

Fiscal Year 2022 Planning Department Fee and Deposit Schedule

Fee Type	Fund	Current Fee
FLAT FEES		
General Plan Maintenance Fee	General Plan Maintenance Fund- 200728	\$459
Impact Fee Deferral Processing Fee	Facilities Financing Fund - 200001	\$500
HOURLY ^{(1) (8)}		
Hourly Project Review Fee (1619) - Senior Planner	General Fund - 100000	\$154
Hourly Project Review Fee (1619) - Associate Planner	General Fund - 100000	\$119
Hourly Project Review Fee (1620) - Senior Planner	Facilities Financing Fund - 200001	\$262
Hourly Project Review Fee (1620) - Associate Planner	Facilities Financing Fund - 200001	\$209
DEPOSIT ACCOUNTS		
Reimbursement Agreement Processing Deposit Account	Developer Contributions-NonCIP - 400268	\$10,000
Park Agreement, Development Agreement, Special Projects Deposit Account	Developer Contributions-NonCIP - 400268	\$10,000
Development Impact Fee Waiver, Adjustment, or Reduction Deposit Account	Developer Contributions-NonCIP - 400268	\$2,500

DEVELOPMENT IMPACT FEES

FBA ⁽²⁾									
Community	Single Dwelling Unit (SDU)	SDU Park Component	Multiple Dwelling Unit (MDU)	MDU Park Component	Commercial Acre	Industrial Acre	Institutional Acre	Employment Center Acre	Average Daily Trips (ADT)
Black Mountain Ranch - Residential and Institutional	\$42,142	\$8,639	\$29,499	\$6,048	n/a	n/a	\$139,490	n/a	n/a
Black Mountain Ranch - Commercial and Employment Centers (Per 1,000 Sq. Ft.)	n/a	n/a	n/a	n/a	\$7,164	n/a	n/a	\$3,793	n/a
Black Mountain Ranch - Senior Housing	\$16,014	\$0	\$16,014	\$3,283	n/a	n/a	n/a	n/a	n/a
Black Mountain Ranch - Hotel Room \$19,385	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Carmel Valley	\$34,297	\$24,831	\$24,008	\$17,382	\$127,240	\$118,322	\$122,439	n/a	n/a
Del Mar Mesa (AR-1-1 zone)	\$137,745	\$47,109	\$96,422	\$32,976	\$283,755	n/a	n/a	n/a	n/a
Del Mar Mesa (AR-1-2 zone)	\$129,480	\$44,282	\$96,422	\$32,976	\$283,755	n/a	n/a	n/a	n/a
Mira Mesa - Residential and Commercial	\$39,404	\$25,612	\$27,583	\$17,929	\$243,911	See below	n/a	n/a	n/a
Mira Mesa - Industrial	n/a	n/a	n/a	n/a	n/a	I-2 zone \$85,507 I-4 zone \$92,993 I-5 zone \$74,080 I-6 zone \$111,907	n/a	n/a	n/a
North University City	\$34,397	\$4,884	\$24,078	\$3,419	n/a	n/a	n/a	n/a	\$2,317
Otay Mesa	\$42,123	\$23,515	\$37,441	\$7,778	n/a	n/a	n/a	n/a	\$690
Pacific Highlands Ranch	\$56,121	\$23,515	\$39,286	\$16,461	\$452,791	n/a	\$160,990	\$301,858	n/a
Pacific Highlands Ranch - Del Mar Highlands Estates Only	\$38,163	\$15,990	\$38,163	\$15,990	n/a	n/a	n/a	n/a	n/a
Rancho Encantada	\$5,240	\$5,240	\$3,667	\$3,667	n/a	n/a	\$0	n/a	n/a
Rancho Peñasquitos	\$37,721	\$15,918	\$26,405	\$11,136	\$226,324	n/a	n/a	n/a	n/a
Sabre Springs - Residential	\$8,153	\$0	\$5,708	\$0	n/a	n/a	n/a	n/a	n/a
Sabre Springs - Commercial and Industrial (Per 1,000 Sq. Ft.)	n/a	n/a	n/a	n/a	\$1,424	\$720	n/a	n/a	n/a
Scripps Miramar Ranch	\$29,175	\$0	\$20,422	\$0	\$114,073	\$68,852	\$39,386	n/a	n/a
Torrey Highlands - Residential/Commercial/Institutional/Employment Center	\$135,609	\$14,781	\$94,929	\$10,347	\$817,721	n/a	\$203,414	\$729,398	n/a
Torrey Highlands- Limited Commercial	n/a	\$14,781	n/a	\$10,347	\$242,739	n/a	n/a	n/a	n/a
Torrey Highlands- Local Mixed Use	\$135,609	\$14,781	\$94,929	\$10,347	\$1,094,363	n/a	n/a	n/a	n/a

DIF ⁽³⁾							
Community	Residential Development					Non-Residential Development	
	Transportation	Park	Library	Fire	Per Dwelling Unit	Transportation \$/ADT	Fire \$/1,000 Sq. Ft.
Barrio Logan	\$1,143	\$12,017	\$390	\$567	\$14,117	\$164	\$567
Clairemont Mesa	\$362	\$3,880	\$904	\$130	\$5,277	\$52	\$130
College Area	\$2,208	\$11,898	\$858	\$561	\$15,526	\$316	\$561
Downtown ⁴	\$1,416	\$5,891	\$0	\$1,252	\$8,560	\$354	\$2,879
Encanto Neighborhoods	\$2,201	\$7,243	\$40	\$474	\$9,958	\$314	\$474
Golden Hill	\$1,768	\$11,715	\$0	\$274	\$13,758	\$253	\$274
Kearny Mesa	\$533	\$8,217	\$516	\$82	\$9,348	\$76	\$82
La Jolla	\$972	\$4,425	\$363	\$184	\$5,944	\$212	\$184
Linda Vista (Per 1,500 Sq. Ft. for Non-Residential Fire Component) ^{5,6}	\$852	\$764	\$365	\$233	\$2,215	\$122	\$346
Mid-City	\$625	\$12,147	\$402	\$289	\$13,463	\$89	\$289
Midway-Pacific Highway	\$3,785	\$3,778	\$0	\$166	\$7,730	\$541	\$166
Mission Beach	\$3,699	\$0	\$0	\$0	\$3,699	\$529	\$0
Mission Valley	\$3,145	\$7,478	\$0	\$133	\$10,756	\$152	\$133
Navajo	\$3,302	\$3,526	\$1,028	\$133	\$7,991	\$472	\$133
North Park	\$760	\$5,936	\$428	\$78	\$7,203	\$109	\$78
Ocean Beach	\$880	\$5,952	\$805	\$421	\$8,059	\$125	\$421
Old Town San Diego	\$1,924	\$1,835	\$0	\$454	\$4,214	\$275	\$455
Otay Mesa-Nestor	\$902	\$12,349	\$240	\$501	\$13,992	\$128	\$501
Pacific Beach	\$398	\$2,250	\$213	\$149	\$3,011	\$57	\$149
Peninsula	\$1,527	\$2,437	\$0	\$156	\$4,122	\$218	\$156
Rancho Bernardo	\$1,370	\$854	\$677	\$19	\$2,922	\$196	\$19
San Pasqual-Single Dwelling Unit	\$2,083	\$0	\$0	\$0	\$2,083	\$208	\$0
San Pasqual-Multiple Dwelling Unit	\$1,458	\$0	\$0	\$0	\$1,459	\$208	\$0
San Ysidro	\$1,463	\$9,248	\$280	\$96	\$11,087	\$208	\$96
Serra Mesa	\$1,960	\$4,899	\$491	\$728	\$8,078	\$280	\$728
Skyline/Paradise Hills	\$1,065	\$4,589	\$1,042	\$285	\$6,982	\$153	\$285
Southeastern San Diego	\$994	\$8,966	\$10	\$54	\$10,025	\$142	\$54
South University City (Per ADT for Non-Residential)	\$256	\$616	\$721	\$734	\$2,328	\$37	\$105
Tierrasanta	\$13,278	\$3,058	\$889	\$779	\$18,005	\$1,897	\$779
Torrey Pines	\$575	\$10,640	\$0	\$0	\$11,216	\$83	\$0
Uptown	\$1,108	\$10,723	\$267	\$107	\$12,206	\$159	\$107
Via de la Valle	\$0	\$0	\$0	\$0	\$3,964	\$0	\$0

Citywide Park DIF

Effective October 12, 2021, the Citywide Park DIF will replace the DIF Park Component for residential developments at building permit issuance, except in the instance where the Citywide Park DIF would result in an increase from any other applicable park component of a DIF until June 30, 2022.

Citywide Park DIF Program Reductions ⁹	
Program	Park DIF Reduction
Project Located in a TPA	25.0%
55 Year Covenant Restricted Affordable Unit ≤ 80% AMI	25.0%
55 Year Covenant Restricted Affordable Unit 81-120% AMI	20.0%
Leed Platium or Living Building Challenge	5.0%
Voluntary Accessibility Program	2.5%

Single Dwelling Unit	
Dwelling Unit Size (sf)	Park DIF
≥2,501	\$17,989
2,450 – 2,500	\$17,809
2,401 – 2,450	\$17,629
2,351 – 2,400	\$17,449
2,301 – 2,350	\$17,270
2,251 – 2,300	\$16,910
2,201 – 2,250	\$16,730
2,151 – 2,200	\$16,550
2,101 – 2,150	\$16,370
2,051 – 2,100	\$16,190
2,001 – 2,050	\$15,830
1,951 – 2,000	\$15,651
1,901 – 1,950	\$15,471
1,851 – 1,900	\$15,291
1,801 – 1,850	\$14,931
1,751 – 1,800	\$14,751
1,701 – 1,750	\$14,571
1,651 – 1,700	\$14,391
1,601 – 1,650	\$14,211
1,551 – 1,600	\$13,852
1,501 – 1,550	\$13,672
1,451 – 1,500	\$13,492
1,401 – 1,450	\$13,312
1,351 – 1,400	\$12,952
1,301 – 1,350	\$12,772

Group Quarters Housing Project	
Per Bed	Park DIF
-	\$5,291

Multi Dwelling Unit	
Dwelling Unit Size (sf)	Park DIF
≥1,301	\$13,968
1,251 – 1,300	\$13,828
1,201 – 1,250	\$13,549
1,151 – 1,200	\$13,130
1,101 – 1,150	\$12,851
1,051 – 1,100	\$12,571
1,001 – 1,050	\$12,152
951 – 1,000	\$11,873
901 – 950	\$11,593
851 – 900	\$11,174
801 – 850	\$10,895
751 – 800	\$10,616
701 – 750	\$10,197
651 – 700	\$9,917
601 – 650	\$9,638
551 – 600	\$9,219
501 – 550	\$8,940
≤ 500	\$8,800

Senior Housing	
Dwelling Unit Size (sf)	Park DIF
≥ 701	\$10,106
651 – 700	\$9,917
601 – 650	\$9,638
551 – 600	\$9,219
501 – 550	\$8,940
≤ 500	\$8,800

Citywide Regional Transportation Congestion Improvement Program (RTCIP): Residential Development ⁷	
Type of Dwelling Unit (DU)	\$ Per DU
Single Dwelling Unit	\$3,069.00
Multiple Dwelling Unit	\$2,456.00

Active Transportation In-Lieu Fee (ATILF)
ATILF: \$1,408.40 per vehicle mile traveled. Application of ATILF is dependent on project location and other factors per the SDMC §143.11. To estimate ATILF, input the Assessor's Parcel Number into the Fee Calculator located on the City's website at: https://www.sandiego.gov/sites/default/files/active-transportation-in-lieu-fee-calculator.xlsx

Neighborhood Enhancement In-Lieu Fee
Applicable to projects opting-in to the City's Housing Solutions incentive program. In exchange for receiving certain benefits, applicant has the option to build a public promenade with recreation and mobility amenities or pay: \$9.05 per sq. ft. of lot area (\$11.07 per sq. ft. of lot area for projects greater than 95 ft. in height).

Streetaries DIF via the Spaces as Places Program - Effective 1/6/2022
DIF for Streetaries is assessed at 1/15th of the regularly applicable DIF Rate, and are collected every two years with the issuance of the applicable Public Right of Way Permit. Effective 1/6/22.

Citywide Housing Impact Fee (HIF): Non-Residential Development	
Type of Use	\$ Per Sq. Ft.
Office	\$2.12
Retail & Hotel	\$1.28
Research and Development	\$0.80

Citywide Civic Enhancement Allocation (CEA): Non-Residential Development
Alternatives for Compliance
1.) Art work on premises valued at 1% of Total Building Permit Valuation (TBPV)
2.) Premises open for cultural use valued at 1% of TBPV
3.) In-lieu Public Art Fee valued at 0.05% of TBPV

Streetaries - Exclusive Use Fee - Effective 1/6/2022	
The Exclusive Use Fee applicable to Streetaries varies based on the Climate Equity Index (CEI) and the location of the Streetary as follows:	
Communities with CEI rating as High or Very High Access to Opportunity	\$30.00 / sq. ft.
Communities with CEI rating as Moderate Access to Opportunity	\$20.00 / sq. ft.
Communities with CEI rating as Low or Very Low Access to Opportunity	\$10.00 / sq. ft.
Determine the CEI index applicable to your project location using the following link: https://www.arcgis.com/apps/webappviewer/index.html?id=6438f83d648a4126bae695f2b06871bc	

¹ Hourly Project Review rates are based on FY 22 Final Average Salary, Load and Overhead rates as provided by the City of San Diego Department of Finance and are subject to change each July 1.

² Fees displayed are subject to change per Public Facilities Financing Plans (PFFP) updates and annual adjustments each July 1 per the inflationary rates specified in each community's currently adopted PFFP.

³ Fees displayed are subject to change per Development Impact Fee updates and/or on July 1st per San Diego Municipal Code Section 142.0640.

⁴ Downtown: \$/1,000 Sq. Ft. includes \$876 for Fire plus \$2,003 for Park components.

⁵ Linda Vista: Park component includes \$113 for Community Center plus \$652 Parks & Recreation.

⁶ Linda Vista: \$/1,500 Sq. Ft. includes \$113 for Community Center plus \$233 Fire component.

⁷ The Planning Dept. also collects Regional Transportation Congestion Improvement Program Fees (RTCIP), Housing Impact Fees (HIF) and Civic Enhancement Allocation (CEA) fees on behalf of other departments or agencies.

⁸ The Planning Department has both General Fund and Non-General Fund staff that perform project reviews. The Non-General Fund Public Facilities Planning (PFP) staff are required to be fully cost recoverable which includes a higher indirect cost recovery rate (e.g. overhead).

⁹ The total Citywide Park DIF Program Reductions cannot exceed 50 percent