



# ANNUAL REPORT

FY 2022

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## INTRODUCTION

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This report is a comprehensive document that provides an overview of Development Impact Fees along with an update on the implementation of Complete Communities - Mobility Solutions, and satisfies the annual reporting requirements under the California Mitigation Fee Act. Development Impact Fees are fees that are imposed on new development in all communities to fund public infrastructure needed to serve our growing City. The report details the fees collected, and how they are expended to improve the lives of the people that live in our City, and enhance our overall well-being.




## LIST OF VARIOUS DIFs

### GOVERNMENT CODE SECTION

**66006(b)(1)(A)**  
**66006(b)(1)(B)**

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 a brief description of the type of fee in the account or fund:

- A. A brief description of the type of fee in the account or fund
- B. The amount of the fee: The Facilities Benefit Assessment (FBA), Development Impact Fee (DIF), and Regional Transportation Congestion Improvement Program (RTCIP) fees

 A brief description of the various types of DIF is provided below, and the [fee schedule](#) for the below-mentioned fees is published on City's website.

#### 1. Facilities Benefit Assessment (FBA):

A FBA is a development impact fee in those communities identified as "Facilities Benefit Assessment" communities in the City's General Plan. FBAs were imposed in accordance with the City's Facilities Benefit Assessment Ordinance, which was repealed by the City Council in 2016 by San Diego Ordinance No. 20627. FBAs were intended to ensure that greenfield development paid all of the costs of the infrastructure needed to serve these new communities. As development trends have shifted toward infill development, more nuanced methodologies became necessary to address the City's growing population. FBAs generally provided up to 100% of funds for public facilities projects identified in the respective community's Public Facilities Financing Plan (PFFP). The dollar amount of the assessment was based upon the cost of each public facility distributed over the community.

#### 2. Development Impact Fee (DIF):

Development Impact Fees (DIF) are fees charged to developers to defray all or a portion of the cost of new public facilities needed to serve the new development. The City then uses the DIF funds collected from all new developments to design and

construct the infrastructure needed to serve the City's new growth. All DIFs must be expended for purpose for which it was collected in accordance with the California Mitigation Fee Act ([California Government Code section 66000 et seq.](#)). Prior to 2021, all DIFs were community-specific, meaning that they could only be used for specific facilities identified in community-specific Public Facilities Financing Plans (PFFP) or Impact Fee Studies (IFS). The PFFPs or IFS documents were used as the nexus studies that formed the basis for the amount of the applicable DIF. Beginning in 2021, with the adoption of a [Citywide Park](#) Development Impact Fee, and then in 2022, with the adoption of a [Citywide Mobility DIF](#), [Citywide Fire DIF](#), and [Citywide Library DIF](#), separate nexus studies have been prepared as the basis for each new Citywide DIF. Specifically, Citywide DIF funds must be used for the purposed based on these nexus studies. Community-specific DIF will continue to be expended in accordance with the community specific PFFPs and IFS documents and the Mitigation Fee Act requirements, while Citywide DIF can now be used for expanded purposes, including providing additional needed funds for projects identified in community-specific documents.

### 3. Park Development Fee (PDF):

PDFs are special park fees that were previously enacted within certain community planning areas to provide park amenities. While PDFs are no longer collected and have essentially been replaced by the DIF and FBA fees or park ad hoc fees, a few PDF account balances remain in certain communities and are available for use on park projects. This fee is no longer collected and therefore, there is no current PDF.

### 4. Regional Transportation Congestion Improvement Program (RTCIP) Fee:

The RTCIP was established under Proposition A, approved by the voters in 2004. This fee is collected from new residential development and is used to fund improvements to streets and roadways identified in the Regional Arterial System (RAS) as established by SANDAG and related regional transportation facility improvements. The Citywide Mobility DIF includes the required RTCIP fee. For development that is paying into community-specific DIF accounts because an application was submitted prior to new Citywide DIF becoming effective a separate RTCIP fee is still collected.

### 5. Habitat Acquisition Fee (HAF):

This fee is associated with development of property in areas affecting sensitive biological habitats. In some cases developments in such areas with relatively small impacts may mitigate those impacts by payment into the City's Habitat Acquisition Fund. This fund is used to acquire, maintain and administer projects related to the preservation of sensitive biological resources.

### 6. Active Transportation In Lieu Fee (ATILF):

The Active Transportation in Lieu Fee (ATILF) was adopted as part of the Complete Communities-Mobility Choices initiative. This fee was adopted to alleviate the burden caused by new developments that increase vehicle miles traveled within the city. ATILF is used to fund walking/rolling, biking, or transit infrastructure within Mobility Zones 1, 2, and 3 with at least 50% of funds to be expended in communities of concern. The ultimate goal is to reduce vehicle miles traveled, and in turn, decrease the carbon footprint of the city.



[Fee schedule](#) all development impact fees can be accessed on the City's website.



# DIF COLLECTED AND EXPENDED

## GOVERNMENT CODE SECTION

- 66006(b)(1)(C)
- 66006(b)(1)(D)
- 66006(b)(1)(E)

### Community Specific Funds

- Fund Balance
- Expenditures
- Fees Collected

The beginning and ending fund balance of the account or fund, amount of fees collected and interest earned and an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement are provided in [the Development Impact Fees Funds Report – Attachment 1.](#)

## Community Specific Funds

### FY 2022 Fund Balance

Beginning in 2021, with the adoption of a Citywide Park Development Impact Fee, and then in 2022, with the adoption of a Citywide Mobility DIF, Citywide Fire DIF, and Citywide Library DIF, separate nexus studies have been prepared as the basis for each new Citywide DIF. Specifically, Citywide DIF funds must be used for the purposes based on these nexus studies. Community-specific DIF will continue to be expended in accordance with the community specific PFFPs and IFS documents and the Mitigation Fee Act requirements, while Citywide DIF can now be used for expanded purposes, including providing additional needed funds for projects identified in community-specific documents.

Figure 1 shows the fund balances available for appropriation as of 12/31/22 for communities with balances greater than \$500K. Balance information for DIF funds are available on [the Planning Department’s website.](#)

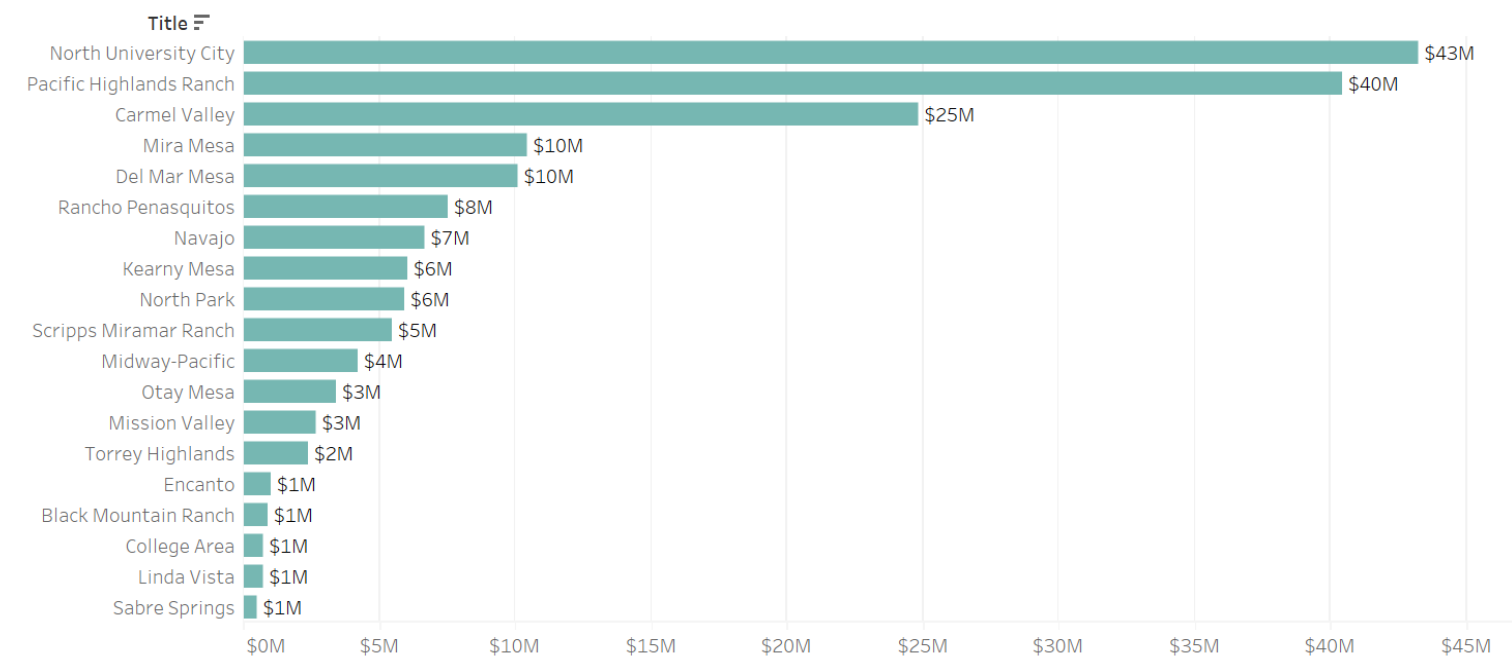
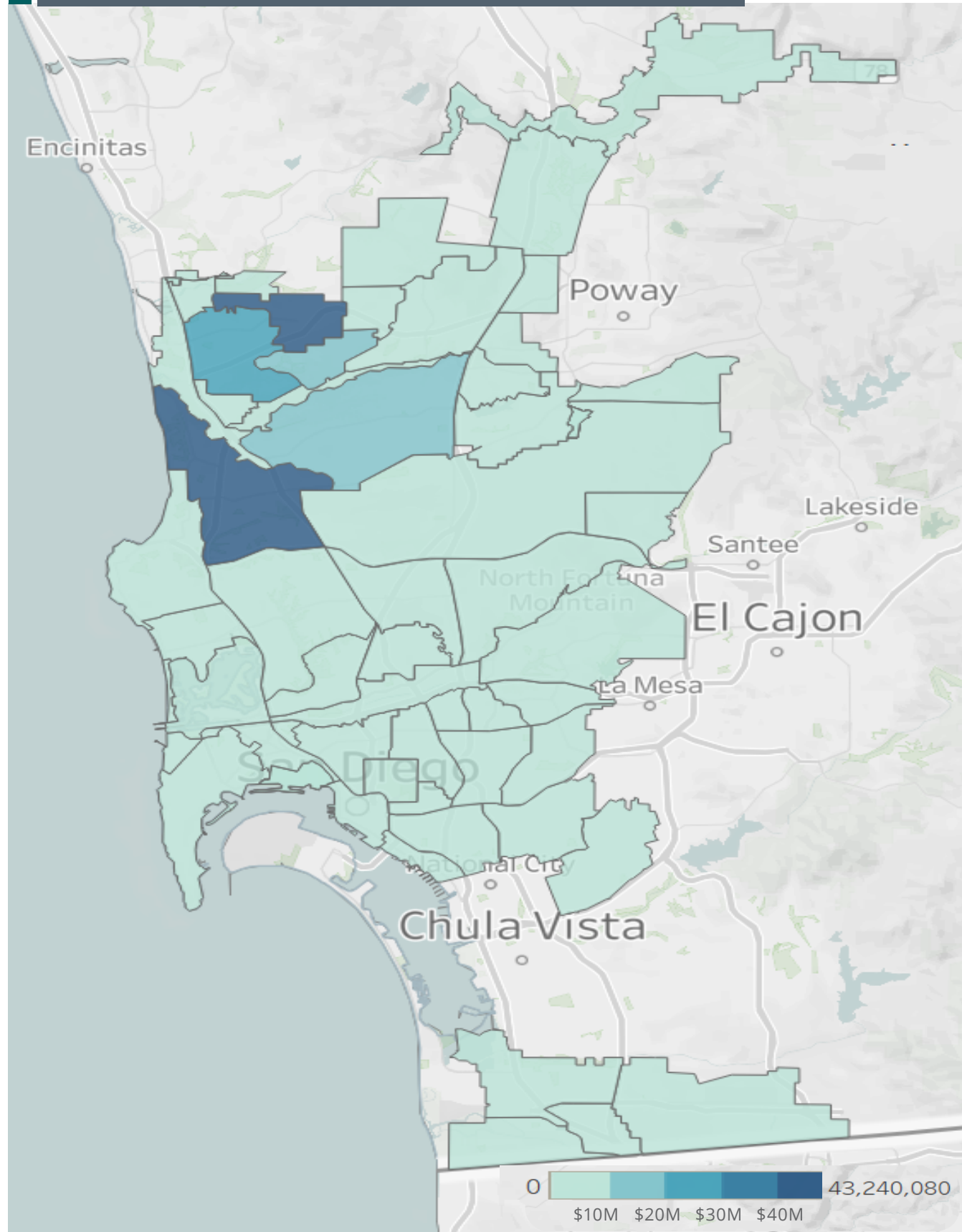


Figure 1- Fund Balance - Community Specific

## FY 2022 Fund Balance



## FY 2022 Expenditures

Figure 2 shows the communities with DIF expenditures greater than \$500K. A full list of expenditures is provided in [attachment 1](#).

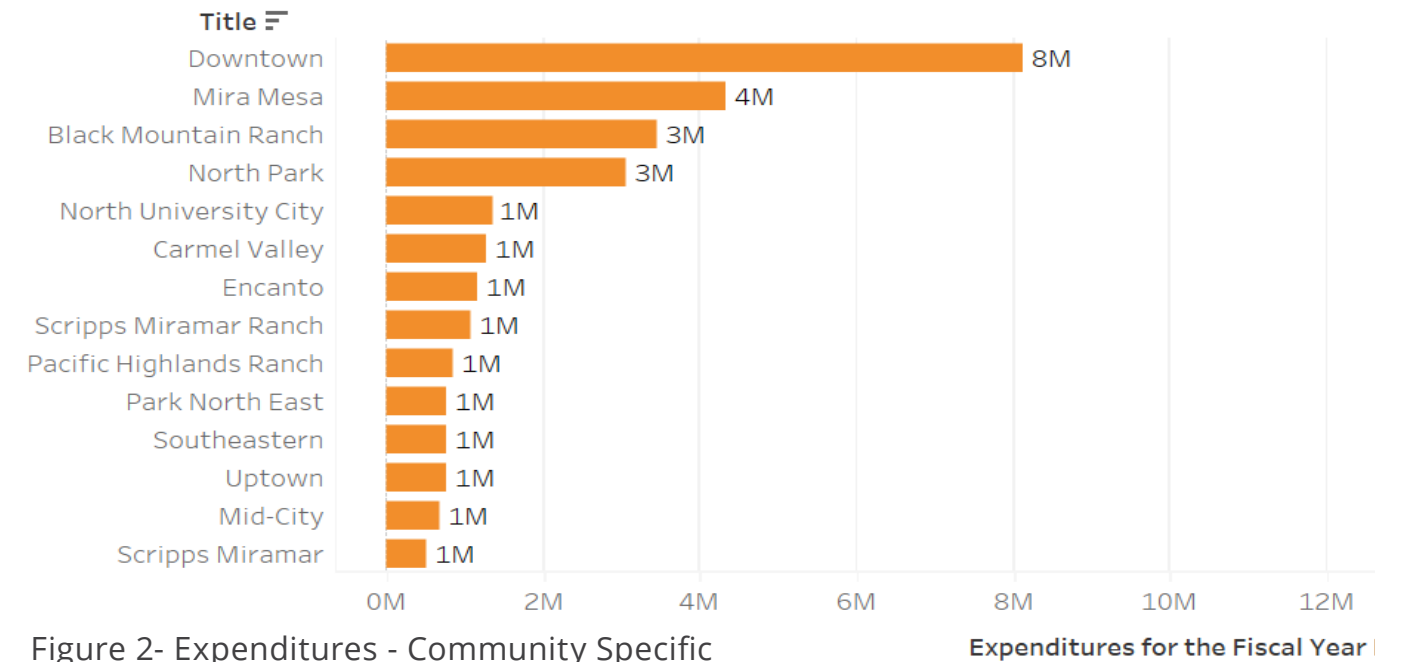


Figure 2- Expenditures - Community Specific

## FY 2022 Fees Collected

Figure 3 shows the communities with DIF collected greater than \$500K. A full list of fees collected is provided in [attachment 1](#).

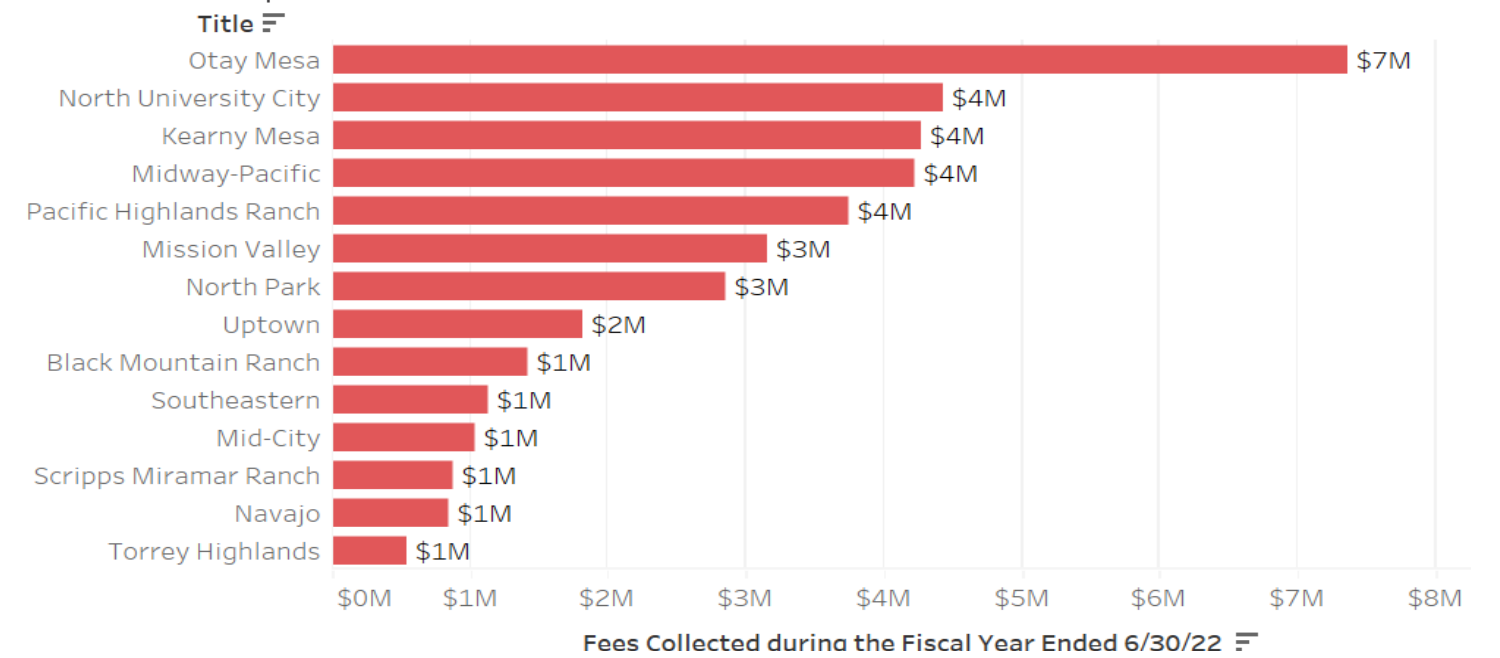


Figure 3- Fees Collected - Community Specific

# DIF COLLECTED AND EXPENDED

## GOVERNMENT CODE SECTION

- 66006(b)(1)(C)
- 66006(b)(1)(D)
- 66006(b)(1)(E)

Citywide Funds

Fees Collected Expenditures Fund Balance

## Citywide Funds

With the adoption of Build Better SD and Parks for All of Us package, developers are subject to citywide DIF based on asset type of parks, library, mobility, and fire. However, Build Better SD was adopted in August 2022 and therefore the citywide fees of mobility, fire and library were not in effect for the reporting period of FY 2022.

21 Communities across the city, where the Community specific fee was lower than the newly adopted Citywide Parks DIF; developers continued to pay community specific fees and Citywide Parks DIF did not fully go into effect until July 1st 2022.

### FY 2022 Fees Collected

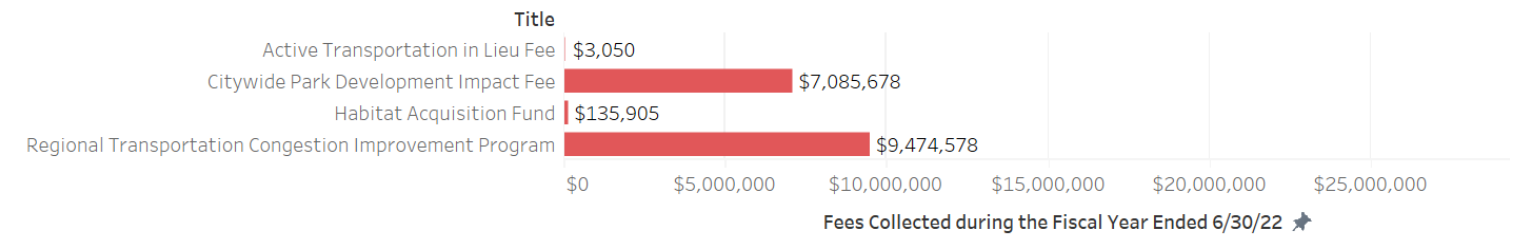


Figure 4- Fees Collected - Citywide Funds

### FY 2022 Expenditures

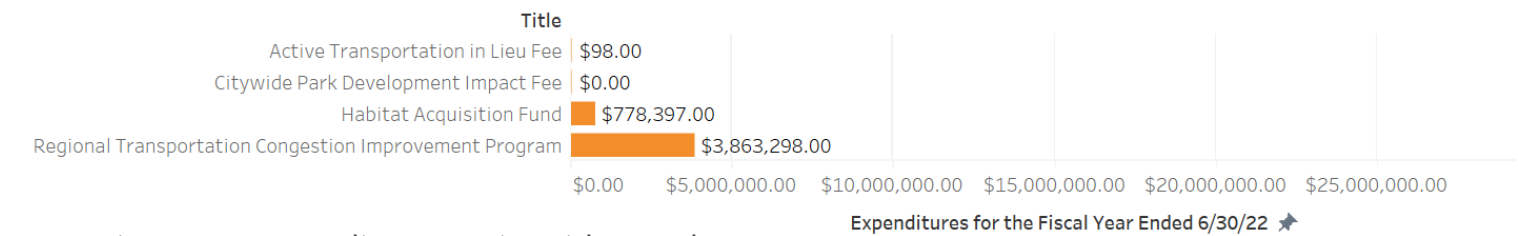


Figure 5- Expenditures - Citywide Funds

### FY 2022 Fund Balance

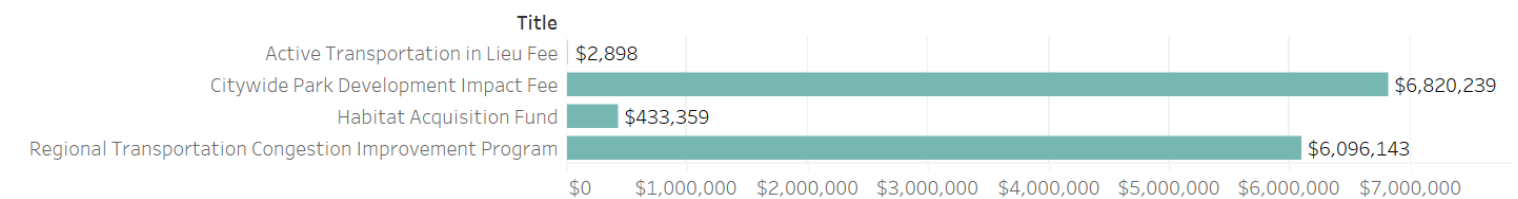


Figure6- Fund Balance - Citywide Funds



## DIF Expenditures Examples

### PARKS

DIF funds are used to support a variety of infrastructure projects such as parks, libraries, fire stations, sidewalks, bike paths, etc. Park improvement projects such as adding new amenities like playgrounds, sports facilities, picnic areas, and increasing accessibility for all residents are examples of DIF eligible expenditures. DIF funds are also used to reimburse developer led public projects in an effort to deliver projects efficiently and in a timely manner.

Citywide Park DIF, adopted in August 2021 will specifically fund the creation of new parks and improvements to existing park infrastructure in an effort to increase capacity and provide the needed park infrastructure to support new growth. Here is a list of example projects that are fully or partially funded by DIF. A full list of DIF expenditures is provided in [attachment 1](#).

Table 1 - List of FY 22 Expenditures of DIF for Park Assets

No	Name	DIF Expenditure
1	DENNERY RANCH NEIGHBORHOOD PARK	\$7,739,805
2	CHILDREN'S PARK IMPROVEMENTS	\$4,619,561
3	WAGENHEIM JOINT USE	\$2,775,827
4	RIVIERA DEL SOL NEIGHBORHOOD PARK	\$1,600,800
5	FAIRBROOK NEIGHBORHOOD PARK - DEVELOPMENT	\$1,028,726
6	MIRA MESA - POOL	\$792,151
7	NORTH PARK MINI-PARK AND STREET SCAPE IMPROVEMENT	\$768,905
8	BEYER PARK DEVELOPMENT	\$504,354
9	VILLA MONSERATE NEIGHBORHOOD PARK UPGRADES	\$351,347
10	LA PAZ MINI PARK	\$158,635

**KEY**

- EXISTING NATURAL GRAY CONCRETE, TYP.
- EXISTING DARK AND LIGHT GRAY SIDEWALK BANDING, TYP.
- 18" TALL CONCRETE SEAT WALL TO MATCH CHILDREN'S MUSEUM PARK
- 5' TALL FENCE AT DOG PARK
- INTEGRAL COLORED CONCRETE, TYP. (COLOR: LIGHT TAN, FINISH: ACID ETCH).
- 36" TALL FENCE
- FITNESS STATIONS, TYP. 1,550 s.f.
- WOOD BENCH, TYP.
- EX. STACKED STONE WALLS WITH SURROUNDING 6" MOW CURB, TYP.
- DECORATIVE PAVERS, TYP.
- EXISTING TREES SET IN TREE GRATES, TYP.
- STEEL MESH WALKWAY OVER CIVIC POND
- COMFORT STATION/VENDOR WITH STORAGE & RESTROOMS
- STREET TREES SET IN TREE GRATES, TYP.
- SHADE STRUCTURE, TYP.
- PLAYGROUND & RESILIENT SURFACING 8,640 s.f.
- EXISTING CONCRETE MOW CURB TO REMAIN, TYP.
- EXISTING POLE FOUNTAIN WATER FEATURE MODIFIED TO ACCOMMODATE WALKWAY
- OFF LEASH DOG PARK - 6,000 s.f.
- EXISTING PALM TREES TO REMAIN
- EXISTING CIVIC POND TO REMAIN
- DECOMPOSED GRANITE PAVING
- OPEN PLAY TURF AREA, TYP. 10,000 s.f.
- BIORETENTION PLANTING AREA, TYP.
- SHRUB PLANTING AREA, TYP.
- EXISTING CANARY ISLAND PINE TO REMAIN, TYP. (THINNE)
- EXISTING CIVIC POND VAULT AND SURFACE HATCH TO REMAIN
- 18" HIGH LANDSCAPE RAILING
- CLIMBING STRUCTURE
- TOTTER TRAIL PLAY
- SMALL SPINNERS PLAY
- CRADLE NEST PLAY
- PLAY PYRAMID
- TWIN SWING SET

GENERAL DEVELOPMENT PLAN  
 Children's Park  
 San Diego, CA  
 July 20, 2017  
 Scale: 1" = 20'-0"  
 SCHMIDT DESIGN GROUP, INC.  
 www.schmidtgroup.com

### CHILDREN'S PARK IMPROVEMENTS

The Children's Park Improvements project will thin the existing urban forest to allow more light into the park, replace the Italian Cypress street trees with canopy street trees to greatly increase views into the park, and add improvements to the park to greatly increase its use.

## DIF Expenditures Examples

### PARKS

#### NORTH PARK MINI-PARK AND STREET SCAPE IMPROVEMENT

This project provides for the design and construction of a 0.50 acre mini park and associated street scape improvements in the Greater North Park Community.



## DIF Expenditures Examples

### MOBILITY

Build Better SD adopted in August 2022 included a Citywide Mobility DIF to specifically fund mobility projects across the city of San Diego. A plan based mobility nexus Study was adopted to identify list of mobility improvements such as bike path, roundabout, signals, etc as examples of eligible citywide mobility DIF projects.

Where available, mobility projects are also funded through community specific DIF in accordance with need identified in community plans. Here is a list of example projects that were partially or fully funded by DIF funds for the reporting period of FY 2022. A full list of DIF expenditures is provided in [attachment 1](#).

Table 2 - List of FY 22 Expenditures of DIF for Mobility Assets

No	Name	DIF Expenditure
1	UNIVERSITY AVENUE MOBILITY	\$4,128,674
2	CAMINO DEL SUR WIDENING (CV RD S. TO SR-56)	\$2,778,950
3	DOWNTOWN COMPLETE STREET IMPLEMENTATION	\$884,875
4	MIRAMAR ROAD-INTERSTATE 805 EASTERLY RAMPS	\$720,665
5	W MISSION BAY DR BRIDGE OVER SD RIVER	\$717,290
6	PALM AVENUE/I-805 INTERCHANGE	\$603,825
7	CENTER CITY - NEW TRAFFIC SIGNALS	\$569,772
8	LA MEDIA ROAD IMPROVEMENTS	\$398,530
9	EL CAJON HIGH LANDS	\$389,412
10	SR-94/EUCLID AVE INTERCHANGE PHASE 2	\$365,196
11	STATE ROUTE 163 & FRIARS ROAD	\$188,161

# DIF Expenditures Examples

## MOBILITY

### UNIVERSITY AVENUE MOBILITY PROJECT

The University Avenue Mobility Project, extending from Florida Street to Boundary Street, focuses on improving safety and mobility along the corridor for pedestrians, bicyclists, transit and automobile traffic.



### CENTER CITY - NEW TRAFFIC SIGNALS

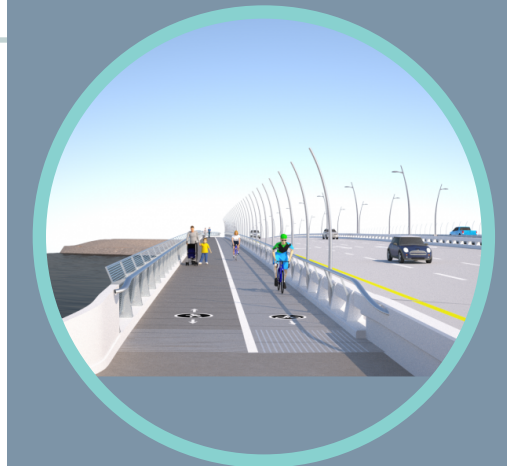
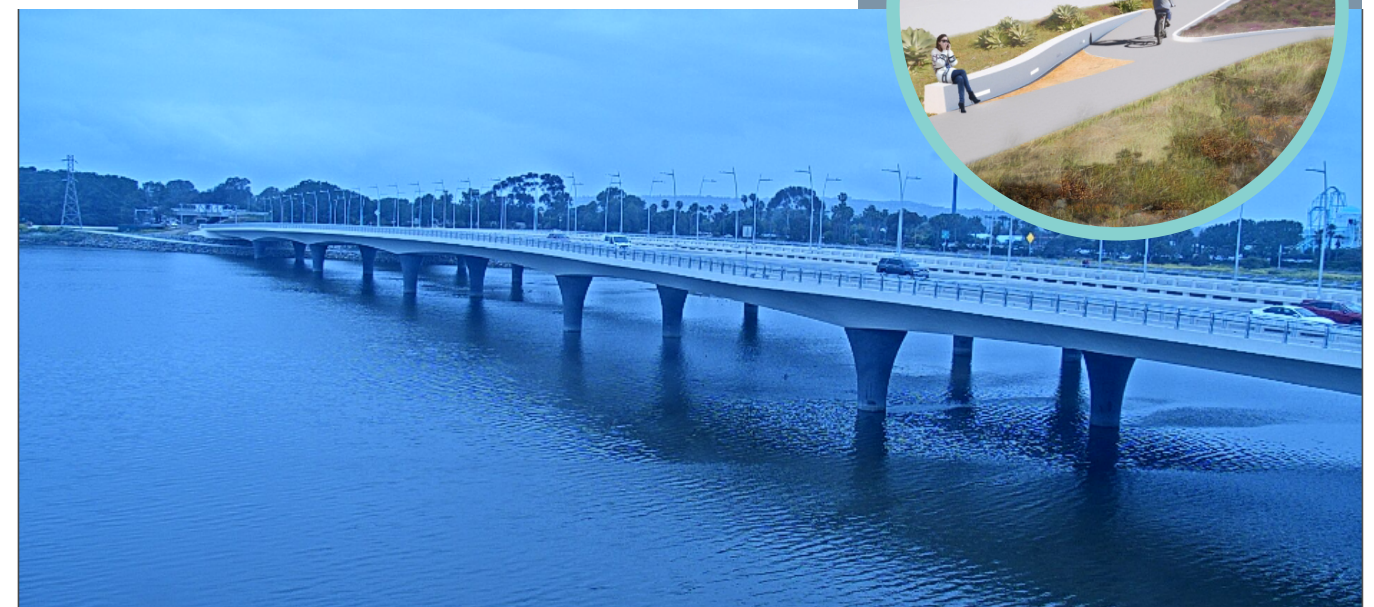
The project proposed to install new traffic signals including traffic signal poles, vehicle and pedestrian indications, Curb ramps, pedestrian countdown timers, ADA Push buttons, and Emergency Vehicle Pre-Emption Equipment (EVPE).



### WEST MISSION BAY DRIVE BRIDGE REPLACEMENT PROJECT

The project replaced the existing four-lane bridge with two separate three-lane structures, providing an improved transportation link across the San Diego River. The improvements include:

- Two new parallel bridge structures with three travel lanes in each direction.
- A class 1 bike path on both bridges.
- Roadway widening and improvements along Sports Arena Boulevard, West Mission Bay Drive and the westbound I-8 off-ramp.
- Additional architectural features.
- Environmental mitigation.



## FUTURE FUND EXPENDITURES

### GOVERNMENT CODE SECTION 66006(b)(1)(F)

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.

Most of the city's public improvement projects are managed by the City. As funding for a City-managed public improvement project becomes available, the funding is identified in the City's annual Capital Improvements Program (CIP) Budget. The City's CIP Budget can be found on the City's website at:

<https://www.sandiego.gov/finance/annual/vol3>

In certain instances, public improvement projects may be managed by private developers under a Reimbursement Agreement with the City. Under such an agreement, a private developer fronts the cost and manages the construction of the public improvement, and the City, in turn, reimburses the developer for the agreed-upon costs of delivering the project. In such instances, the construction schedule is typically stated in the applicable Reimbursement Agreement. To view active Reimbursement Agreements, please visit the City's website at

<https://www.sandiego.gov/planning/facilities-planning/reimbursementagreement/executed-agreements>

## INTERFUND LOANS

### GOVERNMENT CODE SECTION 66006(b)(1)(G)

A description of each inter-fund 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 inter-fund 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.

On March 8, 2021, an interfund loan in the amount of \$5,053,420.73 was made from the Rancho Peñasquitos FBA Fund 400083 to the Torrey Highlands FBA Fund 400094. The purpose of the loan was to facilitate progress payments on five projects under construction pursuant to the Torrey Highlands Public Facilities Financing Plan, specifically Camino del Sur South T-3.1A, Camino del Sur North T-3.1B, Carmel Mountain Road South T-5.2, Torrey Highlands Trails P-6, and Water Lines U-3. The loaned fees were expended on the aforementioned projects on April 5, 2021. The loan is anticipated be repaid on or before March 8, 2026. Interest on the loan is paid annually and is based on the City's variable pooled interest rate over the term covered by the interest payment. On May 5, 2021 an interfund loan in the amount of \$882,967.13 was made from the Rancho Peñasquitos FBA Fund 400083 to the Torrey Highlands FBA Fund 400094. The purpose of the loan was to facilitate progress payments on four projects under construction pursuant to the Torrey Highlands Public Facilities Financing Plan, specifically Camino del Sur North T-3.1B, Carmel Mountain Road South T-5.2, Torrey Highlands Trails P-6, and Water Lines U-3. The loaned fees were expended on the aforementioned projects on May 27, 2021. The loan is anticipated be repaid on or before May, 5, 2026. Interest on the loan is paid annually and is based on the City's variable pooled interest rate at the time the interest payment is due.

## FEE REFUNDS

### GOVERNMENT CODE SECTION 66006(b)(1)(H)

The amount of refunds made to current record owners from unexpended portions of fees.

There have been no refunds made for unexpended portions of fees as such refunds have not been required pursuant to Government Code section 66001(e).

# REQUIRED EXPENDITURE FINDINGS

## GOVERNMENT CODE SECTION 66001(d):

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

Table 3 presents a compilation of Development Impact Funds alongside their corresponding fee amounts that have remained in the account for over 5 years. Moreover, this table outlines the anticipated utilization of these unexpended funds. The primary objective of the identified funds is to ensure a fair share contribution towards crucial infrastructure projects required to cater to both residential and non-residential developments. [Public Facilities Financing Plans \(PFFPs\)](#) provide information on available DIF amounts and City's [Capital Improvement Program Budget](#) document presents details about other funding sources and project timelines and an anticipated schedule of expenditures, providing a comprehensive overview of the city's infrastructure development plans.

Table 3 -Findings for Funds Collected Over Five Years Ago

No.	Community	Fund No.	Fund Description / Title	Unexpended Funds in Account longer than Five Years as of 6/30/22	Anticipated Use of the Unexpended Funds
1	Barrio Logan	400128	Barrio Logan Development Impact Fee	\$567,365.00	B13010 Signal Mods in Barrio Logan B17113 Chollas Creek to Bayshore Multi Use Path B20060 Chicano Park Improvements Phase III
2	Black Mountain Ranch	400091	Black Mountain Ranch Facilities Benefit Assessment	\$28,241,464	S15015 Fire Station No. 48 - Black Mountain Ranch S14023 Pacific Highlands Ranch Library RD21001 Black Mountain Ranch Park Ph2
3	Carmel Valley	400088	Carmel Valley Consolidated Facilities Benefit Assessment	\$25,937,576	B21102 Carmel Mountain Road @ Carmel Country Road Roundabout S00969 Carmel Country Road Low Flow Channel S16029 Carmel Valley Community Park-Turf Upgrades S16031 Ocean Air Comfort Station and Park Improvements S16036 Torrey Highlands Neighborhood Park Upgrades B22131 High Bluff Dr/Lady Hill Road B22159 Hiking/Equest Trail Neighborhood 10
4	Clairemont Mesa	400129	Clairemont Mesa UIF	\$1,043,132	S00751 Hickman Fields Athletic Area S15028 Olive Grove Community Park Improvement
5	College Area	400127	College Area UIF	\$1,459,992	B17065 70th - Alvarado to Sarnac Sidewalk B18017 73rd St-El Cajon/Saranac-Sidewalk B19126 6500 Montezuma Road Storm Drain Emergency P21002 Montezuma Park General Development Plan Amendment B17130 Montezuma Road Communications Upgrade
6	Del Mar Mesa	400089	Del Mar Mesa Facilities Benefit Assessment	\$7,874,163	RD14000 State Route 56 Freeway Expansion S14023 Pacific Highlands Ranch Branch Library B19182 Del Mar Mesa Southern Multi-Use Trail
7	Downtown	400122	Downtown Development Impact Fee (Centre City)	\$35,818,323	S16012 East Village Green Phase 1 B17056 Downtown Mobility Cycleway Improvement B17114 Curb Ramp Group 1701 B17135 Kettner & A Street Ped Improvements B18083 Center City-Traffic Signals B18162 Downtown Audibles 04th & E S29 B18163 Downtown Audibles S28 B18173 ADACA Downtown CR 02nd & C PROW S26 B19143 Downtown Complete St Ph 2 B19144 Downtown Complete St Ph 3 B22111 Center City Traffic Signals-15th St B22112 Center City Traffic Signals-17th St B23046 Downtown Complete St Impl Ph3A2 S15045 Park Blvd At-Grade Crossing S16013 Children's Park Improvements
8	Encanto	400864	Encanto Neighborhood DIF	\$2,097,100	B18005 John F Kennedy Neighborhood Park Improvement B18158 54th -Market-Santa Margarita Sidewalk P20003 Emerald Hills Park General Development Plan S16061 Market Street- 47th to Euclid Complete St
9	Golden Hill	400111	Golden Hill UIF	\$853,062	S15040 Golf Course Dr Improvements
10	La Jolla	400123	La Jolla UIF	\$950,835	B19113 La Jolla Improv 1 Storm Drain B22033 Crespo Dr (Mecca- Soledad) Improv (Storm Drain)
11	Linda Vista	400113	Linda Vista UIF	\$1,207,533	B16096 Fire Station #23-Sewer Lateral Replacement/Repair B17143 Storm Drain Group 763
12	Mid-City	400114	Mid-City UIF	\$2,685,021	B12096 Highland & Monroe Aves Drain Repair B16107 ADA Sewer Group 4E College B18054 ADA Mid-City MS TsW1 B19068 City Heights Pool Reconstruction B20058 Ward Canyon Phase III B22047 Clay Neighborhood Park Improvements L220041 North Chollas Community Park Improvements Phase I P20005 Chollas Triangle Park S14018 Fairmount Avenue Fire Station S18000 Streamview Dr Phase 2

Table 3 -Findings for Funds Collected Over Five Years Ago

No.	Community	Fund No.	Fund Description / Title	Unexpended Funds in Account longer than Five Years as of 6/30/22	Anticipated Use of the Unexpended Funds
13	Mid-City	400109	Mid-City Park Development Fund	\$188,207	S16058 Chollas Community Park Comfort Station S16059 Park del la Cruz Community Center & Gym Building L220041 N Chollas CP Improvements Phase I S20012 Chollas Creek Oak Trail
14	Midway-Pacific Highway	400115	Midway - Pacific Highway Development Impact Fee	\$3,601,759	AGF00007 Park Improvements B17119 Pump Station D Component Upgrade B19049 Camino Del Rio West & Moore St Median L230021 Navy Training Center Aquatic Center Feasibility Study
15	Mira Mesa	400085	Mira Mesa FBA	\$34,938,382	B19057 Aquarius & Camino Ruiz Traffic Signal S14007 Salk Neighborhood Park & Joint Use Development S15007 Wangenheim Joint Use Facility L160021 Mira Mesa - Pool & Skate Plaza Phase 2P21000 Carroll Canyon Road Planning Study L160021 Mira Mesa - Pool & Skate Plaza Phase 2
16	Mira Mesa	400858	Mira Mesa DIF	\$485,115	
17	Mission Beach	400130	Mission Beach Development Impact Fee	\$77,428	B18117 South Mission Beach Storm Drain Replacement B13125 Mission Beach Obstruction 13
18	Navajo	400116	Navajo UIF	\$5,287,694	B13130 Storm Drain Mission Rd w/o Fairmount Ave Sidewalk South Side B14048 Traffic Signals Upgrades Citywide B15011 Navajo Speed Signs B15029 Navajo Storm Drains S00800 San Carlos Branch Library S15004 Rancho Mission Canyon Park Upgrades S22005 Alvarado Road Realignment Project
19	North University City	400080	North University City FBA	\$9,184,224	S13021 Fire Station No. 50 - North University City S00839 Genesee Avenue Widen I-5 Crossing S15017 La Jolla Village/I-805 Landscape Maint
20	North University City	400849	North University City DIF	\$21,372,389	Improvements to Mobility, Fire-Rescue, or Park facilities Proposed Regents Road Promenade Park Other projects as identified in the Community Plan update currently in process
21	Ocean Beach	400124	Ocean Beach UIF	\$20,655	B19175 Robb Field Playground
22	Old Town San Diego	400131	Old San Diego UIF	\$54,651	B19049 Camino Del Rio West & Moore St Median
23	Otay Mesa	400100	Otay Mesa East Development Impact Fee	\$56,373	S15018 La Media Road Improvements
24	Otay Mesa	400092	Otay Mesa East Facilities Benefit Assessment	\$3,327,279	S15018 La Media Road Improvements
25	Otay Mesa	400102	Otay Mesa West Development Impact Fee	\$40,502	S00752 Beyer Park Development
26	Otay Mesa	400093	Otay Mesa West Facilities Benefit Assessment	\$523,385	S00869 Palm Avenue Interstate 805 Interchange S00999 Riveria Del Sol Neighborhood Park RD22001 Dennery Ranch Neighborhood Park S00858 Del Sol Boulevard-Central S00995 Hidden Trails Neighborhood Park
27	Otay Mesa	400856	Otay Mesa Facilities Benefit Assessment	\$4,990,690	RD20000 Playa del Sol Parkway RD22001 Dennery Ranch Neighborhood Park RD22002 OM Road T-9.2 & Traffic Signals T-35 S00752 Beyer Park Development S00784 Fire Station No. 49 - Otay Mesa S00995 Hidden Trails Neighborhood Park S00999 Riviera Del Sol Neighborhood Park S15018 La Media Road Improvements S23008 Beyer Park Development Phase II

Table 3 -Findings for Funds Collected Over Five Years Ago

No.	Community	Fund No.	Fund Description / Title	Unexpended Funds in Account longer than Five Years as of 6/30/22	Anticipated Use of the Unexpended Funds
28	Otay Mesa	400857	Otay Mesa Dievelopment Impact Fee	\$1,115,281	S00752 Beyer Park Development S00869 Palm Avenue Interstate 805 Interchange S23008 Beyer Park Development Phase II
29	Otay Mesa Nestor	400125	Otay Mesa Nestor Urban Community	\$1,198,129	B17129 Otay Mesa/Nestor Communications Upgrade B18157 Thermal Ave-Donax Av to Palm Ave Sidewalk S15031 Egger/South Bay Community Park ADA Improvements
30	Pacific Highlands Ranch	400090	Pacific Highlands Ranch FBA	\$22,638,494	RD22000 McGonigle Canyon Park S14023 Pacific Highlands Ranch Library S19002 Village Center Loop AGF00007 Park Improvements RD14000 State Route 56 Freeway Expansion
31	Peninsula	400118	Peninsula UIF	\$436,278	S16047 Canon Street Pocket Park
32	Rancho Bernardo	400099	Rancho Bernardo Development Impact Fee	\$429,841	L200001 Rancho Bernardo Community Park Improvement Lighting L200002 Rancho Bernardo Community Park Improvement - Dog Park
33	Rancho Bernardo	400107	Rancho Bernardo Park Development Fund	\$31,597	L20001 Rancho Bernardo Community Park Improvement Lighting
34	Rancho Penasquitos	400083	Rancho Penasquitos FBA	\$5,243,818	RD21004 Camino Del Sur Widening-South S12004 Canyonside Community Park Improvements
35	Sabre Springs	400082	Sabre Springs Facilities Benefit Assessment	\$494,880	B19125 Citywide Street Lights 1950
36	San Pasqual Valley	400103	San Pasqual Valley Development Impact Fee	\$40,471	B19125 Citywide Street Lights 1950
37	Scripps Miramar Ranch	400086	Scripps Miramar Ranch Facilities Benefit Assessment	\$2,519,219	S00811 Scripps Miramar Ranch Library
38	Serra Mesa	400132	Serra Mesa UIF	\$88,702	S15026 Taft Joint Use Facility Development AGE00001 Resource-based Open Space Parks
39	Southeast San Diego	400120	Southeast San Diego Development Impact Fee	\$1,066,035	S11103 La Paz Mini Park L16000 Southeastern Mini Park Improvements B15008 Division St & Valencia Parkway Traffic Signal B15047 Division St & Osborn Street Traffic Signal B17126 Southeastern Storm Drain Ped Countdown Timers B17178 ADACA Southerneastern APS PROW S11 B18165 Southern Audibles S40 B18192 Mountain View Sports Courts B20096 Willie Henderson Sports Complex Improvements B21114 Mountain View ADA Improvements L160002 Island Avenue Mini Park Improvements L160005 Clay Avenue Mini Park L160006 J Street Mini Park
40	Sub Area 2 (NCFUA)	400101	Sub Area 2 Development Impact Fee	\$1,378,376	S00856 El Camino Real to ViaDeLaValle (1/2 mile)
41	Torrey Pines	400133	Torrey Pines Development Impact Fee	\$513,437	S00935 North Torrey Pines Road Bridge /Los Penasquitos B22046 Mercado Drive at Del Mar Heights Traffic Signal B22124 Carroll Canyon Dry Weather Flow Diversion

Table 3 -Findings for Funds Collected Over Five Years Ago

No.	Community Fund No.	Fund Description / Title	Unexpended Funds in Account longer than Five Years as of 6/30/22	Anticipated Use of the Unexpended Funds
42	Transnet Extension RTCI Fee	400174 Transnet Extension RTCI Fee	\$11,111,684	B15065 Pacific Beach Traffic Signal Interconnect Upgrade B15128 On System Bridge Rehabilitation B15168 Genesee Ave- Chateau to Sauk Sidewalk B16032 TSCMP Group 1 Implementation B16107 ADA Sewer Group 4E College B17003 El Cajon Boulevard- Highland 58th Improvement B17014 Implementation of TSCMP Group 2 B17066 Fairmount Ave Bridge Rehad East B17067 Fairmount Ave Bridge Rehab West B17123 Miramar , LJV, Genese TSCMP Group 3 B17128 Mid-City & Eastern Area Signal Mods B17154 Regional Arterial Guardrail Group 1 B18201 Regional Arterial Guardrail Group 2a B19056 Torrey Pines Road, Coast Walk Guardrail B20059 Sea World Drive Sidewalk B20093 Rectangular Rapid Flash Beacons GRP 2001 S00851 State Route 163 & Friars Road S00856 El Camino Real to Via De La Valle -(1/2 Mile) S00869 Palm Ave 805 Interchange S00871 West Mission Bay Drive Bridge Over San Diego River S00877 Torrey Pines Slope Restoration S00915 University Avenue Mobility S00935 North Torrey Pines Road Bridge/ Los Penasquitos S00951 Coastal Rail Trail S14009 SR94/ Euclid Av Interchange Phase 2 S15018 La Media Road Improvements S16061 Market Street -47th to Euclid Complete St S18001 University Avenue Complete Street Phase 1
43	Uptown	400121 Uptown UIF	\$2,182,663	B13102 Adams Ave Storm Drain B14108 Uptown Storm Drain B18166 Uptown Audibles S3 B19073 5th & Brookes Storm Drain Upgrade B19096 Normal Street Promenade S10051 Olive Street Park Acquisition and Development AIL00004 Traffic Signals- City Wide
<b>Total</b>			<b>\$243,373,203</b>	

## ALTERNATE USE OF FUNDS

### GOVERNMENT CODE SECTION 66001(F) :

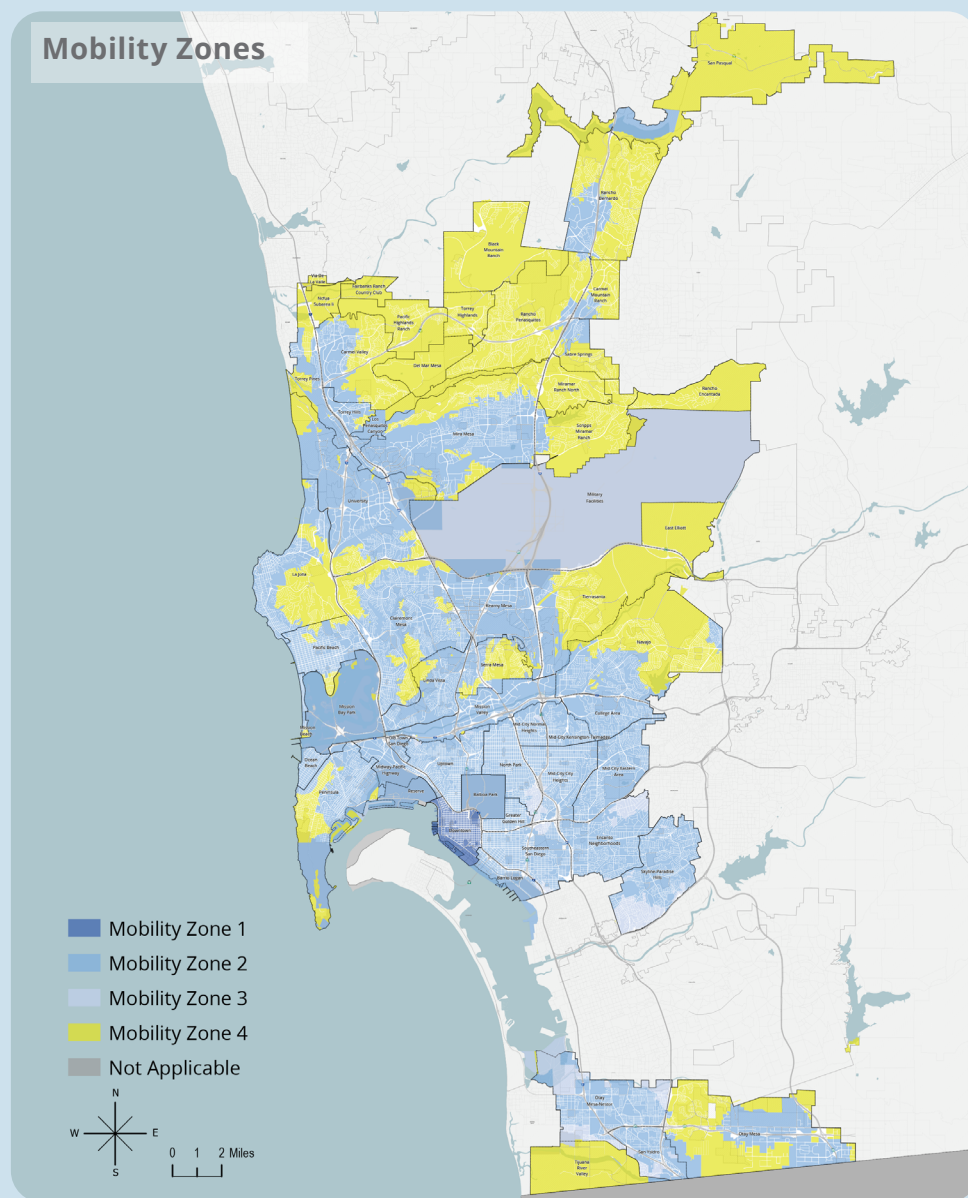
If the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the local agency, after a public hearing,

1. Determine some other purpose towards which the revenue collected shall be allocated to serve the project on the which the fee was originally imposed.
2. Publish a onetime notice pursuant to code 6061 and post in three prominent places within the area of the development project



# ACTIVE TRANSPORTATION IN LIEU FEE

[Active Transportation in Lie Fee \(ATILF\)](#) was adopted as part of Complete Communities -Mobility Choices in order to address the burdens posed by new development that increases citywide vehicle miles traveled and therefore may only be used to fund Walking, biking, or transit infrastructure projects within Mobility Zone 1, 2, and 3 that will result in reduced vehicle miles traveled. Providing an annual report to monitor ATILF was identified as an implementation item to ensure City's economic prosperity and VMT reduction goals are achieved throughout Mobility Zones 1, 2, 3 and 4.



Active Transportation in Lie Fee (ATILF) has been imposed on the below list of projects. However, since DIF is not due until the final inspection, not all fees have been paid yet and will be paid as the project gets ready for the final inspection. All the below-listed projects are located in Mobility Zone 4 since the ATILF is only imposed on development located in Mobility Zone 4.

The Planning Department prepares an [Annual Report on Homes](#) to track new home development in the City. Based on the reports from the past three years, the application of the ATILF does not appear to have had an effect on new home production. City Planning staff will continue to monitor the impact of this fee on new home production and provide annual reports.

Table 5 - Active Transportation in Lie Fee (ATILF) for Projects in Mobility Zone 4

Project Location	Project Description	ATILF Fee estimate
Mira Mesa	Residential Project - adding 118 dwelling units	\$1,159,704.00
Peninsula	Tenant Improvements	\$3,050.00
Otay Mesa	Adding storage warehouse building to an existing Industrial Buildings on site	\$24,788.00
Kearny Mesa	Residential Project - 267 units multi-family with 12 affordable units	\$1,737,028.00
Serra Mesa	Residential Project - 18-units	\$142,230.00
Serra Mesa	Residential Project - 21 units.	\$168,180.00
Del Mar Mesa	Residential Project - 25 units	\$826,027.00
Otay Mesa	Non-Residential Project - to include lobby, office space, restrooms, mezzanine, and warehouse area with Storage Racks on a vacant lot	\$269,813.00
North University City	Non Residential Project - 3 levels of R&D Lab & Office, 1 level of parking	\$1,800,305.00
Peninsula	Non Residential Project - Five story hotel with 247 guest room	\$390,408.00
Navajo	Non-Residential Project - 4 modular classrooms and one modular restroom	\$21,709.00

1. [Financial Summary for Development Impact Fees](#)
2. [Fee Schedule for Development Impact Fees](#)
3. [City's CIP Budget](#)
4. [Developer Reimbursement Agreements for Public Infrastructure Projects](#)
5. [Parks Master Plan](#)
6. [Resolution adopting Active Transportation In Lieu Fee](#)
7. [Development Impact Fee Plans](#)
- 8- [Nexus Studies:](#)
  - [Fire & Rescue Fee Nexus Study](#)
  - [Library Fee Nexus Study](#)
  - [Parks Fee Nexus Study](#)
  - [Mobility Fee Nexus Study](#)

## REFERENCE DOCUMENTS: