 100 s.f. or fraction thereof	5,542.19 plus 14.15 for each additional 100 s.f. or fraction thereof	13,109.89 plus 58.07 for each additional 100 s.f. or fraction thereof
R-4	Residential—Assisted Living (6-16 persons)	1,000	$1,827.76 plus $77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,039.42 plus $29.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,867.18 plus $107.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,945.59 plus 62.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,208.60 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,154.19 plus 85.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,864.70 plus 46.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,377.79 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,242.49 plus 70.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	13,541.44 plus 44.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,716.16 plus 20.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,257.60 plus 64.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	26,835.86 plus 43.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,216.38 plus 17.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	36,052.24 plus 60.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	48,444.48 plus 37.01 for each additional 100 s.f. or fraction thereof	18,050.22 plus 15.13 for each additional 100 s.f. or fraction thereof	66,494.70 plus 52.13 for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard	1,000	$680.40 plus $31.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87 plus $25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,423.27 plus $57.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,936.90 plus 26.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,782.14 plus 24.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,719.04 plus 50.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,279.64 plus 16.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,821.42 plus 22.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,101.06 plus 38.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,882.21 plus 15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,029.88 plus 19.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,912.09 plus 34.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	9,558.95 plus 14.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,307.01 plus 15.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	17,865.97 plus 30.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	16,963.79 plus 12.28 for each additional 100 s.f. or fraction thereof	16,268.22 plus 13.21 for each additional 100 s.f. or fraction thereof	33,232.01 plus 25.49 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IIA, IIB, IIIA, IIIB, IV

			New Construction Fee Schedule		
IBC Class	IBC Occupancy	Square Footage	Plan Check Fee	Inspection Check Fee	Total
S-1	Storage—Moderate Hazard, Repair Garage	500	$810.31 plus $56.33 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,833.50 plus $38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,643.82 plus $95.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	Motor Vehicles (not High Hazard)	2,500	1,936.90 plus 53.71 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,612.96 plus 33.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,549.85 plus 87.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,279.64 plus 34.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51 plus 28.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,542.15 plus 63.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,012.12 plus 31.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,691.51 plus 25.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	9,703.63 plus 56.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	9,688.86 plus 30.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,578.92 plus 21.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,267.78 plus 51.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	17,223.61 plus 25.19 for each additional 100 s.f. or fraction thereof	10,941.93 plus 17.93 for each additional 100 s.f. or fraction thereof	28,165.54 plus 43.12 for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard	1,000	$810.31 plus $34.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,293.36 plus $57.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,196.72 plus 34.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,392.42 plus 21.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,589.13 plus 55.76 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,929.19 plus 18.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78 plus 19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,230.97 plus 38.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	5,791.58 plus 18.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,250.42 plus 16.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,042.00 plus 35.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	11,377.68 plus 17.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,397.65 plus 14.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	18,775.33 plus 32.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	20,211.53 plus 14.86 for each additional 100 s.f. or fraction thereof	14,579.40 plus 12.08 for each additional 100 s.f. or fraction thereof	34,790.92 plus 26.93 for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard, Parking Garages	1,000	$788.49 plus $29.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,223.23 plus $19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,011.72 plus $49.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Open or Enclosed	5,000	1,979.50 plus 24.20 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,002.69 plus 16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,982.19 plus 41.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,538.41 plus 18.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,817.75 plus 16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,356.17 plus 35.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	5,400.80 plus 17.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,506.58 plus 14.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,907.37 plus 32.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	10,640.83 plus 16.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,488.28 plus 12.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	17,129.11 plus 29.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	19,042.34 plus 14.12 for each additional 100 s.f. or fraction thereof	12,831.88 plus 10.66 for each additional 100 s.f. or fraction thereof	31,874.23 plus 24.79 for each additional 100 s.f. or fraction thereof
	Other Tenant Improvements	600	$766.66 plus $48.72 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,573.68 plus $27.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,340.34 plus $75.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,935.85 plus 43.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,223.23 plus 24.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,159.08 plus 67.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,234.94 plus 30.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,742.87 plus 21.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	5,977.81 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	5,053.67 plus 26.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,041.96 plus 18.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	9,095.64 plus 44.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	11,181.24 plus 22.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	4,728.24 plus 15.28 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	15,909.48 plus 37.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	17,828.45 plus 18.57 for each additional 100 s.f. or fraction thereof	9,311.80 plus 12.80 for each additional 100 s.f. or fraction thereof	27,140.25 plus 31.37 for each additional 100 s.f. or fraction thereof
B	Shell Bldg: Business—Professional Office	1,000	$1,308.13 plus $49.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,612.96 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,921.08 plus $72.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,278.59 plus 39.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32 plus 21.76 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,800.92 plus 61.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,876.78 plus 30.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,467.30 plus 20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,344.08 plus 51.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	8,908.35 plus 29.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,545.85 plus 17.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,454.20 plus 47.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	17,785.85 plus 25.90 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,787.38 plus 15.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,573.23 plus 40.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	30,734.19 plus 22.12 for each additional 100 s.f. or fraction thereof	15,300.16 plus 12.83 for each additional 100 s.f. or fraction thereof	46,034.36 plus 34.95 for each additional 100 s.f. or fraction thereof
	Other Shell Building	1,000	$1,178.22 plus $46.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87 plus $25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,921.08 plus $72.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,018.77 plus 37.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,782.14 plus 24.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,800.92 plus 61.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,357.14 plus 29.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,857.03 plus 22.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,214.17 plus 51.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	8,258.81 plus 26.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,065.49 plus 19.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,324.30 plus 46.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	16,356.85 plus 26.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,307.01 plus 16.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,663.86 plus 42.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	29,435.10 plus 22.01 for each additional 100 s.f. or fraction thereof	16,339.44 plus 13.52 for each additional 100 s.f. or fraction thereof	45,774.54 plus 35.53 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: VA, VB

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee			Inspection Check Fee			Total		
A-1	Assembly—Fixed Seating	1,000	$1,089.65	plus	$46.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,416.21	plus	$12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,505.86	plus	$59.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Theater, Concert Hall	5,000	2,932.52	plus	44.17 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	1,935.85	plus	12.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,868.36	plus	56.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,140.98	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,455.48	plus	11.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,596.46	plus	37.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,739.17	plus	25.20 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	3,624.67	plus	9.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,363.84	plus	35.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,534.79	plus	24.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	4,187.96	plus	8.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	19,722.75	plus	32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	27,746.27	plus	20.79 for each additional 100 s.f. or fraction thereof	8,215.15	plus	6.86 for each additional 100 s.f. or fraction thereof	35,961.43	plus	27.65 for each additional 100 s.f. or fraction thereof
A-2	Assembly—Food & Drink	1,000	$1,438.03	plus	$60.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,935.85	plus	$19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,373.88	plus	$79.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Restaurant, Night Club, Bar	5,000	3,841.88	plus	57.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,715.30	plus	17.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,557.19	plus	74.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,699.89	plus	36.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,364.85	plus	15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,064.74	plus	51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,337.36	plus	34.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,923.76	plus	13.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,261.12	plus	47.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	20,601.25	plus	32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,876.78	plus	11.17 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	26,478.04	plus	43.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	36,839.94	plus	27.76 for each additional 100 s.f. or fraction thereof	11,462.89	plus	9.55 for each additional 100 s.f. or fraction thereof	48,302.82	plus	37.31 for each additional 100 s.f. or fraction thereof
A-3	Assembly—Worship, Amusement	1,000	$1,438.03	plus	$60.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,676.03	plus	$16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,114.06	plus	$76.33 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arcade, Church, Community Hall	5,000	3,841.88	plus	57.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,325.57	plus	12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,167.46	plus	70.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,699.89	plus	36.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,975.12	plus	12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,675.01	plus	49.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,337.36	plus	34.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,274.22	plus	11.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,611.57	plus	45.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	20,601.25	plus	32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,097.33	plus	9.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,698.58	plus	42.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	36,839.94	plus	27.76 for each additional 100 s.f. or fraction thereof	9,903.98	plus	8.22 for each additional 100 s.f. or fraction thereof	46,743.91	plus	35.97 for each additional 100 s.f. or fraction thereof
A-4	Assembly—Indoor Sport Viewing	1,000	$1,438.03	plus	$66.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,676.03	plus	$16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,114.06	plus	$82.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arena, Skating Rink, Tennis Court	5,000	4,101.70	plus	59.76 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,325.57	plus	12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,427.28	plus	72.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,089.62	plus	37.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,975.12	plus	12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,064.74	plus	50.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,856.99	plus	35.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,274.22	plus	11.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,131.21	plus	47.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	21,640.53	plus	34.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,097.33	plus	9.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	26,737.86	plus	43.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	38,788.58	plus	29.37 for each additional 100 s.f. or fraction thereof	9,903.98	plus	8.23 for each additional 100 s.f. or fraction thereof	48,692.55	plus	37.60 for each additional 100 s.f. or fraction thereof
A	A Occupancy Tenant Improvements	400	$506.84	plus	$40.60 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$896.57	plus	$16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,403.41	plus	$56.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	1,156.39	plus	45.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,156.39	plus	16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,312.78	plus	61.71 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,065.76	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	1,546.12	plus	16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	3,611.87	plus	42.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.
		8,000	3,105.03	plus	24.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,195.66	plus	14.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,300.70	plus	38.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,006.69	plus	24.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	2,492.21	plus	12.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	8,498.91	plus	36.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	10,813.34	plus	19.79 for each additional 100 s.f. or fraction thereof	4,997.22	plus	10.31 for each additional 100 s.f. or fraction thereof	15,810.56	plus	30.11 for each additional 100 s.f. or fraction thereof
B	Business—Bank	100	$1,676.03	plus	$714.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,026.48	plus	$97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$2,702.51	plus	$811.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,534.03	plus	701.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,416.21	plus	77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	5,950.24	plus	779.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	8,041.59	plus	441.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	1,805.94	plus	64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	9,847.53	plus	506.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	12,458.51	plus	412.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,455.48	plus	60.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	14,913.99	plus	472.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	24,843.56	plus	394.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,011.85	plus	55.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	27,855.41	plus	450.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	44,589.80	plus	343.57 for each additional 100 s.f. or fraction thereof	5,776.68	plus	48.11 for each additional 100 s.f. or fraction thereof	50,366.48	plus	391.68 for each additional 100 s.f. or fraction thereof
B	Business—Clinic, Outpatient	100	$1,546.12	plus	$649.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,026.48	plus	$97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$2,572.60	plus	$746.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,144.31	plus	649.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,416.21	plus	77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	5,560.51	plus	727.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	7,392.04	plus	389.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	1,805.94	plus	38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	9,197.98	plus	428.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	11,289.33	plus	378.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,195.66	plus	27.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	13,484.99	plus	405.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	22,635.10	plus	361.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,011.85	plus	23.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	25,646.95	plus	384.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	40,692.52	plus	312.95 for each additional 100 s.f. or fraction thereof	5,776.68	plus	19.93 for each additional 100 s.f. or fraction thereof	46,469.19	plus	332.88 for each additional 100 s.f. or fraction thereof
B	Business—Dry Cleaning	500	$766.66	plus	$58.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,935.85	plus	$32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,702.51	plus	$90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,935.85	plus	58.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,585.39	plus	31.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,521.24	plus	89.86 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,386.68	plus	36.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,234.94	plus	31.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,621.62	plus	67.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,205.41	plus	33.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,793.85	plus	26.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	9,999.26	plus	60.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,293.70	plus	32.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,631.87	plus	21.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,925.57	plus	54.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,521.65	plus	27.45 for each additional 100 s.f. or fraction thereof	11,124.79	plus	18.33 for each additional 100 s.f. or fraction thereof	29,646.45	plus	45.78 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: VA, VB

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee			Inspection Check Fee			Total		
B	Business—Professional Office	1,000	$1,589.77	plus	$71.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,325.57	plus	$22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,915.34	plus	$94.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,447.78	plus	68.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,234.94	plus	20.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,682.72	plus	89.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,869.08	plus	40.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,144.31	plus	18.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,013.38	plus	58.68 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	11,896.27	plus	39.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,984.87	plus	15.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,881.14	plus	55.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,761.68	plus	37.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,082.70	plus	13.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,844.38	plus	51.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	42,685.86	plus	32.58 for each additional 100 s.f. or fraction thereof	13,874.72	plus	11.69 for each additional 100 s.f. or fraction thereof	56,560.58	plus	44.27 for each additional 100 s.f. or fraction thereof
B	Business—High Rise Office	5,000	$4,707.60	plus	$35.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$8,950.96	plus	$12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$13,658.55	plus	$47.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,175.88	plus	34.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,549.14	plus	11.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,725.02	plus	46.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,923.46	plus	28.06 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	15,836.16	plus	10.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	31,759.62	plus	38.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	29,953.68	plus	25.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	20,924.45	plus	10.08 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	50,878.14	plus	35.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.
		250,000	59,616.69	plus	23.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	29,037.39	plus	9.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	88,654.09	plus	33.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.
		500,000	118,423.07	plus	22.67 for each additional 100 s.f. or fraction thereof	54,016.74	plus	9.63 for each additional 100 s.f. or fraction thereof	172,439.81	plus	32.30 for each additional 100 s.f. or fraction thereof
B	B Occupancy Tenant Improvements	250	$355.11	plus	$51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$766.66	plus	$25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,121.77	plus	$77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.
		1,250	874.74	plus	41.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,026.48	plus	20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,901.22	plus	62.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,394.38	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,286.30	plus	20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,680.68	plus	46.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,043.93	plus	25.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	1,805.94	plus	18.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	3,849.86	plus	44.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.
		12,500	4,144.31	plus	24.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	2,102.49	plus	16.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	6,246.79	plus	41.86 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,262.13	plus	19.95 for each additional 100 s.f. or fraction thereof	4,217.77	plus	13.53 for each additional 100 s.f. or fraction thereof	11,479.90	plus	33.48 for each additional 100 s.f. or fraction thereof
E	Educational—Group Occupancy	500	$1,026.48	plus	$77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,264.47	plus	$25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,290.95	plus	$103.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	6+ persons, up to the 12th Grade	2,500	2,585.39	plus	74.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,784.11	plus	23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,369.50	plus	97.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,447.78	plus	46.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,195.66	plus	20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,643.44	plus	67.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,786.15	plus	45.62 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,234.94	plus	17.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	10,021.09	plus	63.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	13,628.75	plus	42.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	3,813.13	plus	14.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,441.88	plus	57.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	24,368.63	plus	35.89 for each additional 100 s.f. or fraction thereof	7,509.16	plus	12.35 for each additional 100 s.f. or fraction thereof	31,877.78	plus	48.24 for each additional 100 s.f. or fraction thereof
E	Educational—Day Care	300	$636.75	plus	$97.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,264.47	plus	$43.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,901.22	plus	$140.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	5+ children, older than 2 1/2 yrs	1,500	1,805.94	plus	89.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	1,784.11	plus	38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,590.05	plus	128.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	3,148.68	plus	51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,195.66	plus	34.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	5,344.35	plus	86.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	4,707.60	plus	52.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,234.94	plus	29.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	7,942.54	plus	82.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	9,471.64	plus	49.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,813.13	plus	24.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	13,284.78	plus	74.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	16,963.79	plus	41.03 for each additional 100 s.f. or fraction thereof	7,509.16	plus	20.24 for each additional 100 s.f. or fraction thereof	24,472.95	plus	61.27 for each additional 100 s.f. or fraction thereof
F-1	Factory Industrial—Moderate Hazard	1,500	$1,763.33	plus	$40.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$1,914.02	plus	$11.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$3,677.35	plus	$51.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.
		7,500	2,542.79	plus	39.84 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	2,433.66	plus	13.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,976.45	plus	53.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	5,530.71	plus	32.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,234.94	plus	6.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	8,765.65	plus	39.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	10,381.01	plus	29.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	4,274.22	plus	6.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	14,655.23	plus	36.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.
		75,000	20,513.95	plus	26.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	6,021.60	plus	6.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	26,535.54	plus	33.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.
		150,000	40,737.22	plus	25.18 for each additional 100 s.f. or fraction thereof	11,146.62	plus	6.38 for each additional 100 s.f. or fraction thereof	51,883.84	plus	31.56 for each additional 100 s.f. or fraction thereof
F-2	Factory Industrial—Low Hazard	2,000	$1,893.24	plus	$37.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$3,732.75	plus	$17.86 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$5,625.99	plus	$55.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,881.16	plus	30.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,161.76	plus	16.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,042.92	plus	46.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	8,648.53	plus	22.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	6,482.68	plus	15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	15,131.21	plus	38.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	13,239.02	plus	21.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,600.50	plus	13.28 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	22,839.52	plus	34.93 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	26,229.96	plus	21.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	11,347.88	plus	10.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	37,577.85	plus	31.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.
		200,000	47,232.69	plus	18.06 for each additional 100 s.f. or fraction thereof	22,318.83	plus	9.43 for each additional 100 s.f. or fraction thereof	69,551.53	plus	27.49 for each additional 100 s.f. or fraction thereof
H-1	High Hazard Group H-1	600	$550.50	plus	$36.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,286.30	plus	$17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,836.79	plus	$53.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Pose a detonation hazard	3,000	1,417.26	plus	31.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	1,676.03	plus	17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,093.29	plus	49.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,370.28	plus	20.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,065.76	plus	17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	4,436.03	plus	37.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	3,583.12	plus	18.04 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,105.03	plus	14.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	6,688.15	plus	32.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	6,830.85	plus	16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	3,705.05	plus	11.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	10,535.90	plus	28.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	11,897.32	plus	13.74 for each additional 100 s.f. or fraction thereof	7,119.43	plus	9.26 for each additional 100 s.f. or fraction thereof	19,016.75	plus	22.99 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: VA, VB

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee	Inspection Check Fee	Total
H-3	High Hazard Group H-3	600	$810.31 plus $52.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,286.30 plus $17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,096.61 plus $69.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Readily support combustion	3,000	2,066.81 plus 53.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	1,676.03 plus 17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,742.83 plus 70.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,669.37 plus 31.04 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,065.76 plus 17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	5,735.13 plus 48.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	5,531.76 plus 28.87 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,105.03 plus 14.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	8,636.79 plus 43.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	10,728.14 plus 27.71 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	3,705.05 plus 11.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	14,433.19 plus 39.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	19,042.34 plus 22.69 for each additional 100 s.f. or fraction thereof	7,119.43 plus 9.32 for each additional 100 s.f. or fraction thereof	26,161.77 plus 32.01 for each additional 100 s.f. or fraction thereof
H-4	High Hazard Group H-4	300	$420.59 plus $50.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,805.94 plus $54.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,226.52 plus $104.71 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	Pose health hazards	1,500	1,027.53 plus 46.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,455.48 plus 50.88 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,483.01 plus 97.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,720.73 plus 27.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,105.03 plus 47.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,825.76 plus 75.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,543.84 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,534.03 plus 40.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	7,077.88 plus 66.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	4,882.21 plus 24.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,393.87 plus 34.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	10,276.09 plus 58.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	8,519.68 plus 19.15 for each additional 100 s.f. or fraction thereof	10,497.07 plus 26.87 for each additional 100 s.f. or fraction thereof	19,016.75 plus 46.02 for each additional 100 s.f. or fraction thereof
H-5	High Hazard Group H-5	1,000	$940.22 plus $34.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,156.39 plus $9.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,096.61 plus $44.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Semiconductor Fabrication, R&D	5,000	2,326.62 plus 34.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	1,546.12 plus 9.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,872.74 plus 44.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,059.10 plus 21.22 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	1,935.85 plus 9.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,994.95 plus 30.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,181.31 plus 19.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	2,845.21 plus 7.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,026.52 plus 27.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	12,157.14 plus 18.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	3,445.23 plus 6.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	15,602.37 plus 25.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	21,640.53 plus 15.77 for each additional 100 s.f. or fraction thereof	6,729.70 plus 5.46 for each additional 100 s.f. or fraction thereof	28,370.23 plus 21.23 for each additional 100 s.f. or fraction thereof
I-1	Institutional—17+ persons, ambulatory	1,000	$1,633.42 plus $68.20 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,195.66 plus $24.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,829.09 plus $92.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,361.52 plus 64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,975.12 plus 24.72 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,336.64 plus 89.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,609.26 plus 42.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,105.03 plus 24.68 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,714.29 plus 66.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	11,810.01 plus 38.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,573.31 plus 18.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,383.32 plus 56.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,242.05 plus 37.33 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,541.23 plus 12.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	29,783.28 plus 50.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	41,906.40 plus 32.00 for each additional 100 s.f. or fraction thereof	12,943.53 plus 10.98 for each additional 100 s.f. or fraction thereof	54,849.93 plus 42.97 for each additional 100 s.f. or fraction thereof
I-2	Institutional—6+ persons, non-ambulatory	1,000	$1,893.24 plus $74.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,585.39 plus $25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,478.64 plus $100.68 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,881.16 plus 75.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,624.67 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,505.83 plus 98.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,648.53 plus 45.90 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,534.03 plus 20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	13,182.57 plus 66.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	13,239.02 plus 43.30 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,612.59 plus 17.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,851.60 plus 61.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	26,229.96 plus 42.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,710.42 plus 15.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	33,940.38 plus 57.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	47,232.69 plus 35.82 for each additional 100 s.f. or fraction thereof	15,281.90 plus 12.91 for each additional 100 s.f. or fraction thereof	62,514.59 plus 48.73 for each additional 100 s.f. or fraction thereof
M	Mercantile—Department & Drug Store	1,000	$1,026.48 plus $45.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,234.94 plus $29.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,261.42 plus $74.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,845.21 plus 42.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,404.13 plus 27.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,249.34 plus 70.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,967.42 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,573.31 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,540.73 plus 51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,565.61 plus 24.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,171.50 plus 22.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,737.10 plus 46.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	14,927.84 plus 23.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,680.89 plus 18.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,608.73 plus 42.42 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	26,749.60 plus 20.04 for each additional 100 s.f. or fraction thereof	19,071.10 plus 15.92 for each additional 100 s.f. or fraction thereof	45,820.70 plus 35.97 for each additional 100 s.f. or fraction thereof
M	Mercantile—Market	500	$636.75 plus $45.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,935.85 plus $32.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,572.60 plus $77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,546.12 plus 37.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,585.39 plus 31.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,131.51 plus 68.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,758.96 plus 28.58 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,234.94 plus 31.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,993.90 plus 59.76 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,187.96 plus 27.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,793.85 plus 26.57 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	8,981.81 plus 54.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	8,302.46 plus 25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,653.69 plus 21.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	13,956.15 plus 47.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	14,797.93 plus 21.67 for each additional 100 s.f. or fraction thereof	11,146.62 plus 18.33 for each additional 100 s.f. or fraction thereof	25,944.55 plus 40.00 for each additional 100 s.f. or fraction thereof
M	Mercantile—Motor fuel-dispensing	100	$1,547.17 plus $617.07 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,719.68 plus $162.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,266.85 plus $779.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,015.45 plus 571.60 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	2,369.23 plus 146.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	6,384.67 plus 717.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	6,873.46 plus 363.75 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,888.87 plus 129.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	9,762.32 plus 493.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	10,510.92 plus 345.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,187.96 plus 112.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	14,698.88 plus 457.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	20,861.07 plus 329.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,091.45 plus 94.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	25,952.53 plus 423.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	37,316.97 plus 283.97 for each additional 100 s.f. or fraction thereof	9,804.92 plus 81.34 for each additional 100 s.f. or fraction thereof	47,121.89 plus 365.31 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: VA, VB

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee			Inspection Check Fee			Total		
M	M Occupancy Tenant Improvements	500	$506.84	plus	$45.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,286.30	plus	$25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,793.14	plus	$71.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,416.21	plus	37.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,805.94	plus	23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,222.14	plus	60.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,347.40	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,195.66	plus	20.79 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,543.07	plus	46.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,646.50	plus	22.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,234.94	plus	17.48 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	6,881.44	plus	40.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,045.97	plus	22.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	3,791.31	plus	14.18 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,837.28	plus	36.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	12,632.07	plus	18.59 for each additional 100 s.f. or fraction thereof	7,335.59	plus	11.80 for each additional 100 s.f. or fraction thereof	19,967.67	plus	30.39 for each additional 100 s.f. or fraction thereof
R-1	Residential—Transient	1,000	$1,416.21	plus	$55.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,972.58	plus	$16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,388.78	plus	$71.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Boarding Houses, Hotels, Motels	5,000	3,624.67	plus	44.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,622.12	plus	15.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,246.79	plus	60.41 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,526.33	plus	33.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,271.67	plus	15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,798.00	plus	49.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,903.98	plus	32.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,830.58	plus	13.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,734.56	plus	46.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,734.49	plus	31.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,653.69	plus	10.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,388.18	plus	42.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	35,540.84	plus	27.03 for each additional 100 s.f. or fraction thereof	11,109.89	plus	9.33 for each additional 100 s.f. or fraction thereof	46,650.73	plus	36.36 for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+ Dwellings	1,000	$1,504.57	plus	$55.21 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,849.59	plus	$19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,354.15	plus	$74.70 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	3,713.03	plus	54.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,629.05	plus	16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,342.07	plus	71.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,441.12	plus	33.35 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,278.59	plus	14.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,719.72	plus	47.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,776.17	plus	31.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,707.60	plus	12.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,483.76	plus	43.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,259.56	plus	30.14 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,523.78	plus	10.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,783.34	plus	40.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	34,329.05	plus	25.83 for each additional 100 s.f. or fraction thereof	10,756.89	plus	8.97 for each additional 100 s.f. or fraction thereof	45,085.95	plus	34.80 for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+, Repeat	1,000	$725.11	plus	$19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,849.59	plus	$16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,574.70	plus	$35.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	1,504.57	plus	18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,499.14	plus	15.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,003.70	plus	33.45 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,413.93	plus	11.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,148.68	plus	14.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,562.62	plus	25.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	3,540.51	plus	10.39 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,577.69	plus	12.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,118.20	plus	22.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	6,658.34	plus	10.13 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,393.87	plus	10.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	12,052.22	plus	20.60 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	11,724.81	plus	8.24 for each additional 100 s.f. or fraction thereof	10,626.98	plus	8.51 for each additional 100 s.f. or fraction thereof	22,351.79	plus	16.75 for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Custom Homes	1,500	$2,066.81	plus	$77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,676.03	plus	$51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,742.83	plus	$129.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,846.26	plus	83.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,195.66	plus	38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	5,041.93	plus	122.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	4,102.75	plus	64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,455.48	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	6,558.24	plus	90.94 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,752.30	plus	73.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,715.30	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	7,467.60	plus	99.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	6,224.96	plus	70.74 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,018.77	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,243.73	plus	96.72 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,347.16	plus	53.31 for each additional 100 s.f. or fraction thereof	3,798.23	plus	19.58 for each additional 100 s.f. or fraction thereof	12,145.39	plus	72.89 for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Production Phase	1,500	$897.62	plus	$25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,359.76	plus	$25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,257.38	plus	$51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	of Master Plan (repeats)	2,500	1,157.44	plus	31.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,619.58	plus	17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,777.02	plus	49.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	1,634.47	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,879.40	plus	12.99 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,513.87	plus	38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,894.29	plus	24.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,009.31	plus	11.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,903.60	plus	36.04 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	2,457.58	plus	23.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,182.87	plus	10.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,640.45	plus	33.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,150.79	plus	14.95 for each additional 100 s.f. or fraction thereof	2,832.42	plus	6.47 for each additional 100 s.f. or fraction thereof	5,983.20	plus	21.42 for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Alternate Materials	1,500	$1,547.17	plus	$51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,935.85	plus	$64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,483.01	plus	$116.92 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,066.81	plus	66.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,585.39	plus	45.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	4,652.20	plus	111.91 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	3,063.48	plus	51.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,845.21	plus	25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,908.69	plus	77.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,583.12	plus	54.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,105.03	plus	24.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	6,688.15	plus	78.64 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	4,666.05	plus	49.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,538.41	plus	23.00 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,204.46	plus	72.09 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,138.70	plus	34.73 for each additional 100 s.f. or fraction thereof	4,447.78	plus	16.27 for each additional 100 s.f. or fraction thereof	10,586.48	plus	51.00 for each additional 100 s.f. or fraction thereof
R-4	Residential—Assisted Living (6-16 persons)	1,000	$1,438.03	plus	$64.95 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,492.21	plus	$22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,930.25	plus	$87.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,036.22	plus	60.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,401.58	plus	21.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,437.80	plus	81.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,045.97	plus	37.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,310.95	plus	19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,356.91	plus	57.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,813.34	plus	35.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,259.59	plus	16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,072.93	plus	52.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	21,509.57	plus	34.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,342.52	plus	14.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	28,852.09	plus	48.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	38,701.27	plus	29.44 for each additional 100 s.f. or fraction thereof	14,487.54	plus	12.24 for each additional 100 s.f. or fraction thereof	53,188.81	plus	41.68 for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: VA, VB

New Construction Fee Schedule

IBC Class	IBC Occupancy	Square Footage	Plan Check Fee	Inspection Check Fee	Total
S-1	Storage—Moderate Hazard	1,000	$680.40 plus $21.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,195.66 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,876.07 plus $44.40 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,547.17 plus 21.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,105.03 plus 20.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,652.20 plus 42.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,630.10 plus 13.43 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,754.58 plus 18.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,384.67 plus 31.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	3,972.84 plus 12.56 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,573.31 plus 15.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,546.15 plus 28.05 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	7,740.22 plus 11.69 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,563.06 plus 12.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,303.28 plus 24.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	13,586.14 plus 9.70 for each additional 100 s.f. or fraction thereof	12,965.35 plus 10.62 for each additional 100 s.f. or fraction thereof	26,551.50 plus 20.32 for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard, Repair Garage Motor Vehicles (not High Hazard)	500	$680.40 plus $43.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,546.12 plus $25.98 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,226.52 plus $69.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,547.17 plus 35.10 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,065.76 plus 24.68 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,612.92 plus 59.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,760.01 plus 26.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,585.39 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,345.40 plus 50.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,102.75 plus 25.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,754.58 plus 20.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	7,857.33 plus 45.46 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,870.13 plus 23.90 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,484.51 plus 17.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,354.64 plus 41.20 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	13,845.96 plus 19.98 for each additional 100 s.f. or fraction thereof	8,808.25 plus 14.46 for each additional 100 s.f. or fraction thereof	22,654.21 plus 34.44 for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard	1,000	$680.40 plus $28.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,935.85 plus $19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,616.25 plus $47.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,806.99 plus 26.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,715.30 plus 15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,522.29 plus 42.44 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,149.73 plus 16.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,494.76 plus 15.59 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,644.49 plus 31.61 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,752.30 plus 14.72 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,053.67 plus 13.55 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,805.97 plus 28.27 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	9,169.22 plus 14.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,913.51 plus 11.51 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	15,082.74 plus 25.80 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	16,314.24 plus 12.02 for each additional 100 s.f. or fraction thereof	11,666.26 plus 9.67 for each additional 100 s.f. or fraction thereof	27,980.50 plus 21.69 for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard, Parking Garages Open or Enclosed	1,000	$658.58 plus $26.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,805.94 plus $16.24 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,464.51 plus $42.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,719.68 plus 23.38 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,455.48 plus 15.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,175.16 plus 38.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,888.87 plus 23.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,996.95 plus 14.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,885.81 plus 37.31 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,361.52 plus 22.66 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,425.95 plus 12.16 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,787.47 plus 34.83 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	11,160.47 plus 8.23 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,263.97 plus 10.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	16,424.43 plus 18.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	15,274.97 plus 6.92 for each additional 100 s.f. or fraction thereof	10,280.91 plus 8.43 for each additional 100 s.f. or fraction thereof	25,555.87 plus 15.35 for each additional 100 s.f. or fraction thereof
	Other Tenant Improvements	600	$636.75 plus $37.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,286.30 plus $21.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,923.05 plus $59.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,546.12 plus 29.77 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	1,805.94 plus 19.49 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,352.05 plus 49.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,715.30 plus 21.65 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,195.66 plus 17.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	4,910.97 plus 38.97 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	4,014.40 plus 21.47 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,234.94 plus 14.78 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	7,249.34 plus 36.26 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	7,933.51 plus 21.29 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	3,791.31 plus 12.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	11,724.81 plus 33.54 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	14,320.90 plus 17.84 for each additional 100 s.f. or fraction thereof	7,465.50 plus 10.26 for each additional 100 s.f. or fraction thereof	21,786.40 plus 28.10 for each additional 100 s.f. or fraction thereof
B	Shell Bldg: Business—Professional Office	1,000	$1,048.31 plus $39.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$799.14 plus $51.15 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,847.44 plus $90.67 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,629.05 plus 32.32 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,845.21 plus 34.02 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,474.26 plus 66.34 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,707.60 plus 25.12 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,646.50 plus 16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,354.09 plus 42.01 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,219.53 plus 23.53 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,335.32 plus 14.50 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,554.85 plus 38.03 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	14,278.29 plus 22.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,173.33 plus 12.11 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	20,451.63 plus 34.63 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	25,537.81 plus 19.23 for each additional 100 s.f. or fraction thereof	12,229.55 plus 10.34 for each additional 100 s.f. or fraction thereof	37,767.36 plus 29.57 for each additional 100 s.f. or fraction thereof
	Other Shell Building	1,000	$918.40 plus $39.52 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,195.66 plus $22.73 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,114.06 plus $62.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,499.14 plus 36.37 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,105.03 plus 19.81 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,604.17 plus 56.19 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,317.87 plus 23.82 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,906.31 plus 16.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,224.18 plus 40.71 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,699.89 plus 21.36 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,595.14 plus 14.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,295.03 plus 36.25 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	13,109.11 plus 20.96 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,692.97 plus 12.89 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	19,802.08 plus 33.85 for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	23,589.17 plus 17.64 for each additional 100 s.f. or fraction thereof	13,138.92 plus 10.85 for each additional 100 s.f. or fraction thereof	36,728.09 plus 28.49 for each additional 100 s.f. or fraction thereof

CITY OF NATIONAL CITY

MASTER FEE SCHEDULE

Adopted June 3, 2025 & Amended November 4, 2025

Effective January 5, 2026

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BUILDING

#	Description	Fee
1	Travel and Documentation (standard) (2 trips)	$187.00
2	Travel and Documentation (each additional trip)	$126.00
3	Permit Issuance	$65.00
4	Construction & Demolition Admin Fee	$118.00
5	**Mechanical Permit Fees**	
6	Air Conditioning Unit	$125.00
7	Furnaces (F. A. U., Floor)	$125.00
8	Wall Heater	$125.00
9	Appliance Vent/Chimney (Only)	$157.00
10	Refrigeration Compressor	$157.00
11	Boiler	$179.00
12	Chiller	$179.00
13	Heat Pump (Package Unit)	$175.00
14	Heater (Unit, Radiant, etc.)	$125.00
15	Air Handler	$157.00
16	Duct Work Only	$187.00
17	Evaporative Cooler	$209.00
18	Make-up Air System	$187.00
19	Moisture Exhaust Duct (Clothes Dryer)	$187.00
20	Vent Fan (Single Duct)	$187.00
21	Vent System	$187.00
22	Exhaust Hood and Duct (Residential)	$187.00
23	Exhaust Hood- Type I (Commercial Grease Hood)	$209.00
24	Exhaust Hood - Type II (Commercial Steam Hood)	$209.00
25	Non- Residential Incinerator	$209.00
26	Refrigerator Condenser Remote	$209.00
27	Walk- in Box I Refrigerator Coil	$209.00
28	**Electrical Permit Fees**	
29	New/Upgraded Service - Per 100 Amps or portion thereof	$179.00
30	**All Other Types of Construction**	
31	15 to 20 amp Circuit - First 10 circuits	$209.00
32	15 to 20 amp Circuits - Per circuit after first 10	$19.00
33	25 to 40 amp circuits	$64.00
34	50 to 175 amp circuits	$87.00

35	200 amp and larger circuits	$109.00
36	Temporary Power Pole	$209.00
37	Generator Installation - up to 100kW	$720.00
38	Generator Installation - per 100kW or portion thereof after first 100kW	$209.00
39	**Plumbing Permit Fees**	
40	Fixtures	$22.00
41	Gas System	$187.00
42	Building Sewer	$187.00
43	Grease Trap	$209.00
44	Backflow Preventer 1 through 5	$209.00
45	Backflow Preventer - each additional (More than 5)	$122.00
46	Roof Drain - Rainwater System	$187.00
47	Water Heater - Residential (No Admin Fee)	$75.00
48	Water Heater - Commercial	$187.00
49	Water/Drain Pipe Repair/Replacement/Alteration - Per 100 Linear Feet or portion thereof	$187.00
50	Drinking Fountain	$187.00
51	Solar Water System Fixtures	$209.00
52	**Miscellaneous**	
53	Repetitive plan check review - Applicable to a Single-Family Residential Development with 4 or more total units of the same square footage, floor plan setbacks, and elevations.	First permit at 100% of Fee Schedule Rate, each additional at 25% for Plan Check Fee, Inspections @ Full Fee Schedule Rate
54	Telecom Facility Equipment Container	$864.00
55	New Telecom Tower	$690.00
56	Collocation on Existing Telecom Tower	$613.00
57	Attached Awning/Canopy	$570.00
58	Balcony Addition	$690.00
59	Building Moving Application Fee	$811.00
60	Carport	$802.00
61	Change of Occupancy	$217.00
62	Close Existing Openings	$861.00
63	Compliance Inspections/Reinspection's	$136.00
64	Condo Conversion	$766.00
65	Covered Porch	$692.00
66	Deck	$691.00

67	Demolition - Residential	$397.00
68	Demolition- Multifamily/Commercial	$402.00
69	Door-New	$432.00
70	Drywall (first 500 sq.ft.}	$200.00
71	Each additional 100 sq.ft.	$61.00
72	Fence or Freestanding Wall (non- masonry) >7 feet in height	$427.00
73	Each additional 100 lin. Feet	$61.00
74	Fence or Freestanding Wall (masonry) >4 feet in height	$505.00
75	Each additional 100 lin. Feet	$76.00
76	Fireplace - Masonry	$683.00
77	Fireplace - Pre-Fabricated/Metal	$389.00
78	Flag pole (over 30 feet in height)	$473.00
79	Residential Garage (Attached or Detached)	$997.00
80	Residential Greenhouse	$412.00
81	Insulation - First 500 Sq Ft.	$264.00
82	Insulation - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$80.00
83	Lighting pole	$473.00
84	Each additional pole	$76.00
85	Interior Partition Wall - First 30 Linear Feet	$565.00
86	Interior Partition Wall - Per 30 Linear Feet or portion thereof after first 30 Linear Feet	$124.00
87	Patio Cover without calcs	$674.00
88	Patio Cover with calcs	$767.00
89	Photovoltaic System	$421.00
90	Foundation - Cast in place concrete (first 10 piles)	$584.00
91	Foundation - Additional cast in place piles (increments of 10)	$138.00
92	Foundation - Driven (steel, pre-stressed concrete)	$599.00
93	Foundation - Additional driven piles (increments of 10)	$153.00
94	Pre- Plan Check Appointments (first hour)	$274.00
95	Pre-Plan Check appt (each add'l1/2 hour)	$137.00
96	Residential Remodel (Including Garage Conversions) - First 500 Sq Ft.	$859.00
97	Residential Remodel (Including Garage Conversions) - Per 100 Sq. Ft. or portion thereof after first 500 Sq Ft.	$68.00
98	Re-Roof - First 500 Sq Ft.	$316.00
99	Re-Roof - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$63.00
100	Re-Roof - TPO Membrane (First 3 inspections)	$432.00
101	Re-Roof - TPO Membrane (Per inspections after first 3)	$144.00
102	Roof Structure Replacement - First 500 Sq Ft.	$721.00
103	Roof Structure Replacement - Per 100 Sq Ft. or portion thereof after first 500 Sq. Ft.	$73.00
104	Residential Re- Plumb (Flat Rate)	$187.00

105	Residential Re-Wire (Flat Rate)	$187.00
106	Residential Room Addition (Single Story) - First to 500 Sq Ft.	$1,013.00
107	Residential Room Addition (Single Story) - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$129.00
108	Residential Room Addition (Single Story with Structural Calculations) - First 500 Sq Ft.	$1,307.00
109	Residential Room Addition (Single Story with Structural Calculations) - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$71.00
110	Residential Room Addition (Multi Story) - First 500 Sq. Ft.	$1,382.00
111	Residential Room Addition (Multi Story) - Per 100 Sq. Ft. or portion thereof after first 500 Sq. Ft.	$68.00
112	Residential Room Addition (Multi Story with Structural Calculations) - First 500 Sq. Ft.	$1,551.00
113	Residential Room Addition (Multi Story with Structural Calculations) - Per 100 Sq. Ft. or portion thereof after first 500 Sq. Ft.	$132.00
114	Sauna	$457.00
115	Siding - First 400 Sq. Ft.	$249.00
116	Siding - Per 100 Sq. Ft. or portion thereof after first 400 Sq Ft.	$61.00
117	Pole Sign, Non-electric	$412.00
118	Pole Sign, Electric	$481.00
119	Wall/Awning Sign, Non-electric	$358.00
120	Wall Sign-Electric	$381.00
121	Skylight	$511.00
122	Spa or Hot Tub (Pre-Fabricated)	$381.00
123	Stairs-First Flight	$442.00
124	each additional flight	$99.00
125	Storage Racking (taller than 5'9") - First 100 Sq Ft.	$499.00
126	Storage Racking (taller than 5'9") - Per 100 Sq Ft. or portion thereof after first 100 Sq Ft.	$68.00
127	Stucco - First 400 Sq Ft.	$310.00
128	Stucco - Per 100 Sq Ft. or portion thereof after first 400 Sq Ft.	$68.00
129	Residential Swimming Pool/Spa (Not Pre-Fabricated) - First 800 Sq Ft.	$767.00
130	Residential Swimming Pool/Spa (Not Pre-Fabricated) - Per 100 Sq. Ft. or portion thereof after first 800 Sq Ft.	$71.00
131	Commercial Swimming Pool/Spa (Not Pre-Fabricated) - First 800 Sq Ft.	$852.00
132	Commercial Swimming Pool/Spa (Not Pre-Fabricated) - Per 100 Sq Ft. or portion thereof after first 800 Sq Ft.	$71.00
133	New Window (Non-Structural)	$501.00
134	New Window (Non-Structural) - Each additional window	$68.00
135	New Window/Sliding Glass Door (Structural)	$585.00

136	New Window (Structural) - Each additional window/sliding glass door	$68.00
137	Window Retrofit/Repair - First 10 Windows	$273.00
138	Window Retrofit/Repair - Each additional 5 windows after first 10	$61.00
139	Standard Hourly Plan Check Rate	$178.00
140	Research	Hourly Rate of Personnel
141	Supplemental Inspection Fee	$144.00
142	Emergency (Non- Scheduled) Call- Out Fee	$511.00
143	After Hours (Scheduled) Call- Out Fee	$266.00
144	Each additional hour	$144.00
145	Pubic Records Act Copies	Refer to City Clerk Fees
146	Duplication of Building Plans	$137.00
147	Certificate of Occupancy	$115.00
148	Certificate of Occupancy (Duplicate)	$71.00
149	Temporary Certificate of Occupancy	$348.00
150	Job Card Replacement	$52.00
151	Refund Processing	$187.00
152	Change of Contractor/Designer/Owner/ or Applicant	$187.00
153	Product Review	$122.00
154	Alternate Means or Methods Request/Research	$228.00
155	Additional Plan Check Fee after Third Submittal	$178.00
156	Supplemental Plan Check/Plan Change	$178.00
157	Trash Enclosure	$488.00
158	Commercial Coach (Construction/Temporary Trailers)	$304.00
159	Modular Structures	$813.00
160	Mezzanine - First 500 Sq Ft.	$583.00
161	Mezzanine - Per 100 Sq Ft. or portion thereof after first 500 Sq Ft.	$61.00
162	Electrical Vehicle Charging Station - Residential	$225.00
163	Electrical Vehicle Charging Station - Commercial	$304.00
164	Electrical Vehicle Charging Station - Each additional charger	$186.00

CITY CLERK

#	Description	Fee
1	Campaign Disclosure Form	$0.10
2	Documents provided on USB flash drive (City provides flash drive)	$28.00
3	Documents provided on USB flash drive (Requestor provides flash drive)	$23.00
4	Copies - 8x11 - first page	$1.00
5	Copies - 8x11 - additional page	$0.15
6	Passport Execution Fee	$35.00
7	Passport Photo Fee	$16.00
8	Passport Expedited Postage	Current Rate

COMMUNITY SERVICES

#	Description	Fee
1	**Las Palmas Pool Program Fees**	
2	Recreation Swimming - adult resident	$3.00
3	Recreation Swimming - youth resident 0-12 years	$1.00
4	Recreation Swimming - senior resident 65 or older	$1.50
5	Recreation Swimming - adult non-resident	$5.00
6	Recreation Swimming - youth non-resident 0-12 years	$4.00
7	Recreation Swimming - senior non-resident 55 or older	$4.00
8	Private Swim Lesson - resident per class	$20.00
9	Private Swim Lesson - non-resident per class	$30.00
10	Learn to Swim Program - resident per class	$5.00
11	Learn to Swim Program - non-resident per class	$7.00
12	Swim Pass (30 entries) - adult resident	$45.00
13	Swim Pass (30 entries) - youth resident 0-12 years	$20.00
14	Swim Pass (30 entries) - senior resident 65 or older	$30.00
15	Swim Pass (30 entries) - adult non-resident	$75.00
16	Swim Pass (30 entries) - youth non-resident 0-12 years	$60.00
17	Swim Pass (30 entries) - senior non-resident 65 or older	$60.00
18	Monthly Membership – adult resident	$36.00
19	Monthly Membership – senior and youth resident	$18.00
20	Monthly Membership – household residents (2 adults, 3 children)	$108.00
21	Monthly Membership – additional youth resident	$7.20
22	Monthly Membership – adult non-resident	$48.00
23	Monthly Membership – senior and youth non-resident	$36.00
24	Monthly Membership – household non-residents (2 adults, 3 children)	$204.00

25	Monthly Membership – additional youth non-resident	$14.40
26	Swim Team - youth novice per month	$50.00
27	Swim Team - youth intermediate per month	$60.00
28	Swim Team - youth advanced per month	$75.00
29	Masters Swim per month	$30.00
30	Masters Swim per day	$5.00
31	Water Polo Clinic - resident per class	$5.00
32	Water Polo Clinic - non-resident per class	$7.00
33	American Red Cross Lifeguard Training Course	$175.00
34	American Red Cross CPR Course	$50.00
35	American Red Cross First Aid Course	$50.00
36	**Las Palmas Pool Facility Rental Fees**	
37	Lifeguard Fee - per hour, per guard	$25.00
38	Pool Rental 50 meter lane - schools per lane, per hour	$12.00
39	Pool Rental 50 meter lane - non-profit per lane, per hour	$15.00
40	Pool Rental 50 meter lane - commercial per lane, per hour	$20.00
41	Pool Rental whole pool - schools per hour	$100.00
42	Pool Rental whole pool - non-profit per hour	$130.00
43	Pool Rental whole pool - commercial per hour	$175.00
44	Pool Rental water polo course - schools per hour	$75.00
45	Pool Rental water polo course - non-profit per hour	$85.00
46	Pool Rental water polo course - commercial per hour	$100.00
47	Pool Birthday Party (2 hours) - resident	$150.00
48	Pool Birthday Party (2 hours) - non-resident	$200.00
49	**Recreation Program Fees**	
50	Contractual Classes Revenue Sharing - Instructor/City	70%/30%
51	Recreation Program - adult resident	40% of the cost
52	Recreation Program - adult non-resident	70% of the cost
53	Recreation Program - youth resident	15% of the cost
54	Recreation Program - youth non-resident	70% of the cost
55	Summer Camp - youth resident	25% of the cost
56	Summer Camp - youth non-resident	50% of the cost
57	**Facility Rental Fees**	
58	MLK South Facility Use Fee - non-profit resident per hour	$220.00
59	MLK North Facility Use Fee - non-profit resident per hour	$220.00
60	MLK Combined Facility Use Fee - non-profit resident per hour	$300.00
61	MLK South Facility Use Fee - non-profit non-resident per hour	$240.00

62	MLK North Facility Use Fee - non-profit non-resident per hour	$240.00
63	MLK Combined Facility Use Fee - non-profit non-resident per hour	$240.00
64	MLK Kitchen Facility Use Fee	$210.00
65	MLK South Set-up Fee	$120.00
66	MLK North Set-up Fee	$175.00
67	MLK Combined Set-up Fee	$250.00
68	Stage Set-up Fee	$300.00
69	Recreation Center Facility Use Fee - non-profit resident per hour	$50.00
70	Recreation Center Facility Use Fee - non-profit non-resident per hour	$75.00
71	Alcohol Processing Fee	$200.00
72	Administrative Processing Fee (facility rentals)	$50.00
73	AV Equipment Set-up/Clean Up	$100.00
74	Kitchen Deposit	$60.00
75	MLK Cleaning and Damage Deposit with alcohol	$600.00
76	MLK Cleaning and Damage Deposit without alcohol	$300.00
77	Cleaning and Damage Deposit with alcohol	$400.00
78	Cleaning and Damage Deposit without alcohol	$100.00
79	AV Equipment Deposit	$100.00
80	Special Event Vendor Fee	$100.00

PARKS

Parks

#	Description	Fee
1	**Athletic Fields and Facility Fees**	
2	Athletic Field Lights – resident per hour	$10.00
3	Athletic Field Lights - non-resident per hour	$20.00
4	Athletic Field/Facility Use Fee - non-resident per hour	$50.00
5	Athletic Field/Facility Maintenance Fee - non-resident per participant	$10.00
6	Administrative Processing Fee (sports field rentals)	$30.00
7	Inflatable Jumper Permit	$25.00

ENGINEERING

#	Description	Fee
1	**Engineering Services**	
2	**Engineering Plan Check**	
3	Assistant Engineer-Civil	$162.00

4	Associate Engineer-Civil	$183.00
5	Assistant Director of Engineering & PW	$271.00
6	City Engineer	$343.00
7	Civil Engineering Technician	$123.00
8	Director of Engineering & PW	$343.00
9	Principal Civil Engineer	$239.00
10	Senior Civil Engineering Technician	$136.00
11	Senior Construction Inspector	$149.00
12	Contract Services	Actual
13	**Engineering Inspections**	
14	Assistant Engineer-Civil	$162.00
15	Associate Engineer-Civil	$183.00
16	Assistant Director of Engineering & PW	$271.00
17	City Engineer	$343.00
18	Civil Engineering Technician	$123.00
19	Director of Engineering & PW	$343.00
20	Principal Civil Engineer	$239.00
21	Senior Civil Engineering Technician	$136.00
22	Senior Construction Inspector	$149.00
23	Contract Services	Actual
24	Encroachment Permit Fee - Admin	$100.00
25	Notice of Violation	$300.00
26	**Sewer Capacity Fees**	
27	District Service Fee Equivilant Dwelling Unit of 280 GPD	$1,930.00
28	Apartment House/ Duplex 1 Bedroom Unit	$1,160.00
29	Apartment House/ Duplex 2 Bedroom Unit	$1,450.00
30	Apartment House/ Duplex 3 Bedroom Unit	$1,930.00
31	Apartment House/ Duplex Each Bedroom in excess of 3 Bedrooms	$480.00
32	Condominiums Each Individual Unit	$1,930.00
33	Hotels/ Motels/ Auto Courts per living unit w/o kitchen	$530.00
34	Hotels/ Motels/ Auto Courts per living unit w/ kitchen	$960.00
35	Churches per Seating Unti of 150 or any fraction therof	$2,570.00
36	Resturaunts With Seating per each unit of 7 seats or fraction therof	$1,930.00
37	Yogurt Shoppe	$1,740.00
38	Automobile Service Stations not more than 4 pumps	$3,860.00
39	Automobile Service Stations more than 4 pumps	$5,800.00
40	Self- Service Laundry per Each Washer	$1,450.00
41	Mobile Home Parks per Each Trailer Space	$1,450.00
42	Stores/ Offices/ Business/ Small Industrial not listed	$1,930.00
43	All Other not listed see formula J (Engineering to Calculate)	Based on Formula J

Contract or 3rd party work will be charged at Actual Cost and incur a 25% Admin overhead for staff support.

FIRE

#	Description	Fee
1	**Plan Review: Commercial/Multi-Family Residential**	
2	Fire Sprinklers/ New (less than 20,000 sf)	$1,445.00
3	Fire Sprinklers/ New (20,001 – 45,000 sf)	$1,651.00
4	Fire Sprinkler/ New (45,001 – 80,000 sf)	$2,469.00
5	Fire Sprinkler/ New (80,001 – 100,000 sf)	$2,938.00
6	Fire Sprinkler/ New (100,001 + sf)	$4,083.00
7	**Each additional 10 units or fraction thereof**	$344.00
8		
9	Fire Sprinklers/ Improvement (less than 20,000 sf)	$975.00
10	Fire Sprinklers/ Improvement (20,001 – 45,000 sf)	$1,182.00
11	Fire Sprinklers/ Improvement (45,501 – 80,000 sf)	$1,982.00
12	Fire Sprinklers/ Improvement (80,001 – 100,000 sf)	$2,478.00
13	Fire Sprinklers/ Improvement (100,001 + sf)	$3,089.00
14	**Each additional 10 units or fraction thereof**	$263.00
15		
16	**Plan Review: Residential (Single Family)**	
17	Fire Sprinklers/ New (less than 3,000 sf)	$591.00
18	Fire Sprinklers/ New (more than 3,000 sf)	$694.00
19	Fire Sprinklers/ Improvement (less than 3,000 sf)	$487.00
20	Fire Sprinklers/ Improvement (more than 3,000 sf)	$591.00
21		
#	**Description**	**Fee**
22	**Plan Review: Fire Alarm System**	
23	Fire Alarm System/ New (less than 20,000 sf)	$975.00
24	Fire Alarm System/ New (20,001 – 45,000 sf)	$1,362.00
25	Fire Alarm System/ New (45,001 – 80,000 sf)	$1,776.00
26	Fire Alarm System/ New (80,001 – 100,000 sf)	$2,262.00
27	Fire Alarm System/ New (100,001 + sf)	$2,675.00
28	**Each additional 10 units or fraction thereof**	$227.00
29		
30	Fire Alarm System/ Improvement (less than 20,000 sf)	$591.00
31	Fire Alarm System/ Improvement (20,001 – 45,000 sf)	$797.00
32	Fire Alarm System/ Improvement (45,001 – 80,000 sf)	$1,211.00

33	Fire Alarm System/ Improvement (80,001 – 100,000 sf)	$1,755.00
34	Fire Alarm System/ Improvement (100,001 + sf)	$2,169.00
35	**Each additional 10 units or fraction thereof**	$186.00
36		
37	**Plan Review**: Fire Sprinkler Underground Piping	$1,914.00
38		
39	**Plan Review**: Fire Protection System/Improvement (hood systems and piping replacement)	$1,182.00
40		
41	Operational Permit (Commodity Report)	$497.00
42		
43	Scope of Work Permit **(Tenent Improvement)**	$315.00
44		
45	**Plan Review**	
46	Underground/Aboveground Tank Piping Repairs	$975.00
47	Underground Tank Removal	$1,156.00
48	Underground Tank Installation	$2,065.00
49	Aboveground Tank Installation	$1,651.00
50	Aboveground Tank, Removal	$975.00
51	**CFC: Permit**	
52	**Canopy**	
53	0 – 400 sf	$0.00
54	401 – 500 sf	$353.00
55	501 – 600 sf	$393.00
56	601 – 700 sf	$512.00
57	**Tent**	
58	0 – 200 sf	$353.00
59	201+ sf	$671.00
60		
61	Carnivals and Fairs (Single Day)	$512.00
62	Carnivals and Fairs (Multiple Days)	$1,025.00
63	Fireworks, Barge Loading*	$512.00
64	Fireworks Permit*	$548.00
65	*Fireworks Inspection Fee (Additional hours after the first two hour is billed at $163.00 per hour).	$317.00
66	Hydrant Use	$225.00
67	Private Fire Hydrant Installation	$613.00
68	Annual Fire Inspection Hazardous Occupancy	$452.00
69	**New CFC Permit:**	
70	Operational Permits	$194.00
71	Fire Training	$194.00
72	Special Services	$194.00

73	Hot Work (Week Daily Permit Building Construction)	$237.00
74	Marine Fueling	$338.00
75	**Other Fees**	
76	False Alarm Fines	$803.00
77	Complaints – Noncompliance	$389.00
78	Fire Clearance Inspection (Fire Safety Inspection)	$176.00
79	Fire Safety Re-inspection (Multiple Inspection Fee)	$303.00
80	Fire Department Standby (Additional hours after the first two hour is billed at $191.00 per hour	$404.00
81	Technical Services/After-Hour Technical Inspection Fee	$194.00
82	Knox Box Request (Install Inspection)	$109.00
83	Copies ($1.00/first page and $0.15 for each page after)	Actual Cost
84	**Health Care Facility Inspection**	
85	0 – 20 Beds	$109.00
86	21 – 50 Beds	$163.00
87	51 – 100 Beds	$272.00
88	**Health Care Facility Inspection – each additional 25 beds in excess of 100 beds (or fraction thereof)**	$97.00
89	**Hospital Inspection – each additional 50 beds in excess of 250 beds (or fraction thereof)**	$189.00
90	**Residential License Care/Large Family Day Care Inspection**	$199.00
91	**Residential Apartment Complexes Inspection**	
92	3 – 50 Units	$218.00
93	51 – 100 Units	$327.00
94	101 – 150 Units	$436.00
95	151 – 200 Units	$545.00
96	**Residential Apartment Complexes Inspection – Each additional 50 units (or fraction thereof)**	$126.00
97		
98	**Annual Commercial/New Business License Inspection**	
99	0 – 6,000 sf	$190.00
100	6,001 – 12,000 sf	$299.00
101	12,001 – 25,000 sf	$408.00
102	25,001 – 50,000 sf	$517.00
103	50,001 – 100,000 sf	$626.00
104	**Annual Commercial/New Business License Inspection – Each Additional 25,000 sf in excess of 100,000 sf (or fraction thereof)**	$153.00
105	**Educational Occupancies**	
106	Educational occupancies less than 50 persons	$272.00
107	**Educational occupancies – Each Additional 50 persons (or fraction thereof) in excess of 50 persons**	$48.00
108	**Fire Services**	

109	Fire Chief	$283.00
110	Firefighter	$119.00
111	Fire Engineer	$137.00
112	Fire Captain	$158.00
113	Deputy Fire Marshal	$158.00
114	Fire Battalion Chief	$399.00
115	Emergency Manager	$158.00
116	Fire Division Chief	$240.00
117	Director of Emergency Services	$283.00
118	Senior Office Assistant	$71.00
119	Fire Inspector I	$109.00
120	Fire Inspector II	$117.00
121	Executive Secretary	$87.00
122	Battalion Chief	$202.00
123	Management Analyst III	$138.00
124	Building Inspector/Plan Checker	$118.00
125	**Miscellaneous**	
126	Emergency radio responder coverage system	$288.00
127	Cell Site Inspection	$115.00
128	As- Built Reviews	$150.00
129	Expedited Fees	150% of fees
130	Field Inspections	Actual Cost
131	Fire Extinguisher Training	$218.00
132	CPR Training	$436.00
133	**Alarms**	
134	False Alarm Response (NCMC 10.45.130) - 3rd	$50.00
135	False Alarm Response (NCMC 10.45.130) - 4th	$75.00
136	False Alarm Response (NCMC 10.45.130) - 5th	$100.00
137	False Alarm Response (NCMC 10.45.130) - 6th	$150.00
138	False Alarm Response (NCMC 10.45.130) - 7th or more	$200.00

FINANCE

#	Description	Fee
1	Pet License Admin Fee	$25.00
2	Business License Duplicate	$19.00
3	Business License Name Change	$22.00
4	Non-compliant Audit	$38.00
5	Business License Change of Location within City - Small	$150.00
6	Business License Change of Location within City - Medium	$175.00

7	Business License Change of Location within City - Large	$200.00
8	New Business License Processing (small)	$100.00
9	New Business License Processing (medium)	$125.00
10	New Business License Processing (large)	$150.00
11	Used Dealer State License Processing	$100.00
12	Certified Business License List	$25.00
13	Return Check 1-10 days	$25.00
14	Return Check 10 or more days	$35.00
15	Return Check - each addt'l 10 days	$10.00
18	Garage Sales Permit	$15.00
19	Business License Appeals	$51.00
20	Department of Consumer Affairs Public Records Act (PRA) Copies	$0.00
21	Credit card convenience fee	$0.00
22	E-check convenience fee	$0.00
23	**Commercial Cannabis Business Application**	
24	Application Review – Phase 1	$1,859.00
25	Application Review – Phase 2	$3,765.00
26	Application Review – Phase 3	$500.00
27	Background Check	$350.00
28	Appeal Process Fee	$3,586.00
23	**Dog License Fees**	
24	Dog License, 1 year unaltered	$30.00
25	Dog License, 1 year altered	$15.00
26	Dog License, 2 year unaltered	$50.00
27	Dog license, 2 year altered	$25.00
28	Dog License, 3 year unaltered	$70.00
29	Dog License, 3 year altered	$35.00
30	Dog License Replacement	$15.00

NEIGHBORHOOD SERVICES

#	Description	Adopted Fee
1	Class A Temporary Use Permit	$475.00
2	Class B Temporary Use Permit	$350.00
3	Class C Temporary Use Permits	$200.00
4	Code Release / Demand Statement	$105.00
5	Home Occupation Permit	$150.00
6	Large Family Day Care	$150.00
7	Inspection Fee (field, including Temporary Use Permit)	$42.00

8	Temporary Use Permit (TUP) Review	$12.00
9	Business License Processing Fee	$25.00
10	Graffiti removal	Actual
11	**Code Conformance**	
12	Administrative Citation - 1st Violation	$100.00
13	Administrative Citation - 2nd Violation w/in the same year	$200.00
14	Administrative Citation - greater than two violations in the same year	$500.00
15	Notice of Violation Filing Appeal	$760.00
16	Vacant Building Monitoring Fee	$105.00
17	Appeal of Abatement Notice	$765.00
18	Abandoned Building Inspection Fee	$305.00
19	**Parking Enforcement**	
20	Parked In Bicycle Lane	$48.00
21	Parked Within Intersection	$38.00
22	Parked In Crosswalk	$38.00
23	Parked Within 15' of Fire Station Drive Way	$38.00
24	Blocking A Driveway	$38.00
25	Parked On Sidewalk	$38.00
26	Obstructing Traffic	$38.00
27	Double Parked	$38.00
28	Bus Zone	$38.00
29	Disabled Zone/ Curb Cut	$288.00
30	18" From The Curb/ Wrong Way	$38.00
31	Must Park Parallel	$38.00
32	Handicap Parking Only	$343.00
33	Blocking Access To Handicap Pkg	$343.00
34	Parked On Handicap Lines	$343.00
35	Freeway Vending	$48.00
36	Rent/Lease/Sell (11.32.080(B))	$48.00
37	CVC 22500 N – Parked Within 20FT of Crosswalk (Daylighting)	$38.00
38	Parked w/in 15' of hydrant (11.32.140 and CVC 22514)	$48.00
39	Street Sweeping Zone (11.32.400)	$48.00
40	Unattended Heavy Duty Detached Trailer (11.32.365)	$48.00
41	**Equipment Violations**	
42	Broken/ Defective Windshield	$35.00
43	Expired Registration	$50.00
44	False Tabs	$50.00
45	License Plates/ 2 Required	$30.00
46	Plate Position	$30.00
47	No Cover Allowed Over Plate	$30.00
48	Missing Current Tabs	$60.00

49	Sign-off Fee	$15.00
50	**City Municipal Parking Violations**	
51	Parked On Parkway	$48.00
52	Climbing/ Jumping Curbs	$38.00
53	Parked On Unpaved Surface	$48.00
54	Blocking Sidewalk	$38.00
55	72 Hr Storage On Public Street	$63.00
56	Washing / Repairing On Street	$48.00
57	Parking On Hills/ Wheel Crimping	$48.00
58	Red/Yellow/White/Green Curb	$48.00
59	Parking In Alley	$48.00
60	Posted No Parking	$48.00
61	Commercial In Residential	$48.00
62	Fire Lane	$48.00
63	Parking On Boat Ramp	$48.00
64	Parking Recreational Vehicles on City Street 11.32.366	$113.00
65	Parking space markings 11.32.105	$48.00
66	Handicap fee non display	$25.00
67	Truck Idle 11.34.040	$313.00
68	CVC 22505 Signs and Markings	$48.00
69	**Description**	**Fee**
70	**Parking Fees (Excludes Specific Plan Areas and Specific Districts**	
71	Annual Parking District Renewal	$35.00
72	Temporary Parking Permit	$2.00
73	RV Parking Permit	$2.00

PLANNING

#	Description	Fee
1	Annexation	$7,250.00
2	Coastal Dev Permit with Public Hearing	$5,000.00
3	Coastal Dev Permit without Public Hearing	$1,250.00
4	Code Amendment	$6,000.00
5	Major Conditional Use Permit (CUP)	$5,500.00
6	Minor Conditional Use Permit (CUP)	$3,000.00
7	Consistency Review	$5,000.00
8	General Plan Amendment	$8,000.00
9	Historic Site Designation	$3,000.00
10	Initial Study	Actual cost

11	Local Coastal Program (LCP) Amendment	$8,000.00
12	Minor Use Permit	$1,000.00
13	Planned Development Permit (PD)	$5,000.00
14	Preliminary Site Plan Review (per review)	$1,000.00
15	Request to Initiate General Plan/Specific Plan/Zoning Amendment	$1,500.00
16	Specific Plan	$10,000.00
17	Specific Plan Amendment	$6,000.00
18	Substantial Conformance - Council, Commission	$1,500.00
19	Substantial Conformance - Staff Review	$750.00
20	Time Extension with Public Hrg (CUP, PD, Variance)	$1,500.00
21	Time Extension without Public Hrg (CUP, PD, Variance)	$700.00
22	Variance	$5,500.00
23	Zone Map Change	$8,000.00
24	**Subdivision**	
25	Certificate of Compliance	$1,000.00
26	Lot Merger	$1,000.00
27	Street Vacation	$6,500.00
28	Street Vacation Initiation	$1,000.00
29	Tentative Parcel Map	$5,000.00
30	Tentative Subdivision Map	$6,000.00
31	Time Extension, Tentative Parcel Map	$1,500.00
32	Time Extension, Tentative Subdivision	$1,500.00
33	**Miscellaneous**	
34	Appeal, Project Processing (non- refundable) Project	$1,500.00
35	Mills Act Application	$3,500.00
36	Research Fee (per hour)	Actual Cost
37	Zoning/Rebuild Letters	$100.00
38	Interim Use Permit	$2,250.00
39	General Plan Update Fee	5% of the Development and Subdivision application fee
40	Scanning Fee (fee to scan file content once approved)	$2.50
41	**Signs**	
42	Banners, Administrative Fee	$60.00
43	Banners, Processing (reimbursable)	$500.00
44	Painted Wall Sign	$70.00
45	Reface Sign	$70.00

POLICE

#	Description	Fee
1	Jurisdictional Transfer of Dog License	$13.00
2	Animal Quarantine Release	$638.00
3	Animal Relinquishment	$479.00
4	Dead Animal Pickup	$319.00
5	Tranquilizer	$638.00
6	Guard Dog Permit	$638.00
7	Non-Allowed Animal Permit	$638.00
8	Negligent Vehicle Impound/Release	$124.00
9	Ticket Sign Off	$20.00
10	Vehicle Repossession	$15.00
11	Research Hourly Rate	Actual Cost
12	Deposition Subpoena - Deposit (refundable or recover T/M)	$275.00
13	Request for Report	$30.00
14	Record Check/Clearance Letter/No Record	$40.00
15	Request for Background Checks (fee to be charged to contractors, no fee for Law Enforcement Agencies)	$50.00
16	Photographs/Videos/CDs/DVDs	$90.00
17	Video (DVD) for Body Worn Camera Footage	$120.00
18	Public Records Request Copies	Subject to City Clerk's Fees
19	Massage Business - Police Dept. Permit	$1,096.00
20	Massage Business - Renewed - Police Dept. Permit	$337.00
21	Fingerprinting	$67.00
22	Pawnshop Permit Fee	$415.00
23	Alcoholic Beverage Control (ABC) Permit Fee	$283.00
24	Firearms Storage Fee	$5.00
25	Pawnshop Permit Fee Renewal	$225.00

HOUSING AND ECONOMIC DEVELOPMENT DEPARTMENT

#	Description	Fee
1	Subordination Agreement Fee	$500.00
2	Monitoring Fee Per Unit	$235.00
3	Density Bonus Application Fee	$1,200.00
4	Subordination Re-Check Fee	$150.00
5	Reconveyance Fee (Loan Payoff)	$300.00
6	TEFRA Hearing	$2,500.00

7	Expedited Fee	150% of the fee
8	**Productive Hourly Rates By Position**	
9	Director of Housing & Economic Development	$220.00
10	Community Development Manager	$177.00
11	Community Development Specialist I	$103.00
12	Community Development Specialist II	$107.00
13	Community Development Specialist III	$154.00
14	Director of Community Development	$255.00
15	Housing Assistant	$74.00
16	Housing Inspector I	$103.00
17	Housing Inspector II	$107.00
18	Housing Programs Manager	$166.00
19	Housing Specialist	$109.00
20	Senior Housing Specialist	$119.00
21	Property Agent	$110.00
22	Office Assistant	$62.00
23	Senior Accountant	$132.00
24	Associate Planner	$125.00
25	Third Party Consultant Fees	Actual cost
26	Third Party Attorney Fees	Actual cost

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IA, IB

			New Construction Fee Schedule											
IBC Class	**IBC Occupancy**	**Square Footage**	**Plan Check Fee**				**Inspection Check Fee**				**Total**			
A-1	Assembly—Fixed Seating	1,000	$1,609.29	plus	$68.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,093.32	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,702.61	plus	$88.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Theater, Concert Hall	5,000	4,361.52	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,872.78	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,234.30	plus	80.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,609.26	plus	40.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,652.23	plus	15.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,261.49	plus	55.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	11,636.45	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,341.06	plus	13.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	16,977.51	plus	51.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,069.53	plus	36.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,321.64	plus	11.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	29,391.18	plus	48.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	41,386.77	plus	31.19	for each additional 100 s.f. or fraction thereof	12,297.48	plus	10.17	for each additional 100 s.f. or fraction thereof	53,684.24	plus	41.36	for each additional 100 s.f. or fraction thereof

	A-2	Assembly—Food & Drink	1,000	$2,087.58	plus	$89.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,872.78	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,960.36	plus	$118.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Restaurant, Night Club, Bar	5,000	5,660.62	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96	plus	26.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,702.58	plus	114.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	10,077.54	plus	53.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,081.24	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	15,158.78	plus	76.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	15,403.83	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,419.61	plus	20.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,823.43	plus	71.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	30,734.19	plus	48.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,789.92	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	39,524.11	plus	65.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	55,157.17	plus	41.75	for each additional 100 s.f. or fraction thereof	17,234.04	plus	14.43	for each additional 100 s.f. or fraction thereof	72,391.20	plus	56.18	for each additional 100 s.f. or fraction thereof
	A-3	Assembly—Worship, Amusement	1,000	$2,087.58	plus	$89.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,570.63	plus	$115.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.

		Arcade, Church, Community Hall	5,000	5,660.62	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,182.94	plus	111.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	10,077.54	plus	53.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,379.32	plus	74.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	15,403.83	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,380.33	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,784.16	plus	68.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	30,734.19	plus	48.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,490.83	plus	14.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,225.02	plus	63.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	55,157.17	plus	41.75	for each additional 100 s.f. or fraction thereof	14,765.76	plus	12.44	for each additional 100 s.f. or fraction thereof	69,922.92	plus	54.18	for each additional 100 s.f. or fraction thereof
	A-4	Assembly—Indoor Sport Viewing	1,000	$2,217.49	plus	$95.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,700.54	plus	$121.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Arena, Skating Rink, Tennis Court	5,000	6,050.35	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,572.67	plus	114.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

			10,000	10,597.18	plus	55.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,898.96	plus	76.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	16,183.28	plus	54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,380.33	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,563.62	plus	71.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	32,423.01	plus	51.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,490.83	plus	14.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	39,913.84	plus	65.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	58,145.09	plus	29.42	for each additional 100 s.f. or fraction thereof	14,765.76	plus	8.32	for each additional 100 s.f. or fraction thereof	72,910.84	plus	37.74	for each additional 100 s.f. or fraction thereof
	A	A Occupancy Tenant Improvements	400	$636.75	plus	$67.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,313.86	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,950.62	plus	$100.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
			2,000	1,719.68	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,833.50	plus	27.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,553.18	plus	92.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
			4,000	3,018.77	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	2,223.23	plus	22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	5,242.00	plus	61.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.

			8,000	4,577.69	plus	36.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,132.60	plus	20.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,710.28	plus	57.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	8,994.61	plus	35.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	3,818.87	plus	17.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	12,813.48	plus	53.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
			40,000	16,139.63	plus	29.42	for each additional 100 s.f. or fraction thereof	7,363.16	plus	14.59	for each additional 100 s.f. or fraction thereof	23,502.79	plus	44.02	for each additional 100 s.f. or fraction thereof
	B	Business—Bank	100	$2,433.66	plus	$1,104.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,573.68	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$4,007.34	plus	$1,234.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
			500	6,850.58	plus	1,039.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	2,093.32	plus	123.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	8,943.90	plus	1,162.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
			1,000	12,046.96	plus	651.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,612.96	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	14,659.91	plus	768.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
			2,000	18,564.26	plus	619.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,782.14	plus	100.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	22,346.40	plus	719.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.

			5,000	37,141.31	plus	595.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,468.42	plus	83.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	41,609.73	plus	679.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	66,934.22	plus	336.67	for each additional 100 s.f. or fraction thereof	8,662.25	plus	47.39	for each additional 100 s.f. or fraction thereof	75,596.48	plus	384.06	for each additional 100 s.f. or fraction thereof
	B	Business—Clinic, Outpatient	100	$2,173.84	plus	$1,006.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,573.68	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,747.52	plus	$1,136.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
			500	6,201.03	plus	961.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	2,093.32	plus	123.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	8,294.35	plus	1,084.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
			1,000	11,007.68	plus	586.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,612.96	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	13,620.64	plus	703.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
			2,000	16,875.43	plus	562.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,782.14	plus	100.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	20,657.58	plus	663.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	33,763.66	plus	543.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,468.42	plus	83.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	38,232.08	plus	627.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

			10,000	60,958.39	plus	471.31	for each additional 100 s.f. or fraction thereof	8,662.25	plus	72.68	for each additional 100 s.f. or fraction thereof	69,620.64	plus	543.99	for each additional 100 s.f. or fraction thereof
	B	Business—Dry Cleaning	500	$1,113.79	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,742.87	plus	$58.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,856.65	plus	$149.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
			2,500	2,932.52	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,912.05	plus	52.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	6,844.57	plus	140.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	5,140.98	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,821.42	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,962.40	plus	98.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	7,739.17	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	7,159.79	plus	39.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	14,898.96	plus	90.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
			25,000	15,403.83	plus	48.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,365.70	plus	32.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	23,769.53	plus	81.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	27,615.31	plus	28.47	for each additional 100 s.f. or fraction thereof	16,456.82	plus	18.87	for each additional 100 s.f. or fraction thereof	44,072.13	plus	47.34	for each additional 100 s.f. or fraction thereof

	B	Business—Professional Office	1,000	$2,303.75	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,522.32	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$5,826.07	plus	$136.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	6,460.85	plus	101.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,821.42	plus	30.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,282.27	plus	131.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	11,527.32	plus	61.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,120.51	plus	28.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	17,647.83	plus	89.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	17,633.06	plus	58.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,978.52	plus	24.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	26,611.58	plus	83.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	35,322.57	plus	56.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	10,574.17	plus	20.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	45,896.74	plus	76.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	63,642.83	plus	32.27	for each additional 100 s.f. or fraction thereof	20,743.83	plus	11.59	for each additional 100 s.f. or fraction thereof	84,386.67	plus	43.85	for each additional 100 s.f. or fraction thereof
	B	Business—High Rise Office	5,000	$6,872.40	plus	$18.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$13,395.44	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$20,267.85	plus	$38.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.

			25,000	10,639.78	plus	52.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,292.73	plus	17.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	27,932.51	plus	69.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	23,674.38	plus	42.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	23,788.20	plus	15.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	47,462.58	plus	57.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	44,719.71	plus	38.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	31,322.95	plus	15.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	76,042.66	plus	53.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.
			250,000	89,192.39	plus	35.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	43,476.87	plus	14.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	132,669.26	plus	50.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.
			500,000	177,531.87	plus	34.05	for each additional 100 s.f. or fraction thereof	80,963.13	plus	14.45	for each additional 100 s.f. or fraction thereof	258,495.00	plus	48.50	for each additional 100 s.f. or fraction thereof
	B	B Occupancy Tenant Improvements	250	$485.01	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,183.95	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,668.97	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.
			1,250	1,134.56	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,573.68	plus	37.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	2,708.25	plus	110.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.

			2,500	2,043.93	plus	41.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,833.50	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,877.43	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	3,083.20	plus	40.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	2,742.87	plus	30.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	5,826.07	plus	71.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.
			12,500	6,136.60	plus	38.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,169.33	plus	24.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	9,305.93	plus	62.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
			25,000	10,943.25	plus	30.75	for each additional 100 s.f. or fraction thereof	6,193.97	plus	19.35	for each additional 100 s.f. or fraction thereof	17,137.22	plus	50.10	for each additional 100 s.f. or fraction thereof
	E	Educational—Group Occupancy	500	$1,416.21	plus	$116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,927.80	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,344.01	plus	$149.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		6+ persons, up to the 12th Grade	2,500	3,754.58	plus	116.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,577.35	plus	31.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	6,331.93	plus	147.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	6,656.24	plus	70.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,918.75	plus	101.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

			10,000	10,163.79	plus	67.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,821.42	plus	26.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	14,985.21	plus	93.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
			25,000	20,254.13	plus	64.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,673.22	plus	22.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	25,927.34	plus	86.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	36,450.21	plus	54.13	for each additional 100 s.f. or fraction thereof	11,201.75	plus	18.48	for each additional 100 s.f. or fraction thereof	47,651.96	plus	72.60	for each additional 100 s.f. or fraction thereof
	E	Educational—Day Care	300	$1,026.48	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,927.80	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,954.28	plus	$184.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
		5+ children, older than 2 1/2 yrs	1,500	2,585.39	plus	132.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,577.35	plus	53.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	5,162.74	plus	185.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
			3,000	4,577.69	plus	82.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,262.51	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	7,840.19	plus	134.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
			6,000	7,045.97	plus	77.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,821.42	plus	44.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	11,867.39	plus	121.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.

			15,000	14,018.48	plus	75.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,673.22	plus	36.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	19,691.69	plus	111.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
			30,000	25,277.99	plus	61.66	for each additional 100 s.f. or fraction thereof	11,201.75	plus	30.27	for each additional 100 s.f. or fraction thereof	36,479.75	plus	91.93	for each additional 100 s.f. or fraction thereof
	F-1	Factory Industrial—Moderate Hazard	1,500	$2,499.14	plus	$60.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$2,872.78	plus	$12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$5,371.91	plus	$72.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.
			7,500	3,798.23	plus	59.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,652.23	plus	11.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	7,450.47	plus	70.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
			15,000	8,258.81	plus	47.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,986.94	plus	9.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	13,245.74	plus	57.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
			30,000	15,447.48	plus	44.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	6,415.94	plus	9.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	21,863.42	plus	53.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.
			75,000	30,690.54	plus	40.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	8,956.56	plus	9.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	39,647.10	plus	49.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.

			150,000	60,873.18	plus	37.57	for each additional 100 s.f. or fraction thereof	16,528.04	plus	8.78	for each additional 100 s.f. or fraction thereof	77,401.22	plus	46.35	for each additional 100 s.f. or fraction thereof
	F-2	Factory Industrial—Low Hazard	2,000	$2,629.05	plus	$56.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$5,600.88	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$8,229.92	plus	$82.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	7,175.88	plus	56.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,679.43	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,855.30	plus	80.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	12,805.64	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	9,923.50	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	22,729.13	plus	56.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
			40,000	19,734.49	plus	32.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,340.42	plus	19.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	34,074.91	plus	51.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	39,264.56	plus	31.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	16,881.04	plus	16.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	56,145.60	plus	47.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.
			200,000	70,616.39	plus	26.96	for each additional 100 s.f. or fraction thereof	33,416.27	plus	14.22	for each additional 100 s.f. or fraction thereof	104,032.66	plus	41.18	for each additional 100 s.f. or fraction thereof
	H-1	High Hazard Group H-1	600	$810.31	plus	$46.94	for each additional 100 s.f. or fraction	$1,833.50	plus	$27.06	for each additional 100 s.f. or fraction	$2,643.82	plus	$74.01	for each additional 100

							thereof > half of 100 s.f., to and including 3000 s.f.				thereof > half of 100 s.f., to and including 3000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		Pose a detonation hazard	3,000	1,936.90	plus	37.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,483.05	plus	25.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,419.95	plus	63.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
			6,000	3,409.55	plus	28.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	3,132.60	plus	23.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	6,542.15	plus	52.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
			12,000	5,142.03	plus	26.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,561.60	plus	20.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	9,703.63	plus	47.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
			30,000	9,948.68	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	5,449.01	plus	17.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	15,397.69	plus	42.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
			60,000	17,743.25	plus	21.13	for each additional 100 s.f. or fraction thereof	10,552.20	plus	13.84	for each additional 100 s.f. or fraction thereof	28,295.45	plus	34.97	for each additional 100 s.f. or fraction thereof
	H-3	High Hazard Group H-3	600	$1,200.04	plus	$79.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,612.96	plus	$43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$3,813.00	plus	$122.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.

		Readily support combustion	3,000	3,106.08	plus	75.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,652.23	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	6,758.32	plus	114.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
			6,000	5,358.20	plus	46.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	4,691.51	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	10,049.71	plus	80.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
			12,000	8,129.95	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	6,770.06	plus	30.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	14,900.01	plus	73.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
			30,000	15,924.51	plus	41.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	8,047.20	plus	25.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	23,971.71	plus	67.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
			60,000	28,395.82	plus	34.04	for each additional 100 s.f. or fraction thereof	15,748.58	plus	21.02	for each additional 100 s.f. or fraction thereof	44,144.40	plus	55.06	for each additional 100 s.f. or fraction thereof
	H-4	High Hazard Group H-4	300	$550.50	plus	$72.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,703.59	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,254.09	plus	$126.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
		Pose health hazards	1,500	1,417.26	plus	72.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,353.14	plus	48.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,770.40	plus	120.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.

			3,000	2,500.19	plus	40.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,002.69	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	5,502.87	plus	83.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
			6,000	3,713.03	plus	37.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,301.78	plus	37.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	8,014.81	plus	75.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
			15,000	7,090.67	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,189.19	plus	32.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	12,279.86	plus	68.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
			30,000	12,546.87	plus	28.73	for each additional 100 s.f. or fraction thereof	10,032.57	plus	25.50	for each additional 100 s.f. or fraction thereof	22,579.44	plus	54.23	for each additional 100 s.f. or fraction thereof
	H-5	High Hazard Group H-5	1,000	$1,329.95	plus	$54.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,592.46	plus	$86.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Semiconductor Fabrication, R&D	5,000	3,495.81	plus	50.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,561.60	plus	29.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,057.41	plus	80.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	6,007.74	plus	31.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,600.88	plus	27.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,608.62	plus	58.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.

			20,000	9,169.22	plus	29.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,328.97	plus	23.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,498.20	plus	52.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	18,003.07	plus	28.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,865.93	plus	18.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	27,868.99	plus	47.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	32,163.20	plus	23.54	for each additional 100 s.f. or fraction thereof	19,256.14	plus	15.61	for each additional 100 s.f. or fraction thereof	51,419.33	plus	39.15	for each additional 100 s.f. or fraction thereof
	I-1	Institutional—17+ persons, ambulatory	1,000	$2,412.88	plus	$100.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,782.14	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$6,195.02	plus	$139.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	6,440.07	plus	98.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,341.06	plus	35.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,781.13	plus	133.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	11,376.63	plus	61.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,770.06	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	18,146.69	plus	92.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	17,526.03	plus	57.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,887.89	plus	26.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	27,413.92	plus	84.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.

			50,000	34,803.99	plus	55.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	11,649.05	plus	22.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	46,453.04	plus	78.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	62,691.92	plus	47.81	for each additional 100 s.f. or fraction thereof	22,857.99	plus	19.22	for each additional 100 s.f. or fraction thereof	85,549.91	plus	67.03	for each additional 100 s.f. or fraction thereof
	I-2	Institutional—6+ persons, non-ambulatory	1,000	$2,672.70	plus	$113.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,691.51	plus	$48.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$7,364.21	plus	$162.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	7,219.53	plus	111.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,640.15	plus	43.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	13,859.68	plus	155.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	12,805.64	plus	69.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,328.97	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	21,134.61	plus	108.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	19,734.49	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,226.26	plus	33.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	31,960.75	plus	98.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	39,220.91	plus	62.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,507.06	plus	28.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	53,727.97	plus	90.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

			100,000	70,616.39	plus	53.54	for each additional 100 s.f. or fraction thereof	28,574.01	plus	23.99	for each additional 100 s.f. or fraction thereof	99,190.40	plus	77.53	for each additional 100 s.f. or fraction thereof
	M	Mercantile—Department & Drug Store	1,000	$1,546.12	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,288.99	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	4,144.31	plus	63.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,912.05	plus	26.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,056.36	plus	89.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	7,305.79	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,821.42	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,127.21	plus	62.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	11,203.07	plus	37.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,159.79	plus	19.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,362.86	plus	57.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	22,332.68	plus	35.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,436.92	plus	16.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,769.60	plus	52.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	40,130.27	plus	30.18	for each additional 100 s.f. or fraction thereof	16,657.95	plus	13.94	for each additional 100 s.f. or fraction thereof	56,788.22	plus	44.12	for each additional 100 s.f. or fraction thereof
	M	Mercantile—Market	500	$896.57	plus	$71.45	for each additional 100 s.f. or fraction	$2,483.05	plus	$45.47	for each additional 100 s.f. or fraction	$3,379.62	plus	$116.92	for each additional 100

							thereof > half of 100 s.f., to and including 2500 s.f.				thereof > half of 100 s.f., to and including 2500 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
			2,500	2,325.57	plus	69.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,392.42	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,717.99	plus	111.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	4,058.05	plus	44.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,301.78	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,359.83	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	6,266.51	plus	41.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	6,250.42	plus	33.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	12,516.93	plus	75.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
			25,000	12,459.56	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,397.65	plus	28.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,857.21	plus	67.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	22,202.77	plus	32.51	for each additional 100 s.f. or fraction thereof	14,579.40	plus	23.96	for each additional 100 s.f. or fraction thereof	36,782.17	plus	56.47	for each additional 100 s.f. or fraction thereof
	M	Mercantile—Motor fuel-dispensing	100	$2,196.72	plus	$909.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,333.73	plus	$324.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$5,530.44	plus	$1,234.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
			500	5,834.18	plus	883.38	for each additional 100 s.f. or fraction	4,632.82	plus	298.79	for each additional 100 s.f. or fraction	10,467.00	plus	1,182.18	for each additional 100

							thereof > half of 100 s.f., to and including 1000 s.f.				thereof > half of 100 s.f., to and including 1000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
			1,000	10,251.10	plus	532.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	5,802.00	plus	272.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	16,053.11	plus	805.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
			2,000	15,577.39	plus	518.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	8,530.10	plus	232.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	24,107.49	plus	751.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	31,123.92	plus	492.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	10,138.28	plus	193.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	41,262.20	plus	685.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	55,764.11	plus	425.20	for each additional 100 s.f. or fraction thereof	19,788.30	plus	166.52	for each additional 100 s.f. or fraction thereof	75,552.42	plus	591.72	for each additional 100 s.f. or fraction thereof
	M	M Occupancy Tenant Improvements	500	$766.66	plus	$58.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,833.50	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,600.16	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
			2,500	1,935.85	plus	63.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,612.96	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,548.80	plus	97.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	3,516.59	plus	36.37	for each additional 100 s.f. or fraction	3,262.51	plus	28.58	for each additional 100 s.f. or fraction	6,779.09	plus	64.95	for each additional 100

							thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	5,335.32	plus	34.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,691.51	plus	25.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	10,026.83	plus	59.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
			25,000	10,553.52	plus	33.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,507.70	plus	21.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	16,061.22	plus	54.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	18,867.73	plus	27.67	for each additional 100 s.f. or fraction thereof	10,870.71	plus	17.85	for each additional 100 s.f. or fraction thereof	29,738.44	plus	45.52	for each additional 100 s.f. or fraction thereof
	R-1	Residential—Transient	1,000	$1,935.85	plus	$87.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,909.51	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,845.35	plus	$113.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Boarding Houses, Hotels, Motels	5,000	5,443.40	plus	84.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,948.78	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,392.18	plus	108.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	9,644.16	plus	50.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,988.06	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,632.22	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	14,710.63	plus	49.22	for each additional 100 s.f. or fraction	7,196.52	plus	19.23	for each additional 100 s.f. or fraction	21,907.14	plus	68.45	for each additional 100

							thereof > half of 100 s.f., to and including 50000 s.f.				thereof > half of 100 s.f., to and including 50000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	29,477.70	plus	47.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,566.83	plus	16.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,044.53	plus	63.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	53,078.62	plus	40.35	for each additional 100 s.f. or fraction thereof	16,751.13	plus	13.99	for each additional 100 s.f. or fraction thereof	69,829.75	plus	54.35	for each additional 100 s.f. or fraction thereof
	R-2	Residential—Permanent, 2+ Dwellings	1,000	$2,154.11	plus	$81.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,814.09	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,968.20	plus	$107.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Apartment, Dormitory, Timeshare	5,000	5,401.85	plus	80.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,853.36	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,255.21	plus	104.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	9,429.04	plus	50.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,762.73	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,191.77	plus	72.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	14,452.91	plus	39.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,971.19	plus	19.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,424.10	plus	58.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	36,407.60	plus	29.62	for each additional 100 s.f. or fraction	8,177.10	plus	15.92	for each additional 100 s.f. or fraction	44,584.71	plus	45.54	for each additional 100

							thereof > half of 100 s.f., to and including 100000 s.f.				thereof > half of 100 s.f., to and including 100000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	51,217.28	plus	25.38	for each additional 100 s.f. or fraction thereof	16,138.31	plus	13.65	for each additional 100 s.f. or fraction thereof	67,355.59	plus	39.03	for each additional 100 s.f. or fraction thereof
	R-2	Residential—Permanent, 2+, Repeat	1,000	$984.93	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,684.18	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,669.11	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Apartment, Dormitory, Timeshare	5,000	2,024.20	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,723.45	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,747.66	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	3,323.30	plus	17.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,762.73	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,086.03	plus	38.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	5,099.43	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,841.28	plus	18.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,940.71	plus	33.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	9,776.17	plus	15.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,047.20	plus	15.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	17,823.36	plus	30.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

			100,000	17,310.92	plus	12.25	for each additional 100 s.f. or fraction thereof	15,878.49	plus	12.73	for each additional 100 s.f. or fraction thereof	33,189.41	plus	24.98	for each additional 100 s.f. or fraction thereof
	R-3	Dwellings—Custom Homes	1,500	$3,106.08	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,612.96	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$5,719.04	plus	$168.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
			2,500	4,145.36	plus	118.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,262.51	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	7,407.86	plus	170.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
			4,000	5,921.49	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,652.23	plus	45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	9,573.72	plus	162.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	7,090.67	plus	106.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,912.05	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	11,002.72	plus	148.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
			7,000	9,212.88	plus	105.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,502.91	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	13,715.79	plus	144.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	12,374.36	plus	79.41	for each additional 100 s.f. or fraction thereof	5,672.10	plus	29.37	for each additional 100 s.f. or fraction thereof	18,046.45	plus	108.78	for each additional 100 s.f. or fraction thereof

	R-3	Dwellings—Production Phase	1,500	$1,287.35	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,906.96	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,194.31	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		of Master Plan (repeats)	2,500	1,677.08	plus	38.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,426.60	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	4,103.68	plus	77.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
			4,000	2,284.02	plus	37.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,686.42	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,970.44	plus	63.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	2,673.75	plus	37.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,946.24	plus	22.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	5,619.99	plus	60.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
			7,000	3,496.86	plus	36.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,277.28	plus	21.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,774.14	plus	57.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	4,579.79	plus	23.35	for each additional 100 s.f. or fraction thereof	4,186.64	plus	13.76	for each additional 100 s.f. or fraction thereof	8,766.43	plus	37.11	for each additional 100 s.f. or fraction thereof
	R-3	Dwellings—Alternate Materials	1,500	$2,196.72	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,002.69	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$5,199.40	plus	$168.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.

			2,500	3,106.08	plus	83.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,782.14	plus	58.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	6,888.22	plus	142.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
			4,000	4,362.57	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,171.87	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	8,534.45	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	5,142.03	plus	76.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	4,561.60	plus	36.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	9,703.63	plus	112.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
			7,000	6,744.60	plus	75.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,152.46	plus	35.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,897.05	plus	110.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	8,996.71	plus	53.11	for each additional 100 s.f. or fraction thereof	6,581.46	plus	24.85	for each additional 100 s.f. or fraction thereof	15,578.17	plus	77.96	for each additional 100 s.f. or fraction thereof
	R-4	Residential—Assisted Living (6-16 persons)	1,000	$2,217.49	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,402.86	plus	$67.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,620.35	plus	$162.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	5,984.87	plus	91.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,117.97	plus	48.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,102.83	plus	139.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

			10,000	10,553.52	plus	55.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,417.06	plus	28.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	16,970.59	plus	84.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	16,139.63	plus	53.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,275.07	plus	24.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	25,414.70	plus	78.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	32,292.05	plus	51.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	11,035.11	plus	21.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	43,327.17	plus	72.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	58,057.78	plus	44.12	for each additional 100 s.f. or fraction thereof	21,557.78	plus	18.02	for each additional 100 s.f. or fraction thereof	79,615.56	plus	62.14	for each additional 100 s.f. or fraction thereof
	S-1	Storage—Moderate Hazard	1,000	$810.31	plus	$34.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,072.82	plus	$67.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	2,196.72	plus	34.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,561.60	plus	29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,758.32	plus	63.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	3,929.19	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,730.79	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,659.98	plus	44.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.

			20,000	5,791.58	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,328.97	plus	22.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,120.55	plus	41.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	11,377.68	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,865.93	plus	19.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	21,243.61	plus	36.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	20,211.53	plus	14.65	for each additional 100 s.f. or fraction thereof	19,386.05	plus	15.79	for each additional 100 s.f. or fraction thereof	39,597.57	plus	30.45	for each additional 100 s.f. or fraction thereof
	S-1	Storage—Moderate Hazard, Repair Garage	500	$940.22	plus	$69.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,223.23	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,163.45	plus	$114.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		Motor Vehicles (not High Hazard)	2,500	2,326.62	plus	64.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,132.60	plus	39.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,459.22	plus	103.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	3,929.19	plus	39.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,912.05	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,841.24	plus	73.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	5,921.49	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	5,600.88	plus	29.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	11,522.36	plus	67.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.

			25,000	11,637.50	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,748.10	plus	25.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,385.60	plus	61.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	20,731.16	plus	30.40	for each additional 100 s.f. or fraction thereof	13,150.39	plus	21.41	for each additional 100 s.f. or fraction thereof	33,881.56	plus	51.81	for each additional 100 s.f. or fraction thereof
	S-2	Storage—Low Hazard	1,000	$940.22	plus	$34.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,002.69	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,942.91	plus	$60.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	2,326.62	plus	29.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96	plus	25.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,368.59	plus	54.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	4,578.74	plus	23.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,081.24	plus	24.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,659.98	plus	48.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	6,960.76	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,549.52	plus	20.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,510.28	plus	42.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	13,586.14	plus	21.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,956.56	plus	16.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	22,542.71	plus	38.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

			100,000	24,238.72	plus	17.91	for each additional 100 s.f. or fraction thereof	17,437.41	plus	14.26	for each additional 100 s.f. or fraction thereof	41,676.12	plus	32.17	for each additional 100 s.f. or fraction thereof
	S-2	Storage—Low Hazard, Parking Garages	1,000	$918.40	plus	$36.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,612.96	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,531.36	plus	$59.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		Open or Enclosed	5,000	2,369.23	plus	29.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,522.32	plus	21.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,891.55	plus	51.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	4,187.96	plus	22.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,467.30	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,655.26	plus	43.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	6,440.07	plus	20.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,545.85	plus	17.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,985.93	plus	38.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	12,719.38	plus	20.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,787.38	plus	15.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	20,506.76	plus	35.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	22,809.72	plus	16.96	for each additional 100 s.f. or fraction thereof	15,300.16	plus	12.63	for each additional 100 s.f. or fraction thereof	38,109.88	plus	29.59	for each additional 100 s.f. or fraction thereof
		Other Tenant Improvements	600	$896.57	plus	$54.13	for each additional 100 s.f. or fraction	$1,963.41	plus	$27.06	for each additional 100 s.f. or fraction	$2,859.98	plus	$81.19	for each additional 100

							thereof > half of 100 s.f., to and including 3000 s.f.				thereof > half of 100 s.f., to and including 3000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
			3,000	2,195.66	plus	44.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,612.96	plus	26.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,808.62	plus	70.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
			6,000	3,884.49	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	3,262.51	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	7,146.99	plus	60.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
			12,000	5,963.04	plus	32.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,821.42	plus	22.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	10,784.46	plus	54.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
			30,000	11,830.79	plus	31.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	5,637.61	plus	18.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	17,468.40	plus	49.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
			60,000	21,336.01	plus	26.55	for each additional 100 s.f. or fraction thereof	11,130.53	plus	15.34	for each additional 100 s.f. or fraction thereof	32,466.54	plus	41.89	for each additional 100 s.f. or fraction thereof
	B	Shell Bldg: Business—Professional Office	1,000	$1,438.03	plus	$62.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,132.60	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,570.63	plus	$91.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	3,928.14	plus	59.76	for each additional 100 s.f. or fraction	4,301.78	plus	26.96	for each additional 100 s.f. or fraction	8,229.92	plus	86.71	for each additional 100

							thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	6,916.06	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,376.67	plus	24.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,292.72	plus	62.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	10,727.09	plus	35.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,844.95	plus	21.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,572.03	plus	56.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	21,293.40	plus	33.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,346.29	plus	17.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,639.69	plus	51.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	38,139.03	plus	28.77	for each additional 100 s.f. or fraction thereof	18,288.08	plus	15.27	for each additional 100 s.f. or fraction thereof	56,427.11	plus	44.04	for each additional 100 s.f. or fraction thereof
		Other Shell Building	1,000	$1,308.13	plus	$59.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,570.63	plus	$91.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
			5,000	3,668.32	plus	54.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,561.60	plus	29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,229.92	plus	83.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
			10,000	6,396.42	plus	34.21	for each additional 100 s.f. or fraction	5,766.40	plus	25.98	for each additional 100 s.f. or fraction	12,162.82	plus	60.19	for each additional 100

							thereof > half of 100 s.f., to and including 20000 s.f.				thereof > half of 100 s.f., to and including 20000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
			20,000	9,817.72	plus	32.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,364.58	plus	22.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,182.30	plus	55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
			50,000	19,604.58	plus	31.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,995.84	plus	19.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	29,600.42	plus	50.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
			100,000	35,151.11	plus	26.55	for each additional 100 s.f. or fraction thereof	19,587.18	plus	16.38	for each additional 100 s.f. or fraction thereof	54,738.29	plus	42.94	for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: IIA, IIB, IIIA, IIIB, IV														
			New Construction Fee Schedule											
IBC Class	**IBC Occupancy**	**Square Footage**	**Plan Check Fee**				**Inspection Check Fee**				**Total**			
A-1	Assembly—Fixed Seating	1,000	$1,349.47	plus	$55.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,833.50	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,182.98	plus	$72.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Theater, Concert Hall	5,000	3,582.07	plus	54.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,483.05	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,065.11	plus	67.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,310.16	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,132.60	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,442.76	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,687.81	plus	32.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,431.69	plus	11.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,119.50	plus	43.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,302.16	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,282.37	plus	10.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,584.53	plus	36.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	32,293.10	plus	22.12	for each additional 100 s.f. or fraction thereof	10,348.84	plus	8.63	for each additional 100 s.f. or fraction thereof	42,641.94	plus	30.74	for each additional 100 s.f. or fraction thereof

A-2	Assembly—Food & Drink	1,000	$1,697.85	plus	$76.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,180.90	plus	$99.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Restaurant, Night Club, Bar	5,000	4,751.25	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,392.42	plus	21.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,143.67	plus	93.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,388.72	plus	44.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78	plus	19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,690.50	plus	63.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,805.64	plus	42.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,250.42	plus	16.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,056.06	plus	59.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	25,667.72	plus	40.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,360.92	plus	14.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	33,028.64	plus	54.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	45,933.60	plus	34.64	for each additional 100 s.f. or fraction thereof	14,376.03	plus	11.99	for each additional 100 s.f. or fraction thereof	60,309.63	plus	46.63	for each additional 100 s.f. or fraction thereof
A-3	Assembly—Worship, Amusement	1,000	$1,697.85	plus	$76.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,093.32	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,791.17	plus	$95.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.

	Arcade, Church, Community Hall	5,000	4,751.25	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,872.78	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,624.03	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,388.72	plus	44.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,652.23	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,040.95	plus	61.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,805.64	plus	42.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,341.06	plus	14.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,146.69	plus	57.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	25,667.72	plus	40.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,321.64	plus	11.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	31,989.37	plus	52.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	45,933.60	plus	34.64	for each additional 100 s.f. or fraction thereof	12,297.48	plus	10.22	for each additional 100 s.f. or fraction thereof	58,231.07	plus	44.86	for each additional 100 s.f. or fraction thereof
A-4	Assembly—Indoor Sport Viewing	1,000	$1,827.76	plus	$79.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,093.32	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,921.08	plus	$99.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arena, Skating Rink, Tennis Court	5,000	5,011.07	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,872.78	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,883.85	plus	96.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

		10,000	8,908.35	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,652.23	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,560.59	plus	63.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	13,585.09	plus	44.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,341.06	plus	14.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,926.15	plus	59.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	26,966.82	plus	43.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,321.64	plus	11.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	33,288.46	plus	55.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	48,531.79	plus	36.93	for each additional 100 s.f. or fraction thereof	12,297.48	plus	10.23	for each additional 100 s.f. or fraction thereof	60,829.26	plus	47.16	for each additional 100 s.f. or fraction thereof
A	A Occupancy Tenant Improvements	400	$636.75	plus	$51.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,054.05	plus	$24.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,690.80	plus	$75.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	1,459.86	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,443.77	plus	23.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,903.63	plus	75.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,499.14	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	1,833.50	plus	22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	4,332.64	plus	55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.

		8,000	3,798.23	plus	31.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,742.87	plus	18.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,541.10	plus	50.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,565.61	plus	29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	3,169.33	plus	15.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	10,734.93	plus	44.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	13,411.53	plus	24.07	for each additional 100 s.f. or fraction thereof	6,193.97	plus	12.45	for each additional 100 s.f. or fraction thereof	19,605.50	plus	36.53	for each additional 100 s.f. or fraction thereof
B	Business—Bank	100	$2,043.93	plus	$909.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,313.86	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,357.79	plus	$1,006.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	5,681.39	plus	883.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,703.59	plus	94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	7,384.99	plus	977.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	10,098.31	plus	534.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,223.23	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	12,321.54	plus	625.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	15,446.43	plus	515.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,132.60	plus	80.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	18,579.02	plus	596.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.

		5,000	30,905.65	plus	497.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,688.96	plus	70.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	34,594.62	plus	568.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	55,762.01	plus	432.49	for each additional 100 s.f. or fraction thereof	7,233.25	plus	61.67	for each additional 100 s.f. or fraction thereof	62,995.26	plus	494.16	for each additional 100 s.f. or fraction thereof
B	Business—Clinic, Outpatient	100	$1,914.02	plus	$811.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,313.86	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,227.88	plus	$909.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	5,161.76	plus	805.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,703.59	plus	94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	6,865.35	plus	899.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	9,188.95	plus	495.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,223.23	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	11,412.18	plus	586.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	14,147.33	plus	467.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,132.60	plus	80.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	17,279.93	plus	548.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	28,177.55	plus	452.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,688.96	plus	70.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	31,866.52	plus	523.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

		10,000	50,825.45	plus	392.51	for each additional 100 s.f. or fraction thereof	7,233.25	plus	61.43	for each additional 100 s.f. or fraction thereof	58,058.70	plus	453.94	for each additional 100 s.f. or fraction thereof
B	Business—Dry Cleaning	500	$983.88	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,353.14	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,337.02	plus	$123.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,542.79	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,262.51	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,805.30	plus	114.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,361.52	plus	44.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,403.49	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,569.98	plus	41.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	5,990.60	plus	33.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	12,560.59	plus	74.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	12,805.64	plus	41.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,066.61	plus	27.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,872.25	plus	68.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,068.48	plus	34.24	for each additional 100 s.f. or fraction thereof	13,858.63	plus	22.66	for each additional 100 s.f. or fraction thereof	36,927.11	plus	56.91	for each additional 100 s.f. or fraction thereof

B	Business—Professional Office	1,000	$1,914.02	plus	$87.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,872.78	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,786.80	plus	$116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,421.57	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,041.96	plus	26.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,463.54	plus	109.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	9,578.68	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,081.24	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,659.91	plus	75.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	14,775.05	plus	49.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,419.61	plus	20.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,194.66	plus	69.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	29,476.65	plus	47.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,755.43	plus	17.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,232.08	plus	64.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	52,990.26	plus	40.48	for each additional 100 s.f. or fraction thereof	17,366.19	plus	14.82	for each additional 100 s.f. or fraction thereof	70,356.45	plus	55.30	for each additional 100 s.f. or fraction thereof
B	Business—High Rise Office	5,000	$5,833.13	plus	$14.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$11,186.98	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$17,020.11	plus	$31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.

		25,000	8,821.05	plus	43.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,434.72	plus	14.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	23,255.77	plus	58.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,777.09	plus	35.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	19,890.92	plus	12.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	39,668.01	plus	47.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	37,314.87	plus	32.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	26,126.57	plus	12.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	63,441.44	plus	44.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.
		250,000	74,382.72	plus	29.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	36,331.85	plus	12.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	110,714.56	plus	41.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.
		500,000	147,912.52	plus	28.34	for each additional 100 s.f. or fraction thereof	67,582.45	plus	11.56	for each additional 100 s.f. or fraction thereof	215,494.97	plus	39.91	for each additional 100 s.f. or fraction thereof
B	B Occupancy Tenant Improvements	250	$355.11	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$888.53	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,243.63	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.
		1,250	1,004.65	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,278.25	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	2,282.91	plus	84.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.

		2,500	1,654.20	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,538.07	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,192.27	plus	62.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,563.57	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	2,187.62	plus	23.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	4,751.19	plus	56.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.
		12,500	5,097.33	plus	32.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	2,649.69	plus	20.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	7,747.01	plus	52.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	9,124.52	plus	25.77	for each additional 100 s.f. or fraction thereof	5,154.70	plus	16.03	for each additional 100 s.f. or fraction thereof	14,279.22	plus	41.79	for each additional 100 s.f. or fraction thereof
E	Educational—Group Occupancy	500	$1,156.39	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,538.07	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,694.46	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	6+ persons, up to the 12th Grade	2,500	3,105.03	plus	77.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,187.62	plus	29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,292.65	plus	106.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,616.96	plus	57.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,742.87	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,359.83	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

		10,000	8,474.97	plus	56.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,041.96	plus	22.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	12,516.93	plus	78.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	16,876.48	plus	54.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,763.85	plus	18.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,640.33	plus	72.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	30,474.37	plus	45.44	for each additional 100 s.f. or fraction thereof	9,383.02	plus	15.44	for each additional 100 s.f. or fraction thereof	39,857.39	plus	60.88	for each additional 100 s.f. or fraction thereof
E	Educational—Day Care	300	$896.57	plus	$108.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,538.07	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,434.64	plus	$162.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	5+ children, older than 2 1/2 yrs	1,500	2,195.66	plus	86.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,187.62	plus	48.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	4,383.29	plus	135.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	3,928.14	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,742.87	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	6,671.01	plus	108.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	5,876.78	plus	65.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,041.96	plus	37.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	9,918.75	plus	102.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.

		15,000	11,810.01	plus	62.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,763.85	plus	30.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	16,573.86	plus	92.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	21,120.89	plus	50.99	for each additional 100 s.f. or fraction thereof	9,383.02	plus	25.29	for each additional 100 s.f. or fraction thereof	30,503.91	plus	76.28	for each additional 100 s.f. or fraction thereof
F-1	Factory Industrial—Moderate Hazard	1,500	$2,109.41	plus	$51.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$2,353.14	plus	$10.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$4,462.55	plus	$61.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.
		7,500	3,148.68	plus	50.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,002.69	plus	9.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	6,151.37	plus	60.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	6,959.71	plus	40.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,207.48	plus	7.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	11,167.19	plus	47.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	12,979.20	plus	35.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	5,376.67	plus	4.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	18,355.87	plus	39.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.
		75,000	25,624.07	plus	33.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	7,527.56	plus	3.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	33,151.63	plus	36.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.

		150,000	50,740.25	plus	31.27	for each additional 100 s.f. or fraction thereof	13,799.94	plus	2.80	for each additional 100 s.f. or fraction thereof	64,540.19	plus	34.07	for each additional 100 s.f. or fraction thereof
F-2	Factory Industrial—Low Hazard	2,000	$2,239.32	plus	$47.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$4,691.51	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$6,930.83	plus	$69.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,006.69	plus	37.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,510.24	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,516.93	plus	58.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,727.09	plus	28.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	8,234.67	plus	18.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	18,961.76	plus	47.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	16,486.75	plus	27.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	12,002.05	plus	16.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	28,488.80	plus	43.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	32,769.09	plus	26.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	14,152.94	plus	13.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	46,922.03	plus	39.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.
		200,000	58,924.54	plus	22.49	for each additional 100 s.f. or fraction thereof	27,960.07	plus	11.87	for each additional 100 s.f. or fraction thereof	86,884.61	plus	34.36	for each additional 100 s.f. or fraction thereof
H-1	High Hazard Group H-1	600	$680.40	plus	$41.53	for each additional 100 s.f.	$1,573.68	plus	$21.65	for each additional 100 s.f.	$2,254.09	plus	$63.18	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 3000 s.f.				or fraction thereof > half of 100 s.f., to and including 3000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Pose a detonation hazard	3,000	1,677.08	plus	40.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,093.32	plus	20.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,770.40	plus	61.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,889.92	plus	24.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,612.96	plus	19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	5,502.87	plus	44.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	4,362.57	plus	22.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,782.14	plus	16.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	8,144.72	plus	39.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	8,389.77	plus	21.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	4,539.64	plus	14.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	12,929.41	plus	36.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	14,885.24	plus	17.61	for each additional 100 s.f. or fraction thereof	8,863.38	plus	11.72	for each additional 100 s.f. or fraction thereof	23,748.62	plus	29.33	for each additional 100 s.f. or fraction thereof
H-3	High Hazard Group H-3	600	$940.22	plus	$68.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,223.23	plus	$37.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$3,163.45	plus	$106.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.

	Readily support combustion	3,000	2,586.44	plus	62.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,132.60	plus	34.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	5,719.04	plus	96.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	4,448.83	plus	39.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	3,912.05	plus	30.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	8,360.88	plus	70.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	6,830.85	plus	36.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,730.79	plus	25.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	12,561.64	plus	61.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	13,326.33	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	6,748.10	plus	21.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	20,074.43	plus	55.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	23,719.08	plus	28.37	for each additional 100 s.f. or fraction thereof	13,150.39	plus	17.47	for each additional 100 s.f. or fraction thereof	36,869.48	plus	45.84	for each additional 100 s.f. or fraction thereof
H-4	High Hazard Group H-4	300	$550.50	plus	$61.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,443.77	plus	$43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,994.27	plus	$104.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	Pose health hazards	1,500	1,287.35	plus	54.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	1,963.41	plus	41.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,250.76	plus	96.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.

		3,000	2,110.46	plus	36.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,483.05	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,593.51	plus	75.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,193.39	plus	30.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,652.23	plus	33.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	6,845.62	plus	63.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	5,921.49	plus	30.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,279.82	plus	27.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	10,201.31	plus	57.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	10,468.32	plus	23.94	for each additional 100 s.f. or fraction thereof	8,343.74	plus	21.40	for each additional 100 s.f. or fraction thereof	18,812.06	plus	45.34	for each additional 100 s.f. or fraction thereof
H-5	High Hazard Group H-5	1,000	$1,070.13	plus	$47.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,813.00	plus	$73.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Semiconductor Fabrication, R&D	5,000	2,976.17	plus	42.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,782.14	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,758.32	plus	66.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,098.38	plus	26.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,691.51	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,789.89	plus	48.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.

		20,000	7,740.22	plus	24.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,899.97	plus	19.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,640.19	plus	43.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,015.15	plus	23.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,177.10	plus	15.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	23,192.25	plus	39.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	26,836.91	plus	19.65	for each additional 100 s.f. or fraction thereof	16,138.31	plus	13.24	for each additional 100 s.f. or fraction thereof	42,975.22	plus	32.89	for each additional 100 s.f. or fraction thereof
I-1	Institutional—17+ persons, ambulatory	1,000	$2,023.15	plus	$84.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,262.51	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$5,285.66	plus	$113.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,400.80	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,431.69	plus	27.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,832.49	plus	110.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	9,557.90	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,600.88	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	15,158.78	plus	77.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	14,668.02	plus	48.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,199.07	plus	22.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	22,867.09	plus	70.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.

		50,000	29,087.97	plus	46.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,700.41	plus	18.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	38,788.38	plus	65.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	52,299.16	plus	39.79	for each additional 100 s.f. or fraction thereof	19,090.62	plus	16.10	for each additional 100 s.f. or fraction thereof	71,389.78	plus	55.89	for each additional 100 s.f. or fraction thereof
I-2	Institutional—6+ persons, non-ambulatory	1,000	$2,282.97	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,041.96	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$6,324.93	plus	$133.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	6,050.35	plus	93.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,600.88	plus	35.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,651.22	plus	129.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,727.09	plus	57.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,029.88	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	17,756.97	plus	90.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	16,486.75	plus	54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,277.62	plus	28.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	26,764.37	plus	82.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	32,725.44	plus	52.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	12,038.78	plus	23.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	44,764.21	plus	76.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

		100,000	58,924.54	plus	44.68	for each additional 100 s.f. or fraction thereof	23,897.27	plus	20.22	for each additional 100 s.f. or fraction thereof	82,821.81	plus	64.90	for each additional 100 s.f. or fraction thereof
M	Mercantile—Department & Drug Store	1,000	$1,286.30	plus	$55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,353.14	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,639.44	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,494.76	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51	plus	21.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,757.26	plus	73.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,092.95	plus	32.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,041.96	plus	19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,134.91	plus	52.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,384.34	plus	30.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,990.60	plus	16.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,374.94	plus	47.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,607.91	plus	30.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,137.83	plus	13.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,745.74	plus	43.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	33,764.71	plus	25.70	for each additional 100 s.f. or fraction thereof	13,929.85	plus	11.52	for each additional 100 s.f. or fraction thereof	47,694.56	plus	37.22	for each additional 100 s.f. or fraction thereof
M	Mercantile—Market	500	$766.66	plus	$58.46	for each additional 100 s.f.	$2,093.32	plus	$38.97	for each additional 100 s.f.	$2,859.98	plus	$97.43	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 2500 s.f.				or fraction thereof > half of 100 s.f., to and including 2500 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,935.85	plus	57.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,872.78	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,808.62	plus	88.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,364.85	plus	37.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,652.23	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,017.08	plus	68.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,227.24	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	5,211.15	plus	27.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	10,438.38	plus	61.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,293.70	plus	33.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,228.46	plus	23.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	16,522.17	plus	56.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,565.31	plus	27.60	for each additional 100 s.f. or fraction thereof	12,111.12	plus	19.63	for each additional 100 s.f. or fraction thereof	30,676.42	plus	47.23	for each additional 100 s.f. or fraction thereof
M	Mercantile—Motor fuel-dispensing	100	$1,936.90	plus	$746.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$2,814.09	plus	$292.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$4,750.98	plus	$1,039.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,924.81	plus	727.49	for each additional 100 s.f.	3,983.27	plus	256.57	for each additional 100 s.f.	8,908.09	plus	984.06	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 1000 s.f.				or fraction thereof > half of 100 s.f., to and including 1000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	8,562.28	plus	441.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	4,892.64	plus	220.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	13,454.92	plus	662.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	12,979.20	plus	431.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	7,101.10	plus	190.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	20,080.30	plus	621.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	25,927.54	plus	412.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,579.36	plus	159.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	34,506.90	plus	571.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	46,540.54	plus	355.71	for each additional 100 s.f. or fraction thereof	16,540.57	plus	137.38	for each additional 100 s.f. or fraction thereof	63,081.11	plus	493.09	for each additional 100 s.f. or fraction thereof
M	M Occupancy Tenant Improvements	500	$636.75	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,573.68	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,210.43	plus	$84.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,676.03	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,223.23	plus	27.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,899.26	plus	79.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,975.12	plus	28.58	for each additional 100 s.f.	2,742.87	plus	23.38	for each additional 100 s.f.	5,717.99	plus	51.96	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 10000 s.f.				or fraction thereof > half of 100 s.f., to and including 10000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,404.13	plus	28.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,912.05	plus	20.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	8,316.18	plus	49.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	8,734.79	plus	28.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,728.24	plus	17.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	13,463.03	plus	45.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,749.90	plus	23.35	for each additional 100 s.f. or fraction thereof	9,181.89	plus	14.82	for each additional 100 s.f. or fraction thereof	24,931.79	plus	38.17	for each additional 100 s.f. or fraction thereof
R-1	Residential—Transient	1,000	$1,676.03	plus	$71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,389.87	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,065.90	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Boarding Houses, Hotels, Motels	5,000	4,534.03	plus	71.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,299.24	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,833.27	plus	89.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,085.24	plus	42.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,208.60	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,293.85	plus	61.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,372.26	plus	41.00	for each additional 100 s.f.	6,027.33	plus	15.85	for each additional 100 s.f.	18,399.59	plus	56.84	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 50000 s.f.				or fraction thereof > half of 100 s.f., to and including 50000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	24,671.05	plus	39.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,137.83	plus	13.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	31,808.88	plus	52.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	44,374.68	plus	33.69	for each additional 100 s.f. or fraction thereof	13,893.12	plus	11.55	for each additional 100 s.f. or fraction thereof	58,267.80	plus	45.24	for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+ Dwellings	1,000	$1,764.38	plus	$71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,424.36	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,188.74	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	4,622.39	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,203.82	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,826.21	plus	83.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,870.13	plus	42.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,113.18	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,983.31	plus	60.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	12,114.54	plus	39.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,931.91	plus	15.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,046.45	plus	55.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,936.30	plus	35.00	for each additional 100 s.f.	6,878.01	plus	13.32	for each additional 100 s.f.	30,814.31	plus	48.32	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 100000 s.f.				or fraction thereof > half of 100 s.f., to and including 100000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	47,449.91	plus	29.99	for each additional 100 s.f. or fraction thereof	13,540.12	plus	11.42	for each additional 100 s.f. or fraction thereof	60,990.03	plus	41.41	for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+, Repeat	1,000	$855.02	plus	$23.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,294.45	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,149.47	plus	$46.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	1,764.38	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,203.82	plus	20.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,968.20	plus	43.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,933.57	plus	13.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,983.27	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,916.84	plus	32.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,319.97	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,802.00	plus	15.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,121.97	plus	28.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	8,217.25	plus	12.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,748.10	plus	13.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,965.35	plus	25.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

		100,000	14,582.82	plus	10.35	for each additional 100 s.f. or fraction thereof	13,280.30	plus	10.62	for each additional 100 s.f. or fraction thereof	27,863.12	plus	20.97	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Custom Homes	1,500	$2,586.44	plus	$90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,223.23	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$4,809.67	plus	$142.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	3,495.81	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,742.87	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	6,238.68	plus	129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	5,012.12	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,002.69	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	8,014.81	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	5,921.49	plus	89.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,262.51	plus	23.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	9,183.99	plus	112.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	7,783.87	plus	88.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,723.45	plus	20.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	11,507.33	plus	108.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	10,425.71	plus	66.36	for each additional 100 s.f. or fraction thereof	4,762.73	plus	15.07	for each additional 100 s.f. or fraction thereof	15,188.44	plus	81.43	for each additional 100 s.f. or fraction thereof

R-3	Dwellings—Production Phase	1,500	$1,027.53	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,647.14	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,674.67	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	of Master Plan (repeats)	2,500	1,417.26	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,036.87	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,454.13	plus	49.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,024.20	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,296.69	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,320.89	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,284.02	plus	23.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,426.60	plus	12.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	4,710.62	plus	35.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	2,977.22	plus	21.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,757.64	plus	12.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,734.86	plus	33.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,930.24	plus	13.59	for each additional 100 s.f. or fraction thereof	3,537.09	plus	7.76	for each additional 100 s.f. or fraction thereof	7,467.34	plus	21.35	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Alternate Materials	1,500	$1,936.90	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,483.05	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$4,419.95	plus	$142.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.

		2,500	2,586.44	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	3,262.51	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	5,848.95	plus	116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	3,713.03	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,522.32	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	7,235.35	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,362.57	plus	63.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,782.14	plus	23.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	8,144.72	plus	86.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	5,705.32	plus	62.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,373.00	plus	20.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	10,078.32	plus	82.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,567.71	plus	43.92	for each additional 100 s.f. or fraction thereof	5,542.19	plus	14.15	for each additional 100 s.f. or fraction thereof	13,109.89	plus	58.07	for each additional 100 s.f. or fraction thereof
R-4	Residential—Assisted Living (6-16 persons)	1,000	$1,827.76	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,039.42	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,867.18	plus	$107.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,945.59	plus	62.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,208.60	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	9,154.19	plus	85.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.

		10,000	8,864.70	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,377.79	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	14,242.49	plus	70.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	13,541.44	plus	44.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,716.16	plus	20.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	21,257.60	plus	64.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	26,835.86	plus	43.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,216.38	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	36,052.24	plus	60.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	48,444.48	plus	37.01	for each additional 100 s.f. or fraction thereof	18,050.22	plus	15.13	for each additional 100 s.f. or fraction thereof	66,494.70	plus	52.13	for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard	1,000	$680.40	plus	$31.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,423.27	plus	$57.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,936.90	plus	26.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,782.14	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,719.04	plus	50.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,279.64	plus	16.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,821.42	plus	22.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,101.06	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.

		20,000	4,882.21	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,029.88	plus	19.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,912.09	plus	34.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	9,558.95	plus	14.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,307.01	plus	15.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	17,865.97	plus	30.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	16,963.79	plus	12.28	for each additional 100 s.f. or fraction thereof	16,268.22	plus	13.21	for each additional 100 s.f. or fraction thereof	33,232.01	plus	25.49	for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard, Repair Garage	500	$810.31	plus	$56.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,833.50	plus	$38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,643.82	plus	$95.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	Motor Vehicles (not High Hazard)	2,500	1,936.90	plus	53.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,612.96	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,549.85	plus	87.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,279.64	plus	34.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,262.51	plus	28.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,542.15	plus	63.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,012.12	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,691.51	plus	25.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	9,703.63	plus	56.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.

		25,000	9,688.86	plus	30.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,578.92	plus	21.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,267.78	plus	51.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	17,223.61	plus	25.19	for each additional 100 s.f. or fraction thereof	10,941.93	plus	17.93	for each additional 100 s.f. or fraction thereof	28,165.54	plus	43.12	for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard	1,000	$810.31	plus	$34.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,483.05	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,293.36	plus	$57.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,196.72	plus	34.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,392.42	plus	21.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,589.13	plus	55.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,929.19	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,301.78	plus	19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,230.97	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	5,791.58	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,250.42	plus	16.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,042.00	plus	35.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	11,377.68	plus	17.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,397.65	plus	14.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	18,775.33	plus	32.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

		100,000	20,211.53	plus	14.86	for each additional 100 s.f. or fraction thereof	14,579.40	plus	12.08	for each additional 100 s.f. or fraction thereof	34,790.92	plus	26.93	for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard, Parking Garages	1,000	$788.49	plus	$29.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,223.23	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,011.72	plus	$49.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Open or Enclosed	5,000	1,979.50	plus	24.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,002.69	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,982.19	plus	41.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,538.41	plus	18.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,817.75	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,356.17	plus	35.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	5,400.80	plus	17.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,506.58	plus	14.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,907.37	plus	32.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	10,640.83	plus	16.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,488.28	plus	12.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	17,129.11	plus	29.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	19,042.34	plus	14.12	for each additional 100 s.f. or fraction thereof	12,831.88	plus	10.66	for each additional 100 s.f. or fraction thereof	31,874.23	plus	24.79	for each additional 100 s.f. or fraction thereof
	Other Tenant Improvements	600	$766.66	plus	$48.72	for each additional 100 s.f.	$1,573.68	plus	$27.06	for each additional 100 s.f.	$2,340.34	plus	$75.78	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 3000 s.f.				or fraction thereof > half of 100 s.f., to and including 3000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,935.85	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,223.23	plus	24.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,159.08	plus	67.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,234.94	plus	30.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,742.87	plus	21.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	5,977.81	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	5,053.67	plus	26.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	4,041.96	plus	18.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	9,095.64	plus	44.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	11,181.24	plus	22.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	4,728.24	plus	15.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	15,909.48	plus	37.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	17,828.45	plus	18.57	for each additional 100 s.f. or fraction thereof	9,311.80	plus	12.80	for each additional 100 s.f. or fraction thereof	27,140.25	plus	31.37	for each additional 100 s.f. or fraction thereof
B	Shell Bldg: Business—Professional Office	1,000	$1,308.13	plus	$49.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,612.96	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,921.08	plus	$72.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,278.59	plus	39.79	for each additional 100 s.f.	3,522.32	plus	21.76	for each additional 100 s.f.	6,800.92	plus	61.55	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 10000 s.f.				or fraction thereof > half of 100 s.f., to and including 10000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,876.78	plus	30.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,467.30	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,344.08	plus	51.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	8,908.35	plus	29.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,545.85	plus	17.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,454.20	plus	47.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	17,785.85	plus	25.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,787.38	plus	15.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,573.23	plus	40.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	30,734.19	plus	22.12	for each additional 100 s.f. or fraction thereof	15,300.16	plus	12.83	for each additional 100 s.f. or fraction thereof	46,034.36	plus	34.95	for each additional 100 s.f. or fraction thereof
	Other Shell Building	1,000	$1,178.22	plus	$46.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,742.87	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,921.08	plus	$72.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,018.77	plus	37.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,782.14	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,800.92	plus	61.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,357.14	plus	29.02	for each additional 100 s.f.	4,857.03	plus	22.08	for each additional 100 s.f.	10,214.17	plus	51.10	for each additional 100

						or fraction thereof > half of 100 s.f., to and including 20000 s.f.				or fraction thereof > half of 100 s.f., to and including 20000 s.f.				s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	8,258.81	plus	26.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	7,065.49	plus	19.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,324.30	plus	46.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	16,356.85	plus	26.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	8,307.01	plus	16.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,663.86	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	29,435.10	plus	22.01	for each additional 100 s.f. or fraction thereof	16,339.44	plus	13.52	for each additional 100 s.f. or fraction thereof	45,774.54	plus	35.53	for each additional 100 s.f. or fraction thereof

BUILDING PERMIT FEES - CONSTRUCTION TYPES: VA, VB

			New Construction Fee Schedule											
IBC Class	**IBC Occupancy**	**Square Footage**	**Plan Check Fee**				**Inspection Check Fee**				**Total**			
A-1	Assembly—Fixed Seating	1,000	$1,089.65	plus	$46.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,416.21	plus	$12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,505.86	plus	$59.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Theater, Concert Hall	5,000	2,932.52	plus	44.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	1,935.85	plus	12.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,868.36	plus	56.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,140.98	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,455.48	plus	11.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	7,596.46	plus	37.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	7,739.17	plus	25.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	3,624.67	plus	9.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,363.84	plus	35.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,534.79	plus	24.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	4,187.96	plus	8.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	19,722.75	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	27,746.27	plus	20.79	for each additional 100 s.f. or fraction thereof	8,215.15	plus	6.86	for each additional 100 s.f. or fraction thereof	35,961.43	plus	27.65	for each additional 100 s.f. or fraction thereof
A-2	Assembly—Food & Drink	1,000	$1,438.03	plus	$60.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,935.85	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,373.88	plus	$79.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Restaurant, Night Club, Bar	5,000	3,841.88	plus	57.16	for each additional 100 s.f. or fraction	2,715.30	plus	17.54	for each additional 100 s.f. or fraction	6,557.19	plus	74.70	for each additional 100 s.f. or fraction

						thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,699.89	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,364.85	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,064.74	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,337.36	plus	34.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,923.76	plus	13.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,261.12	plus	47.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	20,601.25	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,876.78	plus	11.17	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	26,478.04	plus	43.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	36,839.94	plus	27.76	for each additional 100 s.f. or fraction thereof	11,462.89	plus	9.55	for each additional 100 s.f. or fraction thereof	48,302.82	plus	37.31	for each additional 100 s.f. or fraction thereof
A-3	Assembly—Worship, Amusement	1,000	$1,438.03	plus	$60.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,676.03	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,114.06	plus	$76.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arcade, Church, Community Hall	5,000	3,841.88	plus	57.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,325.57	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,167.46	plus	70.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,699.89	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,975.12	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,675.01	plus	49.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,337.36	plus	34.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	4,274.22	plus	11.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	14,611.57	plus	45.52	for each additional 100 s.f. or fraction thereof > half of 100

						including 50000 s.f.				including 50000 s.f.				s.f., to and including 50000 s.f.
		50,000	20,601.25	plus	32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,097.33	plus	9.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	25,698.58	plus	42.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	36,839.94	plus	27.76	for each additional 100 s.f. or fraction thereof	9,903.98	plus	8.22	for each additional 100 s.f. or fraction thereof	46,743.91	plus	35.97	for each additional 100 s.f. or fraction thereof
A-4	Assembly—Indoor Sport Viewing	1,000	$1,438.03	plus	$66.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,676.03	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,114.06	plus	$82.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Arena, Skating Rink, Tennis Court	5,000	4,101.70	plus	59.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,325.57	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,427.28	plus	72.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,089.62	plus	37.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,975.12	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,064.74	plus	50.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,856.99	plus	35.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,274.22	plus	11.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,131.21	plus	47.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	21,640.53	plus	34.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,097.33	plus	9.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	26,737.86	plus	43.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	38,788.58	plus	29.37	for each additional 100 s.f. or fraction thereof	9,903.98	plus	8.23	for each additional 100 s.f. or fraction thereof	48,692.55	plus	37.60	for each additional 100 s.f. or fraction thereof

A	A Occupancy Tenant Improvements	400	$506.84	plus	$40.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$896.57	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	$1,403.41	plus	$56.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	1,156.39	plus	45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,156.39	plus	16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,312.78	plus	61.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	2,065.76	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	1,546.12	plus	16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.	3,611.87	plus	42.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 8000 s.f.
		8,000	3,105.03	plus	24.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,195.66	plus	14.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,300.70	plus	38.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,006.69	plus	24.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	2,492.21	plus	12.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	8,498.91	plus	36.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	10,813.34	plus	19.79	for each additional 100 s.f. or fraction thereof	4,997.22	plus	10.31	for each additional 100 s.f. or fraction thereof	15,810.56	plus	30.11	for each additional 100 s.f. or fraction thereof
B	Business—Bank	100	$1,676.03	plus	$714.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,026.48	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$2,702.51	plus	$811.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,534.03	plus	701.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,416.21	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	5,950.24	plus	779.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	8,041.59	plus	441.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	1,805.94	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	9,847.53	plus	506.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.

		2,000	12,458.51	plus	412.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,455.48	plus	60.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	14,913.99	plus	472.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	24,843.56	plus	394.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,011.85	plus	55.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	27,855.41	plus	450.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	44,589.80	plus	343.57	for each additional 100 s.f. or fraction thereof	5,776.68	plus	48.11	for each additional 100 s.f. or fraction thereof	50,366.48	plus	391.68	for each additional 100 s.f. or fraction thereof
B	Business—Clinic, Outpatient	100	$1,546.12	plus	$649.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,026.48	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$2,572.60	plus	$746.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,144.31	plus	649.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	1,416.21	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	5,560.51	plus	727.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	7,392.04	plus	389.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	1,805.94	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	9,197.98	plus	428.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	11,289.33	plus	378.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,195.66	plus	27.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	13,484.99	plus	405.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	22,635.10	plus	361.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,011.85	plus	23.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	25,646.95	plus	384.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	40,692.52	plus	312.95	for each additional 100 s.f. or fraction thereof	5,776.68	plus	19.93	for each additional 100 s.f. or fraction thereof	46,469.19	plus	332.88	for each additional 100 s.f. or fraction thereof
B	Business—Dry Cleaning	500	$766.66	plus	$58.46	for each additional 100 s.f. or fraction	$1,935.85	plus	$32.48	for each additional 100 s.f. or fraction	$2,702.51	plus	$90.94	for each additional 100 s.f. or fraction

						thereof > half of 100 s.f., to and including 2500 s.f.				thereof > half of 100 s.f., to and including 2500 s.f.				thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,935.85	plus	58.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,585.39	plus	31.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,521.24	plus	89.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,386.68	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,234.94	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,621.62	plus	67.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	5,205.41	plus	33.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,793.85	plus	26.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	9,999.26	plus	60.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	10,293.70	plus	32.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,631.87	plus	21.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,925.57	plus	54.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	18,521.65	plus	27.45	for each additional 100 s.f. or fraction thereof	11,124.79	plus	18.33	for each additional 100 s.f. or fraction thereof	29,646.45	plus	45.78	for each additional 100 s.f. or fraction thereof
B	Business—Professional Office	1,000	$1,589.77	plus	$71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,325.57	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,915.34	plus	$94.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,447.78	plus	68.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,234.94	plus	20.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,682.72	plus	89.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,869.08	plus	40.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,144.31	plus	18.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	12,013.38	plus	58.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.

		20,000	11,896.27	plus	39.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,984.87	plus	15.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,881.14	plus	55.55	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,761.68	plus	37.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,082.70	plus	13.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	30,844.38	plus	51.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	42,685.86	plus	32.58	for each additional 100 s.f. or fraction thereof	13,874.72	plus	11.69	for each additional 100 s.f. or fraction thereof	56,560.58	plus	44.27	for each additional 100 s.f. or fraction thereof
B	Business—High Rise Office	5,000	$4,707.60	plus	$35.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$8,950.96	plus	$12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	$13,658.55	plus	$47.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,175.88	plus	34.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	11,549.14	plus	11.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	18,725.02	plus	46.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	15,923.46	plus	28.06	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	15,836.16	plus	10.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	31,759.62	plus	38.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	29,953.68	plus	25.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	20,924.45	plus	10.08	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.	50,878.14	plus	35.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 250000 s.f.
		250,000	59,616.69	plus	23.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	29,037.39	plus	9.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.	88,654.09	plus	33.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500000 s.f.

		500,000	118,423.07	plus	22.67	for each additional 100 s.f. or fraction thereof	54,016.74	plus	9.63	for each additional 100 s.f. or fraction thereof	172,439.81	plus	32.30	for each additional 100 s.f. or fraction thereof
B	B Occupancy Tenant Improvements	250	$355.11	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$766.66	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.	$1,121.77	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1250 s.f.
		1,250	874.74	plus	41.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,026.48	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	1,901.22	plus	62.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,394.38	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,286.30	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,680.68	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,043.93	plus	25.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	1,805.94	plus	18.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.	3,849.86	plus	44.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12500 s.f.
		12,500	4,144.31	plus	24.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	2,102.49	plus	16.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	6,246.79	plus	41.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,262.13	plus	19.95	for each additional 100 s.f. or fraction thereof	4,217.77	plus	13.53	for each additional 100 s.f. or fraction thereof	11,479.90	plus	33.48	for each additional 100 s.f. or fraction thereof
E	Educational—Group Occupancy	500	$1,026.48	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,264.47	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,290.95	plus	$103.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	6+ persons, up to the 12th Grade	2,500	2,585.39	plus	74.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,784.11	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,369.50	plus	97.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,447.78	plus	46.77	for each additional 100 s.f. or fraction	2,195.66	plus	20.79	for each additional 100 s.f. or fraction	6,643.44	plus	67.55	for each additional 100 s.f. or fraction

						thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,786.15	plus	45.62	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,234.94	plus	17.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	10,021.09	plus	63.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	13,628.75	plus	42.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	3,813.13	plus	14.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,441.88	plus	57.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	24,368.63	plus	35.89	for each additional 100 s.f. or fraction thereof	7,509.16	plus	12.35	for each additional 100 s.f. or fraction thereof	31,877.78	plus	48.24	for each additional 100 s.f. or fraction thereof
E	Educational—Day Care	300	$636.75	plus	$97.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,264.47	plus	$43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,901.22	plus	$140.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.
	5+ children, older than 2 1/2 yrs	1,500	1,805.94	plus	89.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	1,784.11	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,590.05	plus	128.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	3,148.68	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	2,195.66	plus	34.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	5,344.35	plus	86.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	4,707.60	plus	52.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	3,234.94	plus	29.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	7,942.54	plus	82.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	9,471.64	plus	49.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,813.13	plus	24.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	13,284.78	plus	74.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.

		30,000	16,963.79	plus	41.03	for each additional 100 s.f. or fraction thereof	7,509.16	plus	20.24	for each additional 100 s.f. or fraction thereof	24,472.95	plus	61.27	for each additional 100 s.f. or fraction thereof
F-1	Factory Industrial—Moderate Hazard	1,500	$1,763.33	plus	$40.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$1,914.02	plus	$11.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.	$3,677.35	plus	$51.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7500 s.f.
		7,500	2,542.79	plus	39.84	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	2,433.66	plus	13.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,976.45	plus	53.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	5,530.71	plus	32.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,234.94	plus	6.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	8,765.65	plus	39.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	10,381.01	plus	29.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	4,274.22	plus	6.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.	14,655.23	plus	36.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 75000 s.f.
		75,000	20,513.95	plus	26.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	6,021.60	plus	6.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.	26,535.54	plus	33.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 150000 s.f.
		150,000	40,737.22	plus	25.18	for each additional 100 s.f. or fraction thereof	11,146.62	plus	6.38	for each additional 100 s.f. or fraction thereof	51,883.84	plus	31.56	for each additional 100 s.f. or fraction thereof
F-2	Factory Industrial—Low Hazard	2,000	$1,893.24	plus	$37.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$3,732.75	plus	$17.86	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	$5,625.99	plus	$55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,881.16	plus	30.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	5,161.76	plus	16.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	10,042.92	plus	46.15	for each additional 100 s.f. or fraction thereof > half of 100

						including 20000 s.f.				including 20000 s.f.				s.f., to and including 20000 s.f.
		20,000	8,648.53	plus	22.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	6,482.68	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.	15,131.21	plus	38.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 40000 s.f.
		40,000	13,239.02	plus	21.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,600.50	plus	13.28	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	22,839.52	plus	34.93	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	26,229.96	plus	21.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	11,347.88	plus	10.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.	37,577.85	plus	31.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 200000 s.f.
		200,000	47,232.69	plus	18.06	for each additional 100 s.f. or fraction thereof	22,318.83	plus	9.43	for each additional 100 s.f. or fraction thereof	69,551.53	plus	27.49	for each additional 100 s.f. or fraction thereof
H-1	High Hazard Group H-1	600	$550.50	plus	$36.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,286.30	plus	$17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,836.79	plus	$53.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Pose a detonation hazard	3,000	1,417.26	plus	31.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	1,676.03	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,093.29	plus	49.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,370.28	plus	20.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,065.76	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	4,436.03	plus	37.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	3,583.12	plus	18.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,105.03	plus	14.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	6,688.15	plus	32.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.

		30,000	6,830.85	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	3,705.05	plus	11.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	10,535.90	plus	28.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	11,897.32	plus	13.74	for each additional 100 s.f. or fraction thereof	7,119.43	plus	9.26	for each additional 100 s.f. or fraction thereof	19,016.75	plus	22.99	for each additional 100 s.f. or fraction thereof
H-3	High Hazard Group H-3	600	$810.31	plus	$52.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,286.30	plus	$17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$2,096.61	plus	$69.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
	Readily support combustion	3,000	2,066.81	plus	53.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	1,676.03	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,742.83	plus	70.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	3,669.37	plus	31.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,065.76	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	5,735.13	plus	48.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	5,531.76	plus	28.87	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,105.03	plus	14.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	8,636.79	plus	43.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	10,728.14	plus	27.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	3,705.05	plus	11.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	14,433.19	plus	39.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	19,042.34	plus	22.69	for each additional 100 s.f. or fraction thereof	7,119.43	plus	9.32	for each additional 100 s.f. or fraction thereof	26,161.77	plus	32.01	for each additional 100 s.f. or fraction thereof
H-4	High Hazard Group H-4	300	$420.59	plus	$50.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$1,805.94	plus	$54.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.	$2,226.52	plus	$104.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1500 s.f.

	Pose health hazards	1,500	1,027.53	plus	46.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	2,455.48	plus	50.88	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	3,483.01	plus	97.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,720.73	plus	27.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,105.03	plus	47.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	4,825.76	plus	75.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,543.84	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	4,534.03	plus	40.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.	7,077.88	plus	66.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 15000 s.f.
		15,000	4,882.21	plus	24.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	5,393.87	plus	34.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	10,276.09	plus	58.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	8,519.68	plus	19.15	for each additional 100 s.f. or fraction thereof	10,497.07	plus	26.87	for each additional 100 s.f. or fraction thereof	19,016.75	plus	46.02	for each additional 100 s.f. or fraction thereof
H-5	High Hazard Group H-5	1,000	$940.22	plus	$34.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,156.39	plus	$9.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,096.61	plus	$44.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Semiconductor Fabrication, R&D	5,000	2,326.62	plus	34.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	1,546.12	plus	9.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,872.74	plus	44.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,059.10	plus	21.22	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	1,935.85	plus	9.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,994.95	plus	30.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,181.31	plus	19.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	2,845.21	plus	7.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	9,026.52	plus	27.75	for each additional 100 s.f. or fraction thereof > half of 100

						including 50000 s.f.				including 50000 s.f.				s.f., to and including 50000 s.f.
		50,000	12,157.14	plus	18.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	3,445.23	plus	6.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	15,602.37	plus	25.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	21,640.53	plus	15.77	for each additional 100 s.f. or fraction thereof	6,729.70	plus	5.46	for each additional 100 s.f. or fraction thereof	28,370.23	plus	21.23	for each additional 100 s.f. or fraction thereof
I-1	Institutional—17+ persons, ambulatory	1,000	$1,633.42	plus	$68.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,195.66	plus	$24.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,829.09	plus	$92.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,361.52	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,975.12	plus	24.72	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,336.64	plus	89.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,609.26	plus	42.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,105.03	plus	24.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	10,714.29	plus	66.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	11,810.01	plus	38.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,573.31	plus	18.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,383.32	plus	56.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	23,242.05	plus	37.33	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,541.23	plus	12.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	29,783.28	plus	50.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	41,906.40	plus	32.00	for each additional 100 s.f. or fraction thereof	12,943.53	plus	10.98	for each additional 100 s.f. or fraction thereof	54,849.93	plus	42.97	for each additional 100 s.f. or fraction thereof
I-2	Institutional—6+ persons,	1,000	$1,893.24	plus	$74.70	for each additional 100 s.f. or fraction	$2,585.39	plus	$25.98	for each additional 100 s.f. or fraction	$4,478.64	plus	$100.68	for each additional 100 s.f. or fraction

	non-ambulatory					thereof > half of 100 s.f., to and including 5000 s.f.				thereof > half of 100 s.f., to and including 5000 s.f.				thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,881.16	plus	75.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,624.67	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,505.83	plus	98.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,648.53	plus	45.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,534.03	plus	20.79	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	13,182.57	plus	66.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	13,239.02	plus	43.30	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,612.59	plus	17.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	19,851.60	plus	61.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	26,229.96	plus	42.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	7,710.42	plus	15.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	33,940.38	plus	57.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	47,232.69	plus	35.82	for each additional 100 s.f. or fraction thereof	15,281.90	plus	12.91	for each additional 100 s.f. or fraction thereof	62,514.59	plus	48.73	for each additional 100 s.f. or fraction thereof
M	Mercantile—Department & Drug Store	1,000	$1,026.48	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,234.94	plus	$29.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$4,261.42	plus	$74.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,845.21	plus	42.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,404.13	plus	27.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,249.34	plus	70.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,967.42	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	5,573.31	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	10,540.73	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.

						including 20000 s.f.				including 20000 s.f.				
		20,000	7,565.61	plus	24.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,171.50	plus	22.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	15,737.10	plus	46.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	14,927.84	plus	23.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	9,680.89	plus	18.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,608.73	plus	42.42	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	26,749.60	plus	20.04	for each additional 100 s.f. or fraction thereof	19,071.10	plus	15.92	for each additional 100 s.f. or fraction thereof	45,820.70	plus	35.97	for each additional 100 s.f. or fraction thereof
M	Mercantile—Market	500	$636.75	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,935.85	plus	$32.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,572.60	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,546.12	plus	37.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,585.39	plus	31.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,131.51	plus	68.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,758.96	plus	28.58	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,234.94	plus	31.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,993.90	plus	59.76	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,187.96	plus	27.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	4,793.85	plus	26.57	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	8,981.81	plus	54.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	8,302.46	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,653.69	plus	21.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	13,956.15	plus	47.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.

		50,000	14,797.93	plus	21.67	for each additional 100 s.f. or fraction thereof	11,146.62	plus	18.33	for each additional 100 s.f. or fraction thereof	25,944.55	plus	40.00	for each additional 100 s.f. or fraction thereof
M	Mercantile—Motor fuel-dispensing	100	$1,547.17	plus	$617.07	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$1,719.68	plus	$162.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.	$3,266.85	plus	$779.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 500 s.f.
		500	4,015.45	plus	571.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	2,369.23	plus	146.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.	6,384.67	plus	717.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 1000 s.f.
		1,000	6,873.46	plus	363.75	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	2,888.87	plus	129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.	9,762.32	plus	493.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2000 s.f.
		2,000	10,510.92	plus	345.01	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	4,187.96	plus	112.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	14,698.88	plus	457.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	20,861.07	plus	329.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,091.45	plus	94.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	25,952.53	plus	423.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	37,316.97	plus	283.97	for each additional 100 s.f. or fraction thereof	9,804.92	plus	81.34	for each additional 100 s.f. or fraction thereof	47,121.89	plus	365.31	for each additional 100 s.f. or fraction thereof
M	M Occupancy Tenant Improvements	500	$506.84	plus	$45.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,286.30	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,793.14	plus	$71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	1,416.21	plus	37.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,805.94	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,222.14	plus	60.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,347.40	plus	25.98	for each additional 100 s.f. or fraction thereof > half of	2,195.66	plus	20.79	for each additional 100 s.f. or fraction thereof > half of	4,543.07	plus	46.77	for each additional 100 s.f. or fraction thereof > half of 100

						100 s.f., to and including 10000 s.f.				100 s.f., to and including 10000 s.f.				s.f., to and including 10000 s.f.
		10,000	3,646.50	plus	22.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,234.94	plus	17.48	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	6,881.44	plus	40.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,045.97	plus	22.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	3,791.31	plus	14.18	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	10,837.28	plus	36.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	12,632.07	plus	18.59	for each additional 100 s.f. or fraction thereof	7,335.59	plus	11.80	for each additional 100 s.f. or fraction thereof	19,967.67	plus	30.39	for each additional 100 s.f. or fraction thereof
R-1	Residential—Transient	1,000	$1,416.21	plus	$55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,972.58	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,388.78	plus	$71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Boarding Houses, Hotels, Motels	5,000	3,624.67	plus	44.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,622.12	plus	15.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,246.79	plus	60.41	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,526.33	plus	33.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,271.67	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,798.00	plus	49.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,903.98	plus	32.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,830.58	plus	13.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,734.56	plus	46.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,734.49	plus	31.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	5,653.69	plus	10.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	25,388.18	plus	42.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

						including 100000 s.f.				including 100000 s.f.				
		100,000	35,540.84	plus	27.03	for each additional 100 s.f. or fraction thereof	11,109.89	plus	9.33	for each additional 100 s.f. or fraction thereof	46,650.73	plus	36.36	for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+ Dwellings	1,000	$1,504.57	plus	$55.21	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,849.59	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,354.15	plus	$74.70	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	3,713.03	plus	54.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,629.05	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	6,342.07	plus	71.45	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,441.12	plus	33.35	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,278.59	plus	14.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	9,719.72	plus	47.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	9,776.17	plus	31.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,707.60	plus	12.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	14,483.76	plus	43.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	19,259.56	plus	30.14	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,523.78	plus	10.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	24,783.34	plus	40.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	34,329.05	plus	25.83	for each additional 100 s.f. or fraction thereof	10,756.89	plus	8.97	for each additional 100 s.f. or fraction thereof	45,085.95	plus	34.80	for each additional 100 s.f. or fraction thereof
R-2	Residential—Permanent, 2+, Repeat	1,000	$725.11	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,849.59	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,574.70	plus	$35.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Apartment, Dormitory, Timeshare	5,000	1,504.57	plus	18.19	for each additional 100 s.f. or fraction thereof > half of	2,499.14	plus	15.26	for each additional 100 s.f. or fraction thereof > half of	4,003.70	plus	33.45	for each additional 100 s.f. or fraction thereof > half of 100

						100 s.f., to and including 10000 s.f.				100 s.f., to and including 10000 s.f.				s.f., to and including 10000 s.f.
		10,000	2,413.93	plus	11.27	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,148.68	plus	14.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,562.62	plus	25.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	3,540.51	plus	10.39	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,577.69	plus	12.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,118.20	plus	22.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	6,658.34	plus	10.13	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,393.87	plus	10.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	12,052.22	plus	20.60	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	11,724.81	plus	8.24	for each additional 100 s.f. or fraction thereof	10,626.98	plus	8.51	for each additional 100 s.f. or fraction thereof	22,351.79	plus	16.75	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Custom Homes	1,500	$2,066.81	plus	$77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,676.03	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,742.83	plus	$129.91	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,846.26	plus	83.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,195.66	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	5,041.93	plus	122.74	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	4,102.75	plus	64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,455.48	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	6,558.24	plus	90.94	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,752.30	plus	73.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,715.30	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	7,467.60	plus	99.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	6,224.96	plus	70.74	for each additional 100 s.f. or fraction	3,018.77	plus	25.98	for each additional 100 s.f. or fraction	9,243.73	plus	96.72	for each additional 100 s.f. or fraction

						thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.				thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	8,347.16	plus	53.31	for each additional 100 s.f. or fraction thereof	3,798.23	plus	19.58	for each additional 100 s.f. or fraction thereof	12,145.39	plus	72.89	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Production Phase	1,500	$897.62	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,359.76	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,257.38	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
	of Master Plan (repeats)	2,500	1,157.44	plus	31.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	1,619.58	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.	2,777.02	plus	49.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 4000 s.f.
		4,000	1,634.47	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	1,879.40	plus	12.99	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,513.87	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,894.29	plus	24.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	2,009.31	plus	11.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,903.60	plus	36.04	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	2,457.58	plus	23.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,182.87	plus	10.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,640.45	plus	33.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,150.79	plus	14.95	for each additional 100 s.f. or fraction thereof	2,832.42	plus	6.47	for each additional 100 s.f. or fraction thereof	5,983.20	plus	21.42	for each additional 100 s.f. or fraction thereof
R-3	Dwellings—Alternate Materials	1,500	$1,547.17	plus	$51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,935.85	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$3,483.01	plus	$116.92	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.
		2,500	2,066.81	plus	66.44	for each additional 100 s.f. or fraction thereof > half of	2,585.39	plus	45.47	for each additional 100 s.f. or fraction thereof > half of	4,652.20	plus	111.91	for each additional 100 s.f. or fraction thereof > half of 100

						100 s.f., to and including 4000 s.f.				100 s.f., to and including 4000 s.f.				s.f., to and including 4000 s.f.
		4,000	3,063.48	plus	51.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,845.21	plus	25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	5,908.69	plus	77.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	3,583.12	plus	54.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	3,105.03	plus	24.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.	6,688.15	plus	78.64	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 7000 s.f.
		7,000	4,666.05	plus	49.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,538.41	plus	23.00	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	8,204.46	plus	72.09	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	6,138.70	plus	34.73	for each additional 100 s.f. or fraction thereof	4,447.78	plus	16.27	for each additional 100 s.f. or fraction thereof	10,586.48	plus	51.00	for each additional 100 s.f. or fraction thereof
R-4	Residential—Assisted Living (6-16 persons)	1,000	$1,438.03	plus	$64.95	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,492.21	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,930.25	plus	$87.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	4,036.22	plus	60.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,401.58	plus	21.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	7,437.80	plus	81.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	7,045.97	plus	37.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	4,310.95	plus	19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	11,356.91	plus	57.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	10,813.34	plus	35.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	6,259.59	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	17,072.93	plus	52.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	21,509.57	plus	34.38	for each additional 100 s.f. or fraction	7,342.52	plus	14.29	for each additional 100 s.f. or fraction	28,852.09	plus	48.67	for each additional 100 s.f. or fraction

						thereof > half of 100 s.f., to and including 100000 s.f.				thereof > half of 100 s.f., to and including 100000 s.f.				thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	38,701.27	plus	29.44	for each additional 100 s.f. or fraction thereof	14,487.54	plus	12.24	for each additional 100 s.f. or fraction thereof	53,188.81	plus	41.68	for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard	1,000	$680.40	plus	$21.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,195.66	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,876.07	plus	$44.40	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,547.17	plus	21.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,105.03	plus	20.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,652.20	plus	42.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,630.10	plus	13.43	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,754.58	plus	18.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,384.67	plus	31.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	3,972.84	plus	12.56	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,573.31	plus	15.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	9,546.15	plus	28.05	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	7,740.22	plus	11.69	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,563.06	plus	12.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	14,303.28	plus	24.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	13,586.14	plus	9.70	for each additional 100 s.f. or fraction thereof	12,965.35	plus	10.62	for each additional 100 s.f. or fraction thereof	26,551.50	plus	20.32	for each additional 100 s.f. or fraction thereof
S-1	Storage—Moderate Hazard, Repair Garage	500	$680.40	plus	$43.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$1,546.12	plus	$25.98	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.	$2,226.52	plus	$69.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 2500 s.f.

	Motor Vehicles (not High Hazard)	2,500	1,547.17	plus	35.10	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	2,065.76	plus	24.68	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	3,612.92	plus	59.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,760.01	plus	26.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,585.39	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,345.40	plus	50.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,102.75	plus	25.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	3,754.58	plus	20.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.	7,857.33	plus	45.46	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 25000 s.f.
		25,000	7,870.13	plus	23.90	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,484.51	plus	17.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,354.64	plus	41.20	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	13,845.96	plus	19.98	for each additional 100 s.f. or fraction thereof	8,808.25	plus	14.46	for each additional 100 s.f. or fraction thereof	22,654.21	plus	34.44	for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard	1,000	$680.40	plus	$28.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,935.85	plus	$19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,616.25	plus	$47.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	1,806.99	plus	26.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,715.30	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,522.29	plus	42.44	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	3,149.73	plus	16.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,494.76	plus	15.59	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	6,644.49	plus	31.61	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,752.30	plus	14.72	for each additional 100 s.f. or fraction thereof > half of	5,053.67	plus	13.55	for each additional 100 s.f. or fraction thereof > half of	9,805.97	plus	28.27	for each additional 100 s.f. or fraction thereof > half of 100

						100 s.f., to and including 50000 s.f.				100 s.f., to and including 50000 s.f.				s.f., to and including 50000 s.f.
		50,000	9,169.22	plus	14.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,913.51	plus	11.51	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	15,082.74	plus	25.80	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	16,314.24	plus	12.02	for each additional 100 s.f. or fraction thereof	11,666.26	plus	9.67	for each additional 100 s.f. or fraction thereof	27,980.50	plus	21.69	for each additional 100 s.f. or fraction thereof
S-2	Storage—Low Hazard, Parking Garages	1,000	$658.58	plus	$26.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,805.94	plus	$16.24	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,464.51	plus	$42.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
	Open or Enclosed	5,000	1,719.68	plus	23.38	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,455.48	plus	15.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	4,175.16	plus	38.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	2,888.87	plus	23.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	2,996.95	plus	14.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	5,885.81	plus	37.31	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	4,361.52	plus	22.66	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	4,425.95	plus	12.16	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	8,787.47	plus	34.83	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	11,160.47	plus	8.23	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	5,263.97	plus	10.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	16,424.43	plus	18.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	15,274.97	plus	6.92	for each additional 100 s.f. or fraction thereof	10,280.91	plus	8.43	for each additional 100 s.f. or fraction thereof	25,555.87	plus	15.35	for each additional 100 s.f. or fraction thereof

	Other Tenant Improvements	600	$636.75	plus	$37.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,286.30	plus	$21.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.	$1,923.05	plus	$59.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 3000 s.f.
		3,000	1,546.12	plus	29.77	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	1,805.94	plus	19.49	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.	3,352.05	plus	49.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 6000 s.f.
		6,000	2,715.30	plus	21.65	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	2,195.66	plus	17.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.	4,910.97	plus	38.97	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 12000 s.f.
		12,000	4,014.40	plus	21.47	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	3,234.94	plus	14.78	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.	7,249.34	plus	36.26	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 30000 s.f.
		30,000	7,933.51	plus	21.29	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	3,791.31	plus	12.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.	11,724.81	plus	33.54	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 60000 s.f.
		60,000	14,320.90	plus	17.84	for each additional 100 s.f. or fraction thereof	7,465.50	plus	10.26	for each additional 100 s.f. or fraction thereof	21,786.40	plus	28.10	for each additional 100 s.f. or fraction thereof
B	Shell Bldg: Business—Professional Office	1,000	$1,048.31	plus	$39.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$799.14	plus	$51.15	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$1,847.44	plus	$90.67	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,629.05	plus	32.32	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	2,845.21	plus	34.02	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,474.26	plus	66.34	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,707.60	plus	25.12	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	3,646.50	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and	8,354.09	plus	42.01	for each additional 100 s.f. or fraction thereof > half of 100

						including 20000 s.f.				including 20000 s.f.				s.f., to and including 20000 s.f.
		20,000	7,219.53	plus	23.53	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,335.32	plus	14.50	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,554.85	plus	38.03	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	14,278.29	plus	22.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,173.33	plus	12.11	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	20,451.63	plus	34.63	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.
		100,000	25,537.81	plus	19.23	for each additional 100 s.f. or fraction thereof	12,229.55	plus	10.34	for each additional 100 s.f. or fraction thereof	37,767.36	plus	29.57	for each additional 100 s.f. or fraction thereof
	Other Shell Building	1,000	$918.40	plus	$39.52	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$2,195.66	plus	$22.73	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.	$3,114.06	plus	$62.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 5000 s.f.
		5,000	2,499.14	plus	36.37	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	3,105.03	plus	19.81	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.	5,604.17	plus	56.19	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 10000 s.f.
		10,000	4,317.87	plus	23.82	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	3,906.31	plus	16.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.	8,224.18	plus	40.71	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 20000 s.f.
		20,000	6,699.89	plus	21.36	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	5,595.14	plus	14.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.	12,295.03	plus	36.25	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 50000 s.f.
		50,000	13,109.11	plus	20.96	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	6,692.97	plus	12.89	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.	19,802.08	plus	33.85	for each additional 100 s.f. or fraction thereof > half of 100 s.f., to and including 100000 s.f.

		100,000	23,589.17	plus	17.64	for each additional 100 s.f. or fraction thereof	13,138.92	plus	10.85	for each additional 100 s.f. or fraction thereof	36,728.09	plus	28.49	for each additional 100 s.f. or fraction thereof

AGENDA REPORT

Department: **Community Development**
Prepared by: **Samuel Marrinan, Building Official**
Meeting Date: **Tuesday, November 4, 2025**
Approved by: **Scott Huth, Interim City Manager**

SUBJECT:
Continued Public Hearing and Introduction of Multiple Ordinances Amending the National City Municipal Code Chapters 15.08, 15.14, 15.20, 15.24, 15.75, 15.78 and 15.79 Related to California Codes for Electrical, Energy, Building, Plumbing, and Mechanical.

RECOMMENDATION:
Introduce the Ordinances for the 2025 California Building Code; the 2025 California Residential Code; the 2025 California Existing Building Code; the 2025 California Electrical Code and 2023 National Electrical Code; the 2025 California Mechanical Code; the 2025 California Plumbing Code; the 2025 California Energy Code; the 2025 California Green Building Standards Code; and all Appendices Related to These Codes; Receive Public Input; and Schedule for the Meeting of November 18, 2025, for Consideration and Adoption.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
This item was set for hearing for the October 21, 2025 City Council meeting, but was continued to November 4, 2025 in order to provide additional time for review of the multiple attachments.

EXPLANATION:
The purpose of this Public Hearing is to introduce the Ordinances for the 2025 California Building Code; the 2025 California Residential Code; the 2025 California Existing Building Code; the 2025 California Electrical Code and 2023 National Electrical Code; the 2025 California Mechanical Code; the 2025 California Plumbing Code; the 2025 California Energy Code; the 2025 California Green Building Standards Code; and all Appendices related to these Codes. Adoption of these model codes by reference is authorized by Government Code Sections 50022.2 through 50022.4, and Section 6066.

State law requires that the City of National City adopt the same model codes as the State of California and limit technical amendments to those necessitated due to local topographical, geographical or climatic conditions. Specific findings regarding local technical amendments must be made by the local jurisdiction and filed with the Department of Housing and Community Development. State law does not restrict local amendments to the administrative provisions of the codes. In order to adhere to State law and ensure safety standards throughout the construction process, staff is recommending that the model codes be adopted with minimal revisions.

FINANCIAL STATEMENT:
There would no fiscal impact to the City, as changes would not result in the need for additional permits or fees.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Housing and Community Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
First Reading

EXHIBITS:
Exhibit A – Ordinance 2025 California Building Code
Exhibit B – Ordinance 2025 California Residential Code
Exhibit C – Ordinance 2025 California Existing Building Code
Exhibit D – Ordinance 2025 California Electrical Code & 2023 National Electrical Code
Exhibit E – Ordinance 2025 California Mechanical Code
Exhibit F – Ordinance 2025 California Plumbing Code
Exhibit G – Ordinance 2025 California Energy Code
Exhibit H – Ordinance 2025 California Green Building Standards Code

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING VOLUMES I AND II AND APPENDICES B, C, D, F, G, H, I , J, K, L, M, N AND O OF THE 2025 CALIFORNIA BUILDING CODE, AMENDING CERTAIN SECTIONS OF THAT CODE, AND AMENDING CHAPTER 15.08 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds that the minor modifications and changes to the California Building Standards Code are reasonably necessary to ensure consistent application of the codes throughout the State; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopts Volumes I and II, and Appendices B, C, D, F, G, H, I, J, K, L, M, N, AND O of the 2025 California Building Code, except as amended in Chapter 15.08 of the National City Municipal Code.

Section 2. That the City Council of the City of National City hereby deletes, adds, or modifies certain provisions of the 2025 California Building Code based on local climatic, topographic, or geological conditions that justify deviating from that code.

Section 3. That the City Council of the City of National City hereby amends Chapter 15.08 of the National City Municipal Code to read as follows:

CHAPTER 15.08 CALIFORNIA BUILDING CODE

Sections:

15.08.010 2025 California Building Code - Adopted.
15.08.020 Chapter 2, Definitions - Amended.
15.08.025 Chapter 1, Division II, Section 104 "Duties and Powers of Building Official",

	Subsection 104.6 "Right of entry" - Amended.
15.08.030	Chapter 1, Division II, Section 105 “Permits", Subsection 105.2 "Work exempt from permit - Building" - Amended.
15.08.040	Chapter 1, Division II, Section 105 "Permits", Subsection 105.5 "Expiration" - Amended.
15.08.045	Chapter 1, Division II, Section 105 "Permits", Subsection 105.7 "Placement of permit" - Amended.
15.08.050	Chapter 1, Division II, Section 105 "Permits", Subsection 105.8 "Permit denial" - Added. Chapter 1, Division II, Section 109 "Fees", Subsection 109.2 "Schedule of permit fees" - Amended. Chapter 1, Division II, Section 109 "Fees," Subsection 109.7 "Plan review fees" - Added.
15.08.060	Chapter 1, Division II, Section 109 "Fees", Subsection 109.4 "Work commencing before permit issuance" - Amended.
15.08.065	Chapter 1, Division II, Section 11O "Inspections", Subsection 110.3.8.1 "Re-inspections" - Added.
15.08.070	Chapter 1, Division 11, Section 111 "Certificate of Occupancy", Subsection 111.3 "Temporary occupancy" - Amended.
15.08 .075	Chapter 1, Division II, Section 113 "Board of Appeals ", Subsection 113.1 "General" - Amended.
15.08.080	Chapter 1, Division 11, Section 114 “Violations", Subsection 114.1 "Unlawful acts" - Amended.
15.08.085	Section 501 "General", Subsection 501.2 "Address identification" - Amended.
15.08.087	Survey required

15.08.090 Table 1505.1 "Minimum roof covering classification for types of construction" - Amended.
Chapter 18, Division II, Section 1803 "Geotechnical Investigations", Subsection 18.1.1.1 – Added.
Chapter 31, Division II, Section 3109 Swimming Pool Enclosures and Safety Devices, Subsection 3109.4.4.8 "Construction requirements for building a pool or spa" - Amended.
15.08.095 Appendix Chapters B, C, D, F, G, H, I, J, K, L, M, N, and O - Adopted.

15.08.010 2025 California Building Code - Adopted. The City Council adopts, for the purpose of prescribing regulations governing the erection, construction, enlargement, alteration , repair, moving, removal, demolition, conversion, occupancy, use, height, area, fire resistance and maintenance of all buildings and/or structures, Volumes I and II of the 2025 California Building Code, including both Administration Divisions I and II, published in the California Building Standards Commission 2025 Edition, based on the International Building Code 2024 Edition, California Code of Regulations, Title 24, Part 2, Part 2.5 of Division 13 of the California Health and Safety Code beginning with section 18901, and Appendices B, C, D, F, G, H, I, J, K, L, M, N, and O, save and except such portions as are deleted, added, or modified. The City Council does specifically and expressly find and declare that the nature and uniqueness of the dry Southern California climate, and the geographical and topographical conditions in the City of National City, including the age and concentration of structures, and differences in elevation throughout the City, do reasonably necessitate and demand changes in and variations from the 2025 California Building Code. Copies of all the codes are filed in the office of the Building Official and are adopted and incorporated as fully set out in this chapter, and the provisions thereof shall be controlling within the city limits.

15.08.020 Chapter 2. Definitions – Amended. Section 202 "Building, Existing" of the 2025 California Building Code is amended by amending the following definition

202 Building, Existing. An "existing building" is a building erected prior to the adoption of the 2025 California Building Code, or one for which a legal building permit has been issued.

15.08.025 Chapter 1. Division II, Section 104 "Duties and Powers of Building Official", Subsection 104.6 "Right of Entry" - Amended. Subsection 104.6 of the 2025 California Building Code is amended to read as follows:

104.5 *Right of Entry*. When necessary to make an inspection to enforce any of the provision of this code, or when the Building Official has reasonable cause to believe that there exists in any building or upon any premises a condition which makes such building or premises unsafe, dangerous or hazardous, the Building Official, or his or her designee, may request entry as specified in Chapter 1.12 of the National City Municipal Code.

15.08.030 Chapter 1. Division II, Section 105 "Permits, "Subsection 105.2" Work Exempt from Permit - Building" - Amended. Subsection 105.2 Building: Item 4 of the 2025 California Building Code is amended to read as follows:

(Items 1 - 3 unchanged)

4. Permits for retaining walls shall be as specified in the National City Municipal Code, Chapter 15.70.

(Items 5 - 13 unchanged)

Subsection 105.2 “Work exempt from permit - Building” of the 2025 California Building Code is amended by adding the following Subsections 14 through 17:

14. Playground, gymnastic and similar equipment and structures use for recreation and athletic activities accessory to Group R Division 3 structures.
15. Repairs to lawfully existing Group R Division 3 structures and Group U occupancy structures accessory to Group R Division 3 structures constructed pursuant to a building permit which involves only the replacement of component parts or existing work completed with similar materials only for the purpose of maintenance and do not affect any structural components or plumbing, mechanical or electrical installations. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements are:
    1) Painting and decorating including refinishing Exterior stucco finishes.
    2) Of Installation of floor covering.
    3) Cabinet Work
    4) Outside paving on private property not within the public right-of-way.
16. Ground mounted satellite antennas not exceeding ten feet in diameter and roof mounted satellite antennas not exceeding eight feet in diameter.
17. Painted wall signs and Styrofoam or other foam mounted wall signs.

15.08.040 Chapter 1. Division II, Section 105 "Permits". Subsection 105.5 "Expiration" - Amended. Subsection 105.5 of the 2025 California Building Code is amended to read as follows:

105.5 Expiration. Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within twelve calendar months from the date of such permit issuance, or if the building or work authorized by such permit is stopped at any time after work has commenced for a period of six calendar months, or if the building or work authorized by such permit exceeds three calendar years from the issuance date of the permit. Work shall be presumed to have commenced if the permittee has obtained a required inspection approval of work authorized by the permit by the Building Official within twelve calendar months of the date of permit issuance.

Work shall be presumed to be stopped if the permittee has not obtained a required inspection approval of work by the Building Official within each six months period upon commencement of work authorized by such permit.

In order for work to be recommenced, a Permit Extension Request must be submitted in writing and approved by the Building Official. Eligibility for a permit extension is specified below.

1. For permits for which work has not commenced in the first twelve calendar months from the date of permit issuance, a permit extension may be obtained provided that:

    A. No changes have been made or will be made in the original plans and specifications for such work;

B. The expiration has not exceeded three years from the original issuance date;

C. The same edition of the adopted codes is in effect as used in the initial plan check;

D. A fee equal to one-half the amount required for a new permit is paid.

E. The permit, even if extended, shall still expire three calendar years from the date of the initial permit issuance.

2. For permits where work was commenced and was subsequently stopped as defined herein, a permit extension may be obtained provided that:

A. No changes have been made or will be made in the original plans and specifications for such work;

B. The expiration has not exceeded three years from the original issuance date;

C. A fee equal to one-half the amount required for a new permit is paid, except that where construction has progressed to the point of requiring only a final inspection, a fee equal to one-quarter of the amount required for new permit shall be paid; and

D. A renewal permit shall expire three calendar years from the date of the initial permit issuance.

3. Extension of an unexpired permit. For an extension of an unexpired permit, the permittee may apply for an extension of time within which work under that permit may be continued when for good and satisfactory reasons, by the Building Official in his or her sole discretion, the permittee is unable to continue work within the time required by section 15.08.040. The Building Official may extend the time for action by the permittee for a period not exceeding six calendar months beyond the expiration date in effect at the time of the extension application, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action being taken.

4. Permits issued where the permittee has been deployed to a foreign country may be held in abeyance until six months after the return of the permittee from his/her deployment, if necessary, upon application for such relief by the permittee.

15.08.045 Chapter 1, Division II, Section 105 "Permits", Subsection 105.7 "Placement of Permit" - Amended. Subsection 105.7 of the 2025 California Building Code is amended to read as follows:

105.7 Placement of Permit. The building permit or a copy, the inspection record, and the approved plans shall all be kept on site until the completion of the project. The inspection record is to be kept on the job unless removed by the Building Official.

15.08.050 Chapter 1, Division II, Section 105 "Permits", Subsection 105.8 "Permit Denial" - Added. Subsection 105.8 is added to the 2025 California Building Code to read as follows:

105.8 Permit Denial. The Authority Having Jurisdiction may deny the issuance of a building permit on any property where there exists an unsafe or a substandard building as provided in Chapter 15.10 and 15.16 of the National City Municipal Code, or where there exists unlawful construction, or where there exists a violation of the National City Municipal Code.

15.8.55 Chapter 1, Division II, Section 109 "Fees", Subsection 109.2 "Schedule of Permit Fees" - Amended. Subsection 109.2 of the 2025 California Building Code is amended to read as follows:

109.2 Schedule of Permit Fees. Permit fees, including plan review fees, shall be assessed in accordance with the current City of National City Fee Schedule.

15.8.55 Chapter 1, Division II. Section 109 "Fees." Subsection 109.7 "Plan Review Fees" - Added. Subsection 109.7 is added to the 2025 California Building Code to read as follows

109.7 Plan Review Fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review.

The plan review fees for mechanical system work shall be assessed in accordance with the current City of National City Fee Schedule.

The plan review fees specified in this subsection are separate fees from the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged in accordance with the current City of National City Fee Schedule.

15.08.060 Chapter 1, Division II. Section 109 "Fees", Subsection 109.4 "Work commencing before permit issuance" - Amended. Subsection 109.4 of the 2025 California Building Code is amended to read as follows:

109.4 Work Commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an administrative penalty equal to the inspection fee portion of the permit fee that would be required by this code if a permit were to be issued. The administrative penalty is in addition to a permit fee.

When a plan review is required for issuance of such permit, the plan review fee portion will not be subject to said penalty. The payment of such administrative penalty shall not exempt any person from compliance with all other provisions of this code or from any penalty prescribed by law.

15.08.065 Chapter 1. Division II, Section 110 "Inspections". Subsection 110.3.8.1 “Re-inspections" - Added. Subsection 110.3.8.1 is added to the 2025 California Building Code to read as follows:

Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when any of the following occurs:

1. The portion of work for which the inspection was called is not complete or the corrections previously required and called for are not made;
2. Calling for an inspection before the job is ready for such inspection or re-inspection;
3. The inspection record card or the approved plans are not posted or otherwise available to the inspector;
4. Failure to provide access on the date for which the inspection is requested; or
5. Deviating from the approved plans when such deviation or change required approval of the Building Official.

To obtain a re-inspection, the permittee shall pay the re-inspection fee in accordance with the current City of National City Fee Schedule. In instances where a re-inspection fee has been assessed, no further inspections shall be performed until the fees have been paid.

15.08.070 Chapter 1. Division II, Section 111 "Certificate of Occupancy", Subsection 111.3 “Temporary Occupancy “- Amended. Subsection 111.3 of the 2025 California Building Code is amended to read as follows:

111.3 Temporary Certificate of Occupancy. Where a project or a major portion thereof is substantially complete and can be safely occupied, but practical difficulties delay completion of work, the Building Official may issue a Temporary Certificate of Occupancy for the use of a portion or portions of the building or structure prior to the completion of the entire project.

Prior to issuance of a Temporary Certificate of Occupancy, the premises shall be inspected by all affected city departments who shall prepare a list of work required to be completed and shall forward the list along with a recommendation for approval or disapproval of the issuance of a Temporary Certificate of Occupancy to the Building Official.

Upon receipt of a recommendation for approval from all affected City departments, the Building Official may prepare a Temporary Certificate of Occupancy granting temporary occupancy that shall include the following:

1. Work yet to be completed;
2. Maximum time allotted for completion of said work;
3. Property owner's signature and the signature of the contractor agreeing to complete the work within the prescribed time or vacate the premises upon order of the Building Official until such work is completed;
4. Evidence that a faithful performance bond has been posted if required by any affected city department; and
5. A copy of the Temporary Certificate of Occupancy granting temporary occupancy shall be provided to all affected city departments.

15.08.075 Chapter 1. Division II, Section 113 "Means of Appeals ", Subsection 113.1 “General” - Amended. Subsection 113.1 of the 2025 California Building Code is amended to read as follows:

113.1 Means of Appeals. In order to hear and decide appeals of orders, decisions, or determinations of the Building Official relative to the application and interpretation of this code, the City Council shall appoint an ad hoc Board of Appeals comprised of three (3) members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the City. Board members shall serve at the pleasure of the City Council. The board shall comply with Rosenberg's Rules of Order in conducting their business, and shall render written decisions and findings to the appellant with a copy to the Building Official. Decisions of the Board may be appealed to the City Council by the appellant or by the Building Official within thirty (30) days of the decision of the Board, by the filing of a written notice of appeal with the Director of Community Development stating the reasons for the appeal. The person filing the appeal and the opposing party shall be given at least ten (10) days' written notice of the time and place of the hearing on the appeal.

15.08.080 Chapter 1, Division II, Section 114 "Violations ", Subsection 114.1 “Unlawful acts" – Amended. Subsection 114.1 of the 2025 California Building Code is amended to read as follows:

114.1 Unlawful Acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Violation of any provision of this code shall be punishable as a misdemeanor and shall carry the penalties as prescribed in Chapter 1.20 of the National City Municipal Code.

15.08.085 Section 501 "General", Subsection 501.2 "Address identification” - Amended. Subsection 501.2 of the 2025 California Building Code is amended to read as follows:

501.2 Address identification. Every principal building or structure within the incorporated limits of the City of National City shall be identified by a designated street number as issued by the Engineering Department.

Approved numbers or addresses shall be placed on all new and existing buildings, adjacent to the principal entrance to the premises or at a point that is highly visible and legible from the street. If necessary, directional signs shall be posted showing proper access to the given address from a point where the Fire Department access roadway leaves the dedicated street, to the entrance of each addressed building. All such numbers shall be Arabic numerals or alphabetical letters and shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inches (12.7mm), and shall be placed on a contrasting background.

15.08.087 Survey required.

When any proposed building will be constructed up to the minimum front, side, or rear yard setback, and no monuments exist, a survey from a State of California licensed surveyor shall be required as part of the plan review submittal.

15.08.090 Table 1505.1 "Minimum roof covering classification for types of construction" - Amended. Table 1505.1 of the 2025 California Building Code is amended to read as follows:

Due to climatic and geographical conditions within the City of National City, Table 1505.1 is amended as follows:

Table 1505.1
Minimum Roof Covering
Classification for Types of Construction

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

15.8.92 Chapter 18, Division II, Section 1803 "Geotechnical Investigations", Subsection 1803.1. 1. 1 - Added. Subsection 1803.1.1.1 is added to the 2025 California Building Code to read as follows:

1803.1.1.1 A geotechnical investigation shall be submitted with each application for a building permit for a new building or addition 500 square feet and larger. The investigation and report shall comply with the requirements of Section 1803.

15.8.93 Chapter 31, Division II, Section 3109 "Swimming Pools, Spas, and Hot Tubs," Subsection 3109.1 "Construction requirements for building a pool or spa" – Added. Subsection 3109.1 is added to the 2025 California Building Code to read as follows:

3109.1 General. The design and construction of swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code. Swimming pools utilized for public school purposes shall also be designed, constructed and inspected in accordance with this code.

Whenever any building permit is issued and there is an existing swimming pool, toddler pool or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool or spa be updated so as to be equipped with an anti-entrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME).

15.08.095 Appendix Chapters B, C, D, F, G, H, I, J, K. L, M, N and O - Adopted. Appendix Chapters B, C, D, F, G, H, I, J, K, L, M, N and O of the 2025 California Building Code are adopted.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this ____ day of _____, 2025.

_____

Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA RESIDENTIAL CODE, AMENDING CERTAIN SECTIONS OF THAT CODE, AND AMENDING CHAPTER 15.79 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds that the minor modifications and changes to the California Building Standards Code are reasonably necessary to ensure consistent application of the codes throughout the State; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopts the 2025 California Residential Code, California Code of Regulations, Title 24, Part 2.5 except as amended in Chapter 15.79 of the National City Municipal Code.

Section 2. That the City Council of the City of National City hereby deletes, adds, or modifies certain provisions of the 2025 California Residential Code.

Section 3. That the City Council of the City of National City hereby amends Chapter 15.79 of the National City Municipal Code to read as follows:

CHAPTER 15.79

CALIFORNIA RESIDENTIAL CODE

Sections:

15.79.010 2025 California Residential Code - Adopted.

15.79.025 Chapter 1, Division II, Section R104 "Duties and Powers of the Building Official", Subsection R104.6 "Right of entry" - Amended.

15.79.030 Chapter 1, Division II, Section R105 "Permits", Subsection R105.2 "Work Exempt From Permit - Building" - Amended.

15.79.040 Chapter 1, Division II, Section R105 "Permits", Subsection R105.5 "Expiration" - Amended.

15.79.045 Chapter 1, Division II, Section R105 "Permits", Subsection R105.7 "Placement of Permit" - Amended.

15.79.050 Chapter 1, Division II, Section R105 "Permits", Subsection R105.8.1 "Permit Denial" – Added.

15.79.055 Chapter 1, Division II, Section R108 "Fees", Subsection R108.2 "Schedule of Permit Fees" - Amended.

15.79.060 Chapter 1, Division II, Section R108 "Fees", Subsection R108.6 "Work Commencing Before Permit Issuance" – Amended

15.79.065 Chapter 1, Division II, Section R109 "Inspections", Subsection 109.3.1 "Reinspections" - Added.

15.79.070 Chapter 1, Division II, Section R110 "Certificate of Occupancy", Subsection R110.4 "Temporary Occupancy" - Amended.

15.79.075 Chapter 1, Division II, Section R112 "Board of Appeals", Subsection R112.1 "General" - Amended.

15.79.076 Chapter 1, Division II, Section 112 "Board of Appeals," Subsection R112.4 "Administration" – Added

15.79.080 Chapter 1, Division II, Section R113 "Violations ", Subsection R113.1 "Unlawful acts" - Amended.

15.79.082 Section 202 Definitions "Building Existing" - Amended.

15.79.085 Chapter 1, Division II, Section R319 "Site Addresses ", Subsection R319.1 "Address identification" - Amended.

15.72.090 Chapter 1, Division II, Section R902 "Fire Classification", Subsection R902.1.3 "Roofing coverings in all other areas" - Amended.

15.79.095 Plan review fees.

15.79.010 2025 California Residential Code - Adopted. The City Council adopts, for the purpose of prescribing regulations governing the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area, fire resistance and maintenance of one- and two-family dwellings and townhouses not more than three stories above grade, the 2025 California Residential Code, published by the California Building Standards Commission based on the International Residential Code 2024 Edition, including specified Appendices, including Administration Divisions I and II, California Code of Regulations Title 24, and Part 2.5 of the California Health and Safety Code beginning with Section 18901, save and except such portions as are deleted, added, or amended by this chapter. The City Council does specifically and expressly find and declare specific changes in variation for local amendments to the administrative provisions of the 2025 California Residential Code. Copies of the codes are filed in the office of the Building Official, and are adopted and incorporated as fully set out in this chapter, and the provisions thereof shall be controlling within the city limits.

15.79.025 Chapter 1, Division II, Section R-104 "Duties and powers of the "Building Official", Subsection R104.6 "Right of entry" - Amended. Subsection R104.6 of the 2025 California Residential Code is amended to read as follows:

> R104.6 *Right of Entry.* When necessary to make an inspection to enforce any of the provision of this code, or when the Authority Having Jurisdiction has reasonable cause to believe that there exists in any building or upon any premises a condition or code violation which make such building or premises unsafe, dangerous or hazardous, the Authority Having Jurisdiction, or designee, may request entry as specified in Chapter 1.12 of the National City Municipal Code

15.79.30 Chapter 1. Division II, Section R105 "Permits", Subsection R105.2 "Work exempt from permit - Building" - Amended. Chapter 1, Division II, Subsection R105.2 of the 2025 California Residential Code is amended by adding the following Subsections 11 through 14:

11. Playground, gymnastic and similar equipment and structures used for recreation and athletic activities accessory to Group R Division 3 structures.

12. Repairs to lawfully existing Group R Division 3 structures and Group U occupancy structures accessory to Group R Division 3 structures constructed pursuant to a building permit which involves only the replacement of component parts or existing work completed with similar materials only for the purpose of maintenance and do not affect any structural components or plumbing, mechanical or electrical installations. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements are:

A. Painting and decorating including refinishing of exterior stucco finishes.
B. Installation of floor covering.
C. Cabinet work.
D. Outside paving on private property not within the public right-of-way.

13. Ground mounted satellite antennas not exceeding ten feet in diameter and roof mounted satellite antennas not exceeding eight feet in diameter.
14. Painted wall signs and Styrofoam or other foam mounted wall signs.

15.79.40 Chapter 1, Division II, Section R105 "Permits", Subsection R105.5 "Expiration" - Amended. Subsection R105.5 of the 2025 California Residential Code is amended to read as follows:

R105.5 *Expiration*. Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within twelve calendar months from the date of such permit issuance, or if the building or work authorized by such permit is stopped at any time after the work has commenced for a period of six calendar months, or if the building or work authorized by such permit exceeds three calendar years from the issuance date of the permit. Work shall be presumed to have commenced if the permittee has obtained a required inspection approval of work authorized by the permit by the Building Official within twelve calendar months of the date of permit issuance. Work shall be presumed to be stopped if the permittee has not obtained a required inspection approval of work by the Building Official within each six- month period upon the initial commencement of work authorized by such permit.

In order for work to be recommenced, a Permit Extension Request must be submitted in writing and approved by the Building Official. Eligibility for a permit extension is specified below.

1. For permits for which work has not commenced in the first twelve calendar months from the date of issuance, a permit extension may be obtained provided that:
    A. No changes have been made or will be made in the original plans and specifications for such work;
    B. The expiration has not exceeded three years from the original issuance date;
    C. The same edition of the California codes is in effect as used in the initial plan check;
    D. A fee equal to one-half the amount required for a new permit is paid; and
    E. The renewal permit shall expire three calendar years from the date of initial permit issuance.

2. For permits where work was commenced and was subsequently stopped as defined herein, a permit extension may be obtained provided that:

A. No changes have been made or will be made in the original plans and specifications for such work;

B. The expiration has not exceeded three years from the original issuance date;

C. A fee equal to one-half the amount required for a new permit is paid, except that where construction has progressed and has been approved to the point of requiring only a final inspection, a fee equal to one quarter the amount required for a new permit shall be paid;

D. A renewal permit shall expire three calendar years from the date of initial permit issuance.

3. For an extension of an unexpired permit, the permittee may apply for an extension of the time within which work under that permit may be continued when for good and satisfactory reasons, as determined by the Building Official in his or her sole discretion, the permittee is unable to continue work within the time required by section 15.79.040. The Building Official may extend the time for action by the permittee for a period not exceeding six calendar months beyond the expiration date in effect at the time of the extension application, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

4. Permits issued where the permittee has been deployed to a foreign country, may be held in abeyance until six months after the return of the permittee from his/her deployment, if necessary, upon application for such relief by the permittee.

15.79.045 Chapter 1, Division II. Section R105 "Permits". Subsection R105.7 "Placement of permit" - Amended. Subsection R105.7 of the 2025 California Residential Code is amended to read as follows:

R105.7 *Placement of permit.* The building permit or a copy, the inspection record, and the approved plans shall all be kept on site until the completion of the project. The inspection record is to be kept on the job unless removed by the Building Official.

15.79.050 Chapter 1. Division II, Section R105 "Permits", Subsection R105.8.1 "Permit denial" - Added. Subsection R105.8.1 is added to the 2025 California Residential Code to read as follows:

R105.8.1 *Permit denial.* The Building Official may deny the issuance of a building permit on any property where there exists an unsafe or a substandard building as provided in the Chapters 15.10 and 15.16 of the National City Municipal Code, or where there exists unlawful construction, or where there exists a violation of the National City Municipal Code.

15.79.055 Chapter 1. Division II. Section R108 "Fees". Subsection R108.2 - "Schedule of permit fees" - Amended. Subsection R108.2 of the 2025 California Residential Code is amended to read as follows:

R108.2 *Schedule of permit fees*. Permit fees, including plan review fees, shall be assessed in accordance with the current City of National City Fee Schedule.

15.79.060 Chapter 1. Division II. Section R108 "Fees". Subsection R108.6 "Work commencing before permit issuance" - Amended. Subsection R108.6 of the 2025 California Residential Code is amended to read as follows:

R108.6 *Work commencing before permit issuance*. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an administrative penalty equal to the inspection fee portion of the permit fee that would be required by this code if a permit were to be issued. The administrative penalty is in addition to a permit fee.

When a plan review is required for issuance of such permit, the plan review fee portion will not be subject to said penalty. The payment of such administrative penalty shall not exempt any person from compliance with all other provisions of this code or from any penalty prescribed by law.

15.79.65 Chapter 1. Division II, Section R109 "Inspections", Subsection 109.3.1 "Reinspections" - Added. Subsection R109.3.1 is added to the 2025 California Residential Code to read as follows:

R109.3.1 *Reinspections*. A reinspection fee may be assessed for each inspection or reinspection when any of the following occurs:

1. The portion of work for which the inspection was called is not complete or the corrections previously required and called for are not made;
2. Calling for an inspection before the job is ready for such inspection or reinspection;
3. The inspection record card or the approved plans are not posted or otherwise available to the inspector;
4. Failure to provide access on the date for which the inspection is requested; or,
5. Deviating from the approved plans when such deviation or change required approval of the building official.

To obtain a reinspection, the permittee shall pay the reinspection fee in accordance with the current City of National City Fee Schedule. In instances where a reinspection fee has been assessed, no further inspections shall be performed until the fees have been paid.

15.79.70 Chapter 1. Division II, Section R110 "Certificate of Occupancy", Subsection R110.4 'Temporary occupancy" - Amended. Subsection R110.4 of the 2025 California Residential Code is amended to read as follows:

R110.4. *Temporary Certificate of Occupancy*. Where a project or a major portion thereof is substantially complete and can be safely occupied, but practical difficulties delay completion of work, the Building Official may issue a Temporary Certificate of Occupancy for the use of a portion or portions of the building or structure prior to the completion of the entire project.

Prior to issuance of a Temporary Certificate of Occupancy, the premises shall be inspected by all affected city departments who shall prepare a list of work required to be completed and shall forward the list along with a recommendation for approval or disapproval of the issuance of a Temporary Certificate of Occupancy to the Building Official.

Upon receipt of a recommendation for approval from all affected City departments. The Building Official may prepare a Temporary Certificate of Occupancy granting temporary occupancy that shall include the following:

1. Work yet to be completed;
2. Maximum time allotted for completion of said work;
3. Property owner's signature and the signature of the contractor agreeing to complete the work within the prescribed time or vacate the premises upon order of the Building Official until such work is completed;
4. Evidence that a faithful performance bond has been posted if required by any affected City department; and
5. A copy of the Temporary Certificate of Occupancy granting temporary occupancy shall be provided to all affected city departments.

15.79.75 Chapter 1. Division II. Section R112 "Board of Appeals ". Subsection R112.1 "General" - Amended. Subsection R112.1 of the 2025 California Residential Code is amended to read as follows:

R112.1 *General*. In order to hear and decide appeals of orders, decisions, or determinations of the Building Official relative to the application and interpretation of this code, the City Council shall appoint an ad hoc Board of Appeals comprised of three (3) members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the City. Board members shall serve at the pleasure of the City Council. The board shall comply with Rosenberg's Rules of Order in conducting their business, and shall render written decisions and findings to the appellant with a copy to the Building Official. Decisions of the Board may be appealed to the City Council by the appellant or by the Building Official within thirty (30) days of the decision of the Board, by the filing of a written notice of appeal with the Director of Community Development stating the reasons for the appeal. The person filing the appeal and the opposing party shall be given at least ten (10) days' written notice of the time and place of the hearing on the appeal.

15.79.76 Chapter 1, Division II, Section 112 "Board of Appeals." Subsection R112.4 "Administration" - Added. Subsection R112.4 of the 2025 California Residential Code is added to read as follows

R112.4 *Administration*. The Building Official shall take immediate action in accordance with the decision of the board, unless such decision is appealed to the City Council.

15.79.080 Chapter 1. Division II, Section R113 "Violations ", Subsection R113.1 "Unlawful acts" - Amended. Subsection R113.1 of the 2022 California Residential Code is amended to read as follows:

R113.1 *Unlawful acts*. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Violation of any provision of this code shall be punishable as a misdemeanor and shall carry the penalties as prescribed in Chapter 1.20 of the National City Municipal Code.

15.79.082 Section R202 "Definitions," "Building Existing" - Amended. Section R202 Definitions "Building, Existing" of the 2025 California Residential Code is amended to read:

R202 *Building, Existing*. An "existing building" is a building erected prior to the adoption of the 2025 California Residential Code, or one for which a legal building permit has been issued. If more than fifty-percent of a structural roof or more than fifty-percent of all exterior walls are removed as part of a project, the building is not an existing building.

15.79.085 Chapter 1, Division II, Section R319 "Site Addresses ", Subsection R319.1 "Address Identification" - Amended. Subsection R319.1 of the 2025 California Residential Code is amended to read as follows:

R319.1 *Address Identification*. Every principal building or structure within the incorporated limits of the City of National City shall be identified by a designated street number as issued by the National City Fire Department.

Approved numbers or addresses shall be placed on all new and existing buildings, adjacent to the principal entrance to the premises or at a point that is highly visible and legible from the street. If necessary, directional signs shall be posted showing proper access to the given address from a point where the Fire Department access roadway leaves the dedicated street to the entrance of each addressed building. All such numbers shall be Arabic numerals or alphabetical letters and shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inches (12.7mm), and shall be placed on a contrasting background.

15.72.090 Chapter 1, Division II, Section R902 "Fire Classification", Subsection R902.1.3 "Roof Coverings in all other areas" - Amended. Subsection R902.1.3 of the 2025 California Residential Code is amended to read as follows:

R902.1.3 *Roof Coverings in all other areas*. The entire roof covering of every existing structure where more than fifty percent (50%) of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

15.79.095 Plan review fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.2, a plan review fee shall be paid at the time of submitting construction documents for review. The plan review fees shall be assessed in accordance with the current City of National City Fee Schedule. The plan review fees specified in this subsection are separate fees from the permit fees.

Where plans are incomplete or changes so as to require additional plan review, an additional plan review fee shall be charged in accordance with the current City of national City Fee Schedule.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this ____ day of _____, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA EXISTING BUILDING CODE, AND ADDING CHAPTER 15.90, SECTION 15.90.010 TO THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopt the 2025 California Existing Building Code, Title 24, Part 10, including Parts 8 & 12 establishing regulations for the repair, alteration, change of occupancy, addition and relocation of existing buildings within the city.

Section 2. That the City Council of the City of National City hereby adds Chapter 15.90, Section 15.90.010 of the National City Municipal Code to read as follows:

15.90.010 - 2025 California Existing Building Code - Adopted. The City Council adopts and incorporates herein, for the purpose of prescribing regulations for the repair, alteration, change of occupancy, addition and relocation of existing buildings, the 2025 California Existing Building Code, Title 24, Part. 10, and Parts 8 & 12. Except as otherwise provided by this chapter, all repair, alteration, change of occupancy, addition and relocation of existing buildings shall be in conformance with the 2025 California Existing Building Code.

Section 3. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this ____ day of _____, 2025

ATTEST:

Ron Morrison, Mayor

Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

Barry J. Schultz,
City Attorney

ORDINANCENO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA ELECTRICAL CODE, INCLUDING ANNEX H, AND THE 2023 NATIONAL ELECTRICAL CODE, AND AMENDING CERTAIN SECTIONS OF THOSE CODES, AND AMENDING CHAPTER 15.24 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds that the minor modifications and changes to the California Building Standards Code are reasonably necessary to ensure consistent application of the codes throughout the State; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopts the 2025 California Electrical Code, Annex H of the 2025 California Electric Code, California Code of Regulations, Title 24, Part 3, including all Annexes, and the 2023 National Electrical Code except as amended in Chapter 15.24 of the National City Municipal Code.

Section 2. That the City Council of the City of National City deletes, adds, or modifies certain provisions of the 2025 California Electrical Code and Annex H of the 2025 California Electrical Code.

Section 3. That the City Council of the City of National City hereby amends Chapter 15.24 of the National City Municipal Code to read as follows:

CHAPTER 15.24 CALIFORNIA ELECTRICAL CODE

Sections:

15.24.005	2025 California Electrical Code, Annex H of the 2025 California Electrical Code, and the 2023 National Electrical Code-Adopted and amended.
15.24.010	Annex H, Administration and Enforcement - Adopted and amended.
15.24.015	Annex H, Section 80.13"Authority", Subsection 80.13(7)"Right of Entry"- Amended.
15.24.020	Annex H, Section 80.13 "Authority", Subsection 80.13(17) "Electric Fences Prohibited"-Added.
15.24.025	Annex H, Section 80.19 "Permits and Approvals", Subsection 80.19(0) "Annual permits" - Deleted.
15.24.030	Annex H, Section 80.19 "Permits and Approvals", Subsection 80.19(E) "Fees"-Amended.
15.24.035	Annex H, Section 80.23 "Notice of Violations, Penalties," Subsection 80.23(8)(4) "Work commencing before permit issuance" – Added.
15.24.040	Annex H, Section 80.19 "Permits and Approvals", Subsection 80.19(F) "Inspection and approvals" - Amended.
15.24.045	Annex H, Section 80.19 "Permits and Approvals", Subsection 80.19(H) "Applications and extensions" - Amended.

15.24.050	Annex H, Section 80.19 "Permits and Approvals", Subsection 80.19(1) "Permit denial" -Added.
15.24.055	Annex H, Section 80.23 "Notice of violations, penalties" - Amended.
15.24.060	Annex H, Section 80.25 "Connection to electrical supply", Subsection 80.25(C) "Notification" - Deleted.
15.24.065	Annex H, Section 80.27 "Inspector's qualifications" - Deleted.
15.24.070	Annex H, Section 80.29 "Liability for damages"-Deleted.
15.24.075	Annex G, "Supervisory Control and Data Acquisition (SCADA)" - Deleted.
15.24.080	Article 89 "General Code Provisions", Subsection 89.108.8 "Appeals Board"-Amended.

15.24.005 2025 California Electrical Code, Annex H of the 2025 California Electrical Code, and the 2023 National Electrical Code - Adopted and amended. The City Council adopts, for the purpose of prescribing regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, the 2025 California Electrical Code, Annex H of the 2025 California Electric Code, California Code of Regulations, Title 24, Part 3, including all Annexes, and the 2023 National Electrical Code, The City Council amends, deletes, or adds certain sections of the 2025 Electrical Code, Annex H of the 2025 Electrical Code, and the 2023 National Electrical Code, based on local climatic, topographic or geological conditions that justify deviating from said Codes . The City Council does specifically and expressly find and declare specific changes in variation for local amendments to the administrative provisions of the 2025 California Electrical Code and Annex H of the 2025 California Electrical Code. Copies of these codes are filed in the office of the Building Official, and are adopted and incorporated as if fully set out in this chapter, and the provisions thereof shall be controlling within the city limits.

15.24.010 Annex H. "Administration and Enforcement" - Adopted and amended. Annex H to the 2025 California Electrical Code entitled "Administration and Enforcement", is adopted subject to the following additions, amendments and deletions contained in this chapter.

15.24.015 Annex H, Section 80.13 "Authority ", Subsection 80.13(7) "Right of entry" - Amended. Section 80.13(7) of Annex H of the 2025 California Electrical Code is amended to read as follows:

80.13(7) *Right of entry.* When necessary to make inspection to enforce any provision of this code, or when the Building Official has reasonable cause to believe that there exists in any building or upon any premise a condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the Building Official, or his or her designee, may request entry as specified in Chapter 1.12 of the National City Municipal Code.

15.24.020 Annex H, Section 80.13 "Authority", Subsection 80.13(17) "Electric Fences Prohibited" - Added. Section 80.13 (17) is added to Annex H of the 2025 California Electrical Code as follows:

80.13(17) *Electrical Fences Prohibited.* No electrical fence should be constructed maintained or operated within the City of National City. Electric fences as used herein, include all fences which in any way use electrical energy as an additional deterrent or have wires charged with electricity which are not covered with adequate insulation to protect persons and animals coming in contact therewith.

15.24.025 Annex H, Section 80.19 "Permits and Approvals". Subsection 80.19(D)" Annual Permits" - Deleted. Section 80.19(D) of Annex H of the 2025 California Electrical Code is deleted.

15.24.030 Annex H. Section 80 .19 "Permits and Approvals ", Subsection 80.19(E) " Fees" - Amended. Section 80.19(E) of Annex H of the 2025 California Electrical Code is amended to read as follows:

80.19(E) *Fees*. Fees shall be assessed in accordance with the current City of National City Fee Schedule.

15.24.035 Annex H. Section 80.23 "Notice of Violations. Penalties," Subsection 80.23(C) "Work Commencing Before Permit Issuance" - Added. Subsection 80.23(C) is added to Annex H of the 2025 California Electrical Code as follows:

80.23(C) *Work Commencing Before Permit Issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an administrative penalty equal to the inspection fee portion of the permit fee that would be required by this code if a permit were to be issued. The administrative penalty is in addition to a permit fee.

When a plan review is required for issuance of such permit, the plan review fee portion will not be subject to said penalty. The payment of such administrative penalty shall not exempt any person from compliance with all other provisions of this code or from any penalty prescribed by law.

15.24.40 Annex H. Section 80.19 "Permits and Approvals". Subsection 80.19(F) "Inspection and Approvals" - Amended. Section 80.19(F) of Annex H of the 2025 California Electrical Code is amended to read as follows:

80.19(F) Inspection and approvals

1) All electrical systems and equipment for which a permit is required by this code shall be subject to inspection by the Building Official, and the electrical system shall remain accessible and exposed for inspection purposes until approved by the Building Official.

It shall be the duty of the permittee to cause the electrical system to remain accessible and exposed for inspection purposes. Neither the Building Official, nor the City of National City shall be liable for the expense entailed in the removal or replacement of any material required to permit inspection. When the installation of an electrical system and equipment is complete, an additional and final inspection shall be made. Electrical systems and equipment regulated by this code shall not be connected to the energy source until authorized by the Building Official. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the City of National City. Inspections presuming to give authority to violate or cancel provisions of this code or other ordinances of the City of National City shall not be valid.

2) It shall be of the duty of the permittee to notify the Building Official, or his or her designee, that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be made in accordance with the proper procedure in place at the time of the request. It shall be the duty of the permittee to provide access to and means for inspection of such work.

3) The requirements of section 15.24.040 shall not be construed to prohibit the operation of any electrical system or equipment installed to replace existing equipment. The request for inspection of such equipment must have been with the Building Official, or his or her designee, not more than forty-eight hours after such replacement work is completed and before any portion of such electrical system is concealed by any permanent portion of the building.

4) A re-inspection fee may be assessed for each inspection or re-inspection when any of the following occurs:

   A. The portion of the work for which the inspection was called is not complete or the corrections previously required and called for are not made;
   B. Calling for an inspection before the job is ready for such inspection or re-inspection;
   C. The inspection record card or the approved plans are not posted or otherwise available to the inspector;
   D. Failure to provide access on the date for which the inspection is requested; or
   E. Deviating from the approved plans when such deviation or change required approval of the Building Official.

To obtain a re-inspection, the permittee shall pay the re-inspection fee in accordance with the current City of National City Fee Schedule. In instances where a re-inspection fee has been assessed, no further inspections shall be performed until the fees have been paid.

15.24.45 Annex H, Section 80.19 "Permits and Approvals ". Subsection 80.19(H) "Applications and Extensions" - Amended. Section 80.19(H) of Annex H of the 2025 California Electrical Code is amended to read as follows:

80.19(H) *Application and Extensions.* Applications for permits shall be made to the authority having jurisdiction on forms provided by the jurisdiction and shall include the applicant's answers in full to inquires set forth on such forms. Applications for permits shall be accompanied by such data as required by the authority having jurisdiction, such as plans and specifications, location, and so forth. Fees shall be determined as required by the local laws.

The authority having jurisdiction shall review all applications submitted and issue permits as required. If an application for a permit is rejected by the authority having jurisdiction, the applicant shall be advised of the reasons for such rejection. Permits for activities requiring evidence of financial responsibility by the jurisdiction shall not be issued unless proof of required financial responsibility is furnished.

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within twelve calendar months from the date of such permit issuance, or if the building or work authorized by such permit is stopped at any time after work has commenced for a period of six calendar months, or if the building or work authorized by such permit exceeds three calendar years from the issuance date of the permit. Work shall be presumed to have commenced if the permittee has obtained a required inspection approval of work authorized by the permit by the Building Official within twelve calendar months of the date of permit issuance.

Work shall be presumed to be stopped if the permittee has not obtained a required inspection approval of work by the Building Official within each six months period upon commencement of work authorized by such permit.

In order for work to be recommenced, a Permit Extension Request must be submitted in writing and approved by the Building Official. Eligibility for a permit extension is specified below.

1. For permits for which work has not commenced in the first twelve calendar months from the date of permit issuance, a permit extension may be obtained provided that:

    A. No changes have been made or will be made in the original plans and specifications for such work;
    B. The expiration has not exceeded three years from the original issuance date;
    C. The same edition of the adopted codes is in effect as used in the initial plan check;
    D. A fee equal to one-half the amount required for a new permit is paid.
    E. The permit, even if extended, shall still expire three calendar years from the date of the initial permit issuance.

2. For permits where work was commenced and was subsequently stopped as defined herein, a permit extension may be obtained provided that:

    A. No changes have been made or will be made in the original plans and specifications for such work;
    B. The expiration has not exceeded three years from the original issuance date;
    C. A fee equal to one-half the amount required for a new permit is paid, except that where construction has progressed to the point of requiring only a final inspection, a fee equal to one-quarter of the amount required for new permit shall be paid; and
    D. A renewal permit shall expire three calendar years from the date of the initial permit issuance.

3. Extension of an unexpired permit. For an extension of an unexpired permit, the permittee may apply for an extension of time within which work under that permit may be continued when for good and satisfactory reasons, by the Building Official in his or her sole discretion, the permittee is unable to continue work within the time required by section 15.08.040. The Building Official may extend the time for action by the permittee for a period not exceeding six calendar months beyond the expiration date in effect at the time of the extension application, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action being taken.

4. Permits issued where the permittee has been deployed to a foreign country may be held in abeyance until six months after the return of the permittee from his/her deployment, if necessary, upon application for such relief by the permittee.

15.24.050 Annex H. Section 80.19 "Permits and Approvals ", Subsection 80.19(1) "Permit denial" - Added. Subsection 80.19(1) is added to Annex H of the 2025 California Electrical Code to read as follows:

80.19(1) *Permit Denial.* The Building Official may deny the issuance of a building permit on any property where there exists an unsafe or substandard building as provided in Chapter 15.10 and 15.16 of the National City Municipal Code, or where there exists unlawful construction or a violation of the National City Municipal Code.

15.24.055 Annex H. Section 80.23 "Notice of Violations, Penalties" - Amended. Section 80.23 of Annex H of the 2025 California Electrical Code is amended to read as follows:

80.23 *Violations, Penalties.* It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Violations of any provisions of this code may be punishable as a misdemeanor and shall carry the penalties as prescribed in Chapter 1.20 of the National City Municipal Code.

15.24.060 Annex H. Section 80.25 "Connection to electrical supply", Subsection 80.25(C)"Notification" - Deleted. Subsection 80.25(C) of Annex H of the 2025 California Electrical Code is deleted.

15.24.065 Annex H. Section 80.27 "Inspector's qualifications" - Deleted. Section 80.27 of Annex H of the 2025 California Electrical Code is deleted.

15.24.070 Annex H. Section 80.29 "Liability for damages" - Deleted. Section 80.29 of Annex H of the 2025 California Electrical Code is deleted.

15.24.075 Annex G. Supervisory Control and Data Acquisition (SCADA) - Deleted. Annex G of the 2025 California Electrical Code is deleted.

15.24.080 Article 89 "General Code Provisions". Subsection 89.108.8 "Appeals Board" - Amended. Subsection 89.108.8 of Article 89 the 2025 California Electrical Code is amended to read as follows:

Section 108.8.1. *Appeals Board.* In order to hear and decide appeals of orders, decisions, or determinations of the Building Official relative to the application and interpretation of this code, the City Council shall appoint an ad hoc Board of Appeals comprised of three (3) members who are qualified by experience and training to pass upon matters pertaining to building codes, regulations, and ordinances, and who are not employees of the City. Board members shall serve at the pleasure of the City Council. The Board shall comply with Rosenberg's Rules of Order in conducting their business, and shall render written decisions and findings to the appellant with a copy to the Building Official. Decisions of the Board may be appealed to the City Council by the appellant or by the Building Official within thirty (30) days of the Decision of the Board by filing of a written notice of appeal with the Director of Community Development stating the reasons for the appeal. The person filing the appeals and the opposing party shall be given at least ten days' written notice of the time and place of the hearing on the appeal.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this _____ day of _____, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA MECHANICAL CODE, INCLUDING APPENDIX CHAPTERS A, B, C, D, E, F AND G, AMENDING CERTAIN SECTIONS OF THAT CODE, AND AMENDING CHAPTER 15.14 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds that the minor modifications and changes to the California Building Standards Code are reasonably necessary to ensure consistent application of the codes throughout the State; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopts the 2025 California Mechanical Code, including Appendix Chapters A, B, C, D, E, F and G, except as amended in Chapter 15.14 of the National City Municipal Code.

Section 2. That the City Council of the City of National City hereby deletes, add, or modifies certain provisions of the 2025 California Mechanical Code.

Section 3. That the City Council of the City of National City hereby amends Chapter 15.14 of the National City Municipal Code to read as follows:

CHAPTER 15.14 CALIFORNIA MECHANICAL CODE

Sections:

15.14.005 2025 California Mechanical Code - Adopted.

15.14.015 Chapter 1, Division II, "Administration" – Adopted and Amended.

15.14.020 Chapter 1, Division II, Section 103 "Powers and Duties of the Authority Having Jurisdiction," Subsection 103.4 "Right of entry" – Amended.

15.14.025 Chapter 1, Division II, Section 107 "Board of Appeals," Subsection 107.1 "General" -Amended.

15.14.030 Chapter 1, Division II, Section 106 "Violations and Penalties," Subsection 106.1 "General" – Amended.

15.14.035 Chapter 1, Division II, Section 104 "Permits," Subsection 104.4.3 "Expiration" – Amended.

15.14.040 Chapter 1, Division II, Section 104 "Permits," Subsection 104.4.7 "Permit denial" – Added.

15.14.045 Chapter 1, Division II, Section 104.5 "Fees" – Amended.

15.14.050 Chapter 1, Division II, Table 104.5 "Mechanical permit fees" – Deleted.

15.14.060 Chapter 1, Division II, Section 104 "Permits," Subsection 104.3.2 "Plan review fees" – Amended.

15.14.065 Chapter 1, Division II, Section 104.5 "Fees," Subsection 104.5.2 "Investigation Fees" – Amended.

15.14.070 Chapter 1, Division II, Section 105 "Inspections and Testing," Subsection 105.2.6 "Re-inspections" – Amended.

15.14.075 Appendix Chapters A, B, C, D, E, F and G- Adopted.

15.14.005 2025 California Mechanical Code – Adopted. The City Council adopts and incorporates herein for the purpose of prescribing in the City of National City, regulations governing the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration system, incineration or other miscellaneous heat producing appliance, in or on any building or structure or outdoors on any premises or property, the 2025 California Mechanical Code, including Appendix Chapters A, B, C, and D, California Code of Regulations Title 24, Part 4, except such portions as are deleted, added, or amended by this chapter. The City Council does specifically and expressly find and declare specific changes in variation for local amendments to the administrative provisions of the 2025 California Mechanical Code. Copies of all codes are filed in the office of the Building Official and are adopted and incorporated as fully set out in this chapter, and the provisions thereof shall be controlling within the city limits.

15.14.015 Chapter 1, Division II, "Administration" – Adopted and Amended. Chapter 1, Division II "Administration," of the 2025 California Mechanical Code is adopted subject to the additions, amendments and deletions provided in this Chapter.

15.14.020 Chapter 1. Division II, Section 103 "Powers and Duties of the Authority Having Jurisdiction," Subsection 103.4 "Right of entry" – Amended. Section 103.4 of the 2025 California Mechanical Code is amended to read as follows:

> 103.4 *Right of entry*. When necessary to make inspections to enforce any provision of this code, or when the Building Official has reasonable cause to believe that there exists in any building or upon any premises a condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the Building Official, or his or her designee, may request entry as specified in Chapter 1.12 of the National City Municipal Code.

15.14.025 Chapter 1, Division II, Section 107 "Board of Appeals," Subsection 107.1 "General" – Amended. Section 107.1 of the 2025 California Mechanical Code is amended to read as follows:

107.1 *General.* In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, the City Council shall appoint an ad hoc Board of Appeals consisting of three (3) members who are qualified by experience and training to pass upon matters pertaining to mechanical system design, construction, and maintenance and the public health aspects of mechanical systems and who are not employees of the City. Board members shall serve at the pleasure of the City Council. The Board shall comply with Rosenberg's Rules of Order in conducting their business and shall render written decisions and findings to the appellant with a copy to the Building Official. The Building Official shall take immediate action in accordance with the decision of the Board, unless such decision is appealed to the City Council. Decisions of the Board may be appealed to the City Council by the appellant or by the Building Official within thirty (30) days of the decision of the Board, by the filing of a written notice of appeal with the Director of Community Development stating the reasons for the appeal. The appellant and the opposing party shall be given at least ten (10) days' notice of the time and place of the hearing on the appeal.

15.14.030 Chapter 1, Division II, Section 106 "Violations and Penalties," Subsection 106.1 "Violations" – Amended. Section 106.1 of the 2025 California Mechanical Code is amended to read as follows:

> 106.1 *General.* Violations of any provision of this code shall be punishable as a misdemeanor and shall carry the penalties as prescribed in Chapter 1.20 of the National City Municipal Code.

15.14.035 Chapter 1, Division II, Section 104 "Permits," Subsection 104.4.3 "Expiration" – Amended. Section 104.3.3 of the 2025 California Mechanical Code is amended to read as follows:

104.4.3 *Expiration.* Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within twelve calendar months from the date of such permit issuance, or if the building or work authorized by such permit is stopped at any time after work has commenced for a period of six calendar months, or if the building or work authorized by such permit exceeds three calendar years from the issuance date of the permit. Work shall be presumed to have commenced if the permittee has obtained a required inspection approval of work authorized by the permit by the Building Official within twelve calendar months of the date of permit issuance.

Work shall be presumed to be stopped if the permittee has not obtained a required inspection approval of work by the Building Official within each six months period upon commencement of work authorized by such permit.

In order for work to be recommenced, a Permit Extension Request must be submitted in writing and approved by the Building Official. Eligibility for a permit extension is specified below.

1. For permits for which work has not commenced in the first twelve calendar months from the date of permit issuance, a permit extension may be obtained provided that:

   A. No changes have been made or will be made in the original plans and specifications for such work;
   B. The expiration has not exceeded three years from the original issuance date;
   C. The same edition of the adopted codes is in effect as used in the initial plan check;
   D. A fee equal to one-half the amount required for a new permit is paid.
   E. The permit, even if extended, shall still expire three calendar years from the date of the initial permit issuance.

2. For permits where work was commenced and was subsequently

stopped as defined herein, a permit extension may be obtained provided that:

A. No changes have been made or will be made in the original plans and specifications for such work;
B. The expiration has not exceeded three years from the original issuance date;

C. A fee equal to one-half the amount required for a new permit is paid, except that where construction has progressed to the point of requiring only a final inspection, a fee equal to one-quarter of the amount required for new permit shall be paid; and
D. A renewal permit shall expire three calendar years from the date of the initial permit issuance.

3. For an extension of an unexpired permit, the permittee may apply for an extension of time within which work under that permit may be continued when for good and satisfactory reasons, by the Building Official in his or her sole discretion, the permittee is unable to continue work within the time required by section 15.14.035. The Building Official may extend the time for action by the permittee for a period not exceeding six calendar months beyond the expiration date in effect at the time of the extension application, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action being taken.

4. Permits issued where the permittee has been deployed to a foreign country may be held in abeyance until six months after the return of the permittee from his/her deployment, if necessary, upon application for such relief by the permittee.

15.14.040 Chapter 1. Division II. Section 104 "Permits." Subsection 104.4.7 "Permit denial" – Added. Section 104.4.7 of the 2025 California Mechanical Code is added to read as follows:

104.4.7 *Permit denial.* The Building Official may deny the issuance of a building permit on any property where there exists an unsafe or a substandard building as provided in Chapter 15.10 and 15.16 of the National City Municipal Code, or where there exists unlawful construction, or where there exists a violation of the National City Municipal Code.

15.14.045 Chapter 1. Division II, Section 104.5 "Fees"-Amended. Section 104.5 of the 2025 California Mechanical Code is amended as follows:

104.5 *Fees*. Fees shall be assessed in accordance with the current City of National City Fee Schedule.

15.14.050 Chapter 1. Division II, Table 104.5 "Mechanical permit fees" - Deleted. Table 104.5 of the 2025 California Mechanical Code, "Mechanical Permit Fees," is deleted.

15.14.060 Chapter 1, Division II. Section 104.0 "Permits," Subsection 104.3.2 "Plan review fees" – Amended. Section 104.3.2, of the 2025 California Mechanical Code is amended as follows:

Section 104.3.2 *Plan Review Fees*. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review. The plan review fees for mechanical system work shall be assessed in accordance with the current City of National City Fee Schedule. The plan review fees specified in this subsection are separate fees from the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged in accordance with the current City of National City Fee Schedule.

15.14.065 Chapter 1, Division II. Section 104.5 "Fees," Subsection 104.5.2 "Investigation Fees" – Amended. Section 104.5.2 of the 2025 California Mechanical Code is amended to read as follows:

Section 104.5.2 *Investigation Fees*. Any person who commences any work on a building, structure, electrical, mechanical or plumbing system before obtaining the necessary permits shall be subject to an administrative penalty equal to the inspection fee portion of the permit fee that would be required by this code whether or not a permit is then subsequently issued. The payment of such administrative penalty shall not exempt any person from compliance with all other provisions of this code or from any penalty prescribed by law.

When a plan review is required for issuance of such permit, the plan review fee portion will not be subject to said penalty.

15.14.070 Chapter 1, Division II, Section 105.0 "Inspections and Testing," Subsection 105.2.6 "Reinspections" – Amended. Subsection 105.2.6 of the 2025 California Mechanical Code is amended to read as follows:

Section 105.2.6 *Reinspections*. A reinspection fee shall be permitted to be assessed at the discretion of the Building Official, or his or her designee, for each inspection or reinspection where such portion of work for which

inspection is called is not complete or where required corrections have not been made.

Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the Authority Having Jurisdiction.

To obtain a re-inspection, the permittee shall pay the re-inspection fee in accordance with the current City of National City Fee Schedule. In instances where a re-inspection fee has been assessed, no further inspections shall be performed until the fees have been paid.

15.14.075 Appendix Chapters A. B, C, D, E, F and G – Adopted. Appendix Chapters A, B, C, D, E, F and G of the 2025 California Mechanical Code are adopted.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this ____ day of _____, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

ORDINANCENO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA PLUMBING CODE AND TABLE 2902.1 OF THE 2025 CALIFORNIA BUILDING CODE, AMENDING CERTAIN SECTIONS OF THOSE CODES, AND AMENDING CHAPTER 15.20 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds that the minor modifications and changes to the California Building Standards Code are reasonably necessary to ensure consistent application of the codes throughout the State; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopt the 2025 California Plumbing Code and Table 2902 .1 of the 2025 California Building Code, except as amended in Chapter 15.20 of the National City Municipal Code.

Section 2. That the City Council of the City of National City hereby deletes, adds, or modifies certain provisions of the 2025 California Plumbing Code and Table 2902.1 of the 2025 California Building Code.

Section 3. That the City Council of the City of National City hereby amends Chapter 15.20 of the National City Municipal Code to read as follows:

CHAPTER 15.20 – CALIFORNIA PLUMBING CODE

Sections:

15.20.005 2025 California Plumbing Code-Adopted.

15.20.015 Chapter 1, Divisions I and II - Adopted and amended.

15.20.020 Chapter 1, Division II, Section 103 "Duties and Powers of the Authority Having Jurisdiction", Subsection 103.4 "Right of Entry" – Amended.

15.20.024 Chapter 1, Division II, Section 107 “Board of Appeals”, Subsection 107.1 "General"-Amended.

15.20.025 Chapter 1, Division II, Section 102 "Organization and Enforcement", Subsection 102.5 "Penalties" - Amended.

15.20.027 Chapter 1, Division II, Section 104.5 "Fees", Subsection 104.5.1 "Work Commencing Before Permit Issuance" – Amended.

15.20.030 Chapter1, Division II, Section 104 "Permits", Subsection 104.4.3 "Expiration" – Amended.

15.20.035 Chapter 1, Division II, Section 104 "Permits," Subsection 103.3.4 "Permit denial" - Added.

15.20.040 Chapter 1, Division II, Section 104 "Permits," Subsection 103.5 "Fees" – Amended.

15.20.042 Chapter 1, Division II, Section 104 "Permits," Subsection 104.6 "Placement of Permit-Added.

15.20.045 Chapter 1, Division II, Section 104 "Permits," Subsection 104.3.2 "Plan review fees" – Amended.

15.20.050 Chapter 1, Division II, Section 105 "Inspections and Testing." Subsection 105.2.6 "Re-inspection’s" - Amended.

15.20.060 Chapter 1, Division II, Table 104.5 "Plumbing permits fees" – Deleted

15.20.065 Chapter 1, Division II, Table 422.1 "Minimum plumbing facilities" - Deleted.

15.20.070 Table 2902.1 "Minimum number of required plumbing fixtures of the 2025 California Building Code" – Adopted.

15.20.005 2025 California Plumbing Code – Adopted. The City Council adopts and incorporates herein for the purpose of prescribing in the City of National City, regulations governing the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any plumbing, gas, or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2025 California Plumbing Code, including Administration Divisions I and II, California Code of Regulations Title 24, Part 5, and Table 2902 .1 of the 2025 California Building Code. The City Council does specifically and expressly find and declare specific changes in variation for local amendments to the administrative provisions of the 2025 California Plumbing Code. Copies of all codes are filed in the office of the Building Official and are adopted and incorporated as if fully set forth in this chapter, and the provisions shall be controlling within the city limits.

15.20.015 Chapter 1. Divisions I and II – Adopted and Amended. Chapter 1, Division I, "Administration" is adopted. Chapter 1, Division 11, "Administration" of the 2025 California Plumbing Code is adopted subject to the additions, amendments, and deletions contained in this chapter.

15.20.020 Chapter 1. Division II. Section 103 "Duties and Powers of the Authority Having Jurisdiction" Subsection 103.4 "Right of Entry" – Amended. Subsection 103.4 of the 2025 California Plumbing Code is amended to read as follows:

> 103.4 *Right of Entry*. When necessary to make inspection to enforce any of the provisions of this code, or when the Building Official has reasonable cause to believe that there exists in any building or upon any premises a condition or code violation which make such building or premises unsafe, dangerous or hazardous, the Building Official, or his or her designee, may request entry as specified in Chapter 1.12 of the National City Municipal Code.

15.20.24 Chapter 1, Division II, Section 107 "Board of Appeals, Subsection 107.1 "General" - Amended. Subsection 107.1 of the 2025 California Plumbing Code is amended to read as follows:

> 107.1 *General*. In order to hear and decide appeals of orders, decisions, or determinations of the Building Official relative to the application and interpretation of this code, the City Council shall appoint an ad hoc Board of Appeals comprised of three (3) of members who are qualified by experience and training to pass upon matters pertaining to plumbing design, construction, and maintenance, and the public health aspects of plumbing systems and who are not employees of the City. Board members shall serve at the pleasure of the City Council. The Board shall comply with Rosenberg's Rules of Order in conducting their business and shall render written decisions and findings to the appellant with a copy to the Building Official. Decisions of the Board may be appealable to the City Council by the appellant or by the Building Official within thirty (30) days of the decision of the Board, by the filing of a written notice of appeal with the Director of Community Development stating the reasons for the appeal. The person filing the appeal and the opposing party shall be given at least ten (10) days' written (?) notice of the time and place of the hearing on the appeal.

15.20.024 Chapter 1. Division II, Section 106 "Violations and Penalties" Subsection 106.3 "Penalties" - Amended. Subsection 106.3 of the 2025 California Plumbing Code is amended to read as follows:

> 106.3 *Penalties*. Violation of any provision of this code shall be punishable as a misdemeanor and shall carry the penalties as prescribed in Chapter 1.20 of the National City Municipal Code.

15.20.027 Chapter 1, Division II, Section 104.5 "Fees", Subsection 104.5.1 "Work Commencing Before Permit Issuance - Amended. Subsection 104.5.1 of the 2022 California Plumbing Code is amended to read as follows:

> 104.5.1 *Work Commencing Before Permit Issuance*. Any person who commences

any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an administrative penalty equal to the inspection fee portion of the permit fee that would be required by this code if a permit were to be issued. The administrative penalty is in addition to a permit fee.

When a plan review is required for issuance of such permit, the plan review fee portion will not be subject to said penalty. The payment of such administrative penalty shall not exempt any person from compliance with all other provisions of this code or from any penalty prescribed by law.

15.20.030 Chapter 1. Division II, Section 104 "Permits," Subsection104.4.3. "Expiration" - Amended. Subsection 104.4.3 of the 2022 California Plumbing Code is amended to read as follows:

104.4.3 *Expiration*. Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within twelve calendar months from the date of such permit issuance, or if the building or work authorized by such permit is stopped at any time after the work has commenced for a period of six calendar months, or if the building or work authorized by such permit exceeds three calendar years from the issuance date of the permit. Work shall be presumed to have commenced if the permittee has obtained a required inspection approval of work authorized by the permit by the Building Official within twelve calendar months of the date of permit issuance. Work shall be presumed to be stopped if the permittee has not obtained a required inspection approval of work by the Building Official within each six- month period upon the initial commencement of work authorized by such permit.

In order for work to be recommenced, a Permit Extension Request must be submitted in writing and approved by the Building Official. Eligibility for a permit extension is specified below.

1. For permits for which work has not commenced in the first twelve calendar months from the date of issuance, a permit extension may be obtained provided that:
   - A. No changes have been made or will be made in the original plans and specifications for such work;
   - B. The expiration has not exceeded three years from the original issuance date;
   - C. The same edition of the adopted codes is in effect as used in the initial plan check;
   - D. A fee equal to one-half the amount required for a new permit is paid; and
   - E. The permit, even if extended, shall expire three calendar years from the date of initial permit issuance.

2. For permits where work has commenced and was subsequently stopped as defined herein, a permit extension may be obtained provided that:
   - A. No changes have been made or will be made in the original plans and specifications for such work;
   - B. The expiration has not exceeded three years from the original issuance date;
   - C. A fee equal to one-half the amount required for a new permit is paid, except that where construction has progressed and has been approved to the point of requiring only a final inspection, a fee equal to one quarter the amount required for a new permit shall be paid; and

D. The permit, even if extended, shall expire three calendar years from the date of initial permit issuance.

3. For an extension of an unexpired permit, the permittee may apply for an extension of time within which work under that permit may be continued when for good and satisfactory reasons, as determined by the Building Official in his or her sole discretion, the permittee is unable to continue work within the time required by section 15.20.030. The Building Official may extend the time for action by the permittee for a period not exceeding six calendar months beyond the expiration date in effect at the time of the extension application, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

4. Permits issued where the permittee has been deployed to a foreign country, may be held in abeyance until six months after the return of the permittee from his/her deployment, if necessary, upon application for such relief by the permittee.

15.20.035 Chapter 1. Division II, Section 104 "Permits". Subsection 104.3.4 "Permit denial" - Added. Subsection 104.3.4 is added to the 2025 California Plumbing Code is to read as follows

104.3.4 *Permit Denial*. The Building Official may deny the issuance of a building permit on any property where there exists an unsafe or substandard building as provided in Chapter 15.10 and 15.16 of the National City Municipal Code, or where there exists unlawful construction or a violation of the National City Municipal Code.

15.20.040 Chapter 1. Division II, Section 104 "Permits". Subsection 104.5 "Fees" - Amended. Subsection 104.5 of the 2025 California Plumbing Code is amended to read as follows:

104.5 *Fees*. Fees shall be assessed in accordance with the current City of National City Fee Schedule.

15.20.042 Chapter 1, Division II, Section 104 "Permits," Subsection 104.6 "Placement of Permit" - Added. Subsection 104.6 is added to the 2025 California Plumbing Code to read as follows:

104.6 *Placement of Permit.* The building permit or a copy, the inspection record, and the approved plans shall all be kept on site until the completion of the project. The inspection record is to be kept on the job unless removed by the Building Official.

15.20.045 Chapter 1, Division II. Section 104 "Permits", Subsection 104.3.2 "Plan Review Fees" – Amended. Subsection 104.3.2 of the 2025 California Plumbing Code is amended to read as follows:

104.3.2 *Plan Review Fees.* Where a plan or other data is required to be submitted in accordance with Section 104.3.2, a plan review fee shall be paid at the time of submitting construction documents for review. The plan review fees shall be assessed in accordance with the current City of National City Fee Schedule. The plan review fees specified in this subsection are separate fees from the permit fees.

Where plans are incomplete or changes so as to require additional plan review, an additional plan review fee shall be charged in accordance with the current City of national City Fee Schedule.

15.20.050 Chapter 1, Division II, Section 105 "Inspections and Testing", Subsection 105.2.6 "Reinspections "- Amended. Subsection 105.2.6 of the 2025 California Plumbing Code is amended to read as follows:

105.2.6 *Reinspections.* A reinspection fee may be assessed for each inspection or reinspection when any of the following occurs:

1. The portion of work for which the inspection was called is not complete or the corrections previously required and called for are not made;
2. Calling for an inspection before the job is ready for such inspection or reinspection;
3. The inspection record card or the approved plans are not posted or otherwise available to the inspector;
4. Failure to provide access on the date for which the inspection is requested; or,
5. Deviating from the approved plans when such deviation or change required approval of the Building Official.

To obtain a re-inspection, the permittee shall pay the re-inspection fee in accordance with the current City of National City Fee Schedule. In instances where a re-inspection fee has been assessed, no further inspections shall be performed until the fees have been paid.

15.20.060 Chapter 1, Division II, Table 104.5 "Plumbing Permits Fees" - Deleted. Table 104.5 of Chapter 1, Division II of the 2025 California Plumbing Code, entitled "Plumbing Permit Fees", is deleted.

15.20.065 Table 422 .1 "Minimum Plumbing Facilities" - Deleted. Table 422.1 of Chapter 4, of the 2025 California Plumbing Code, entitled "Minimum Plumbing Facilities", is deleted.

15.20.070 Table 2902.1 "Minimum number of required plumbing fixtures of the 2022 California Building Code" - Adopted. Table 2902.1 of the 2025 California Building Code is adopted. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902 .1. Types of occupancies not shown in Table 2902.1 shall be considered individually by the Building Official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3 of the 2025 California Building Code.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this _____ day of _____, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA ENERGY CODE, AND AMENDING SECTION 15.75.010 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopt the 2025 California Energy Code, California Code of Regulations, Title 24, Part 6, establishing regulations for the installation, maintenance, and alteration of energy systems within the city.

Section 2. That the City Council of the City of National City hereby amends Section 15.75.010 of the National City Municipal Code to read as follows:

15.75.010 - 2025 California Energy Code - Adopted. The City Council adopts and incorporates herein, for the purpose of prescribing regulations for the conservation of energy, the, 2025 California Energy Code, California Code of Regulations, Title 24, Part. 6. Except as otherwise provided by this chapter, all construction of buildings where energy will be utilized shall be in conformance with the 2025 California Energy Code.

Section 3. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this ____ day of _____, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND AMENDING SECTION 15.78.010 OF THE NATIONAL CITY MUNICIPAL CODE.

WHEREAS, the ordinance updates the locally adopted building and construction codes (last updated in 2023) to incorporate the 2025 California Building Code; 2025 California Residential Code; 2025 California Existing Building Code; 2025 California Electrical Code and 2023 National Eclectic Code; 2025 California Mechanical Code; 2025 California Plumbing Code; 2025 California Energy Code; 2025 California Green Building Code; and all appendices related to these codes with minor modifications to reflect local conditions; and

WHEREAS, California Health and Safety Code Section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, California Health and Safety Code section 17958.5 permits local jurisdictions to make changes or modifications to the California Building Standards Code as are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on November 4, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

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

Section 1. That the City Council of the City of National City hereby adopt the 2025 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, establishing regulations to enhance building design and construction within the city.

Section 2. That the City Council of the City of National City hereby amends Section 15.78.010 of the National City Municipal Code to read as follows:

15.78.010 2025 California Green Building Standards Code - Adopted. The City Council adopts and incorporates herein for the purpose of prescribing regulations for the reduction of negative impacts or increasing positive environmental impacts and encouraging sustainable construction practices, the 2025 California Green Building Standards Code, California Code of Regulations Title 24, Part 11. All construction of buildings shall be in conformance with the 2025 California Green Building Standards Code, except as otherwise provided by this chapter.

Section 3. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 4th day of November, 2025.

PASSED and ADOPTED this ____ day of _____, 2025.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Barry J. Schultz, City Attorney