

Development Fees



This brochure outline fees which the Facilities Financing Section of the City Planning & Community Investment Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

The Facilities Financing Section also assesses the Regional Transportation Congestion Improvement Program Fees (RTCIP). These fees were adopted by Resolution #303554 on April 14, 2008. This fee is applicable only on new Residential Development. On-site Affordable (low income) units may be exempt from the RTCIP Fee. These fees were established to ensure that new Development directly invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS.
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES.**

July 1, 2009 COMMUNITY	FISCAL YEAR 2010 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		RTCIP Single-Family	RTCIP Multi-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	53,741	37,619	17,789 (a) (b)	9256 (n) 13,520 (o)	177,873	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	2,378	1,902
Carmel Valley	24,946	17,462	92,550	86,063	89,057	-	-	-	-
Del Mar Mesa	90,293 (c)	63,205	186,004	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	2,378	1,902
Miramar Ranch North(d)	-	-	-	-	-	-	-	2,378	1,902
Mira Mesa	29,264	20,485	181,144	63,503- 83,110	-	-	-	-	-
North University City	20,876	14,614	-	-	-	1,406(e)	-	-	-
Otay Mesa (f)	24,631	17,242	141,633 148,801	49,262 49,104	-	-	-	-	-
Pacific Highlands Ranch	79,133 53,812 (g)	55,395	638,454	425,632	227,002	-	-	-	-
Rancho Encantada	2,727	1,908	-	-	-	-	-	2,378	1,902
Rancho Peñasquitos	24,498	17,149	146,988	-	-	-	-	-	-
Sabre Springs	4,540	3,178	793(a)	401(a)	-	-	-	2,378	1,902
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	31,107	21,775	121,752	73,397	42,003	-	-	2,378	1,902
Torrey Highlands (m)(i)	105,101	73,573	188,130- 633,757(i)	565,304	157,652	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	2,378	1,902
Urbanized Communities									
Barrio Logan	10,200	10,200	-	-	-	302	457	2,378	1,902
Centre City (p)	3,970	3,970	-	-	-	-	320	2,378	1,902
Clairemont Mesa	4,261	4,261	-	-	-	42	105	2,378	1,902
College Area	2,484	2,484	-	-	-	175	-	2,378	1,902
Golden Hill	8,124	8,124	-	-	-	115	221	2,378	1,902
Kearny Mesa	7,536	7,536	-	-	-	61	66	2,378	1,902
La Jolla	4,794	4,794	-	-	-	171	148	2,378	1,902
Linda Vista	1,788(j)	1,788(j)	-	-	-	98	188/91(k)	2,378	1,902
Mid City	2,417	2,417	-	-	-	75	5	2,378	1,902
Midway/Pacific Highway	6,526	6,526	-	-	-	842	15	2,378	1,902
Mission Beach	1,590	1,590	-	-	-	148	-	2,378	1,902
Mission Valley	11,621	11,621	-	-	-	251	323	2,378	1,902
Navajo	6,566	6,566	-	-	-	292	279	2,378	1,902
North Park	4,080	4,080	-	-	-	62	115	2,378	1,902
Ocean Beach	3,063	3,063	-	-	-	188	268	2,378	1,902
Old San Diego	4,582	4,582	-	-	-	615	277	2,378	1,902
Otay Mesa-Nestor	9,957	9,957	-	-	-	89	1	2,378	1,902

July 1, 2009 COMMUNITY	FISCAL YEAR 2010 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		RTCIP Single-Family	RTCIP Multi-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Pacific Beach	2,431	2,431	-	-	-	46	120	2,378	1,902
Peninsula	3,020	3,020	-	-	-	146	114	2,378	1,902
Rancho Bernardo	2,717	2,717	-	-	-	197	12	2,378	1,902
San Ysidro	9,027	9,027	-	-	-	350	23	2,378	1,902
Serra Mesa	6,516	6,516	-	-	-	226	587	2,378	1,902
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	2,378	1,902
Southeastern San Diego	5,559	5,559	-	-	-	290	70	2,378	1,902
Subarea II (q)	19,673	13,771	77,330	-	39,016	-	-	2,378	1,902
Tijuana River Valley	9,027	9,027	-	-	-	350	23	2,378	1,902
Tierrasanta	14,525	14,525	-	-	-	1,530	628	2,378	1,902
Torrey Pines	9,180	9,180	-	-	-	327	-	2,378	1,902
South University City	1,778	1,778	-	-	-	91	-	2,378	1,902
Uptown	7,665	7,665	-	-	-	119	74	2,378	1,902

Key:

ADT - Average Daily Trip SF - Square Foot GBA - Gross Building Area DIF - Development Impact Fee
FBA - Facilities Benefit Assessment RTCIP—Regional Transportation Congestion Improvement Program

Notes:

- (a) Assessment per 1,000 sq. ft. of Building Area
- (b) Hotel Rate = \$24,611/Room, Golf Course Rate = \$2,169,050/Course
- (c) AR-1-2 (New Land Use Code) Zone Single Family - \$84,875
- (d) Fee Dependent on Development Agreements. Check with Project Manager.
- (e) Applies to non-residential development in the North University City Community area.
- (f) Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- (g) Del Mar Highlands Estates ONLY.
- (h) Vista del Lago ONLY
- (i) Local Mixed Use - \$848,162 per acre (net of residential area)
- (j) Includes \$91 per DU for the Linda Vista Community Center
- (k) An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- (l) Credit against DIF is given for SPF.
- (m) Excludes Fairbanks Highlands.
- (n) Employment Center rate per 1,000 sq. ft.
- (o) Office rate per 1,000 sq. ft.
- (p) Centre City Only: Non-residential also pays (Park & Rec) \$1,700 per 1,000 sq. ft. of GBA
- (q) Recreational - \$7,912

**CITYWIDE HOUSING IMPACT FEE
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel.....	\$0.64
Research & Development.....	\$0.80
Retail.....	\$0.64
Manufacturing	\$0.64
Warehouse.....	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

Fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects

Facilities Financing.....(619) 533-3670
(Project Manager Community Assignments Listed on Back Page)

Copies of the Ordinance

City Clerk.....(619) 533-4000

The Housing Trust Fund / Housing Commission(619) 578-7588

**CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT
FACILITIES FINANCING SECTION**

Pamela Bernasconi
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Community Responsibilities

Black Mountain Ranch, Carmel Mountain Ranch, Miramar Ranch
North, Rancho Encantada, Scripps Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City,
Navajo, Serra Mesa, Skyline/Paradise Hills, Southeastern San
Diego, Torrey Pines, Via De La Valle

Balboa Park, Clairemont Mesa, College Area, Midway/Pacific
Highway, Mission Bay Park, Mission Beach, Ocean Beach, Old San
Diego, Pacific Beach, Peninsula, Rancho Bernardo, San Pasqual,
San Ysidro, Tijuana River Valley, Uptown

Fairbanks Ranch, Otay Mesa (Eastern and Western areas), Pacific
Highlands Ranch, Subarea 2

Mira Mesa, Mission Valley, North University City, South
University City

Carmel Valley (North and South), North City Future Urbanizing
Area, Centre City, East Elliott, Otay Mesa-Nestor, Tierrasanta,
Torrey Hills (formerly Sorrento Hills)

Del Mar Mesa, Kearny Mesa, Linda Vista, Rancho Peñasquitos,
Sabre Springs, Torrey Highlands

For general questions phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov
or visit our website at <http://www.sandiego.gov/planning/>