

CITY COUNCIL
STAFF REPORT

CITY OF CHULA VISTA

December 5, 2023

ITEM TITLE

Annual Report: Fiscal Year 2022-23 Development Impact Fees, Parkland Acquisition and Development Fee and Trunk Sewer Capital Reserve Funds

Report Number: 23-0284

Location: No specific geographic location

Department: Development Services

G.C. § 84308: No

Environmental Notice: The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act ("CEQA") State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3), no environmental review is required.

Recommended Action

Receive the annual report regarding Development Impact Fees, Parkland Acquisition and Development Fee, and Trunk Sewer Capital Reserve Funds for Fiscal Year 2022-23.

SUMMARY

California Government Code Section 66000 requires local agencies assessing Development Impact Fees ("DIFs") to make available specified financial data to the public each fiscal year. This report satisfies that requirement and has been available in the City Clerk's Office for public review since November 9, 2023. An equivalent report for the Parkland Acquisition and Development ("PAD") and Trunk Sewer Capital Reserve fees is included in this report for ease of reference and convenience to the public.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with CEQA and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines because the activity consists of a governmental fiscal/administrative activity which does not result in a physical change in the environment. Therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA. Thus, no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not Applicable

DISCUSSION

The City of Chula Vista collects several types of Development Impact Fees, Parkland Acquisition and Development fees, and Trunk Sewer Capital Reserve fees, which were assessed during the fiscal year ending June 30, 2023. The major categories of facilities financed via DIFs include transportation, traffic signals, pedestrian bridges, drainage, sewer, and public facilities.

Development impact fees are updated in two manners: 1) Through a comprehensive DIF program review; or 2) a Council-enacted automatic annual adjustment, based upon an appropriate index.

There were no comprehensive DIF updates completed in fiscal year ("FY") 2022-23.

In October of 2022, the following automatic index-based annual adjustments went into effect:

Fee Description	Previous Amount	Updated Amount (*Oct 2022*)	Difference	Per Unit
Transportation DIF (TDIF)	$15,802	$16,479	$677	Single-family dwelling unit
Western Transportation DIF (WTDIF)	$4,928	$4,969	$41	Single-family dwelling unit
Bayfront DIF (BFDIF)	$11,913	$12,012	$99	Single-family dwelling unit
Traffic Signal Fee	$43.95	$47.29	$3.34	Average daily vehicle trip
Salt Creek Sewer Basin DIF	$1,612	$1,681	$69	Single-family dwelling unit
Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge DIF	$1,000	$1,043	$43	Single-family dwelling unit
Otay Ranch Village 11 Pedestrian Bridge DIF	$2,839	$2,960	$121	Single-family dwelling unit
Public Facilities Development Impact Fee (PFDIF)	$12,430	$13,394	$964	Single-family dwelling unit
Parkland Acquisition & Development Fee (West of I-805)	$13,797	$14,345	$548	Single-family dwelling unit
Parkland Acquisition & Development Fee (East of I-805)	$21,479	$22,027	$548	Single-family dwelling unit
Trunk Sewer Capital Reserve Fee	$4,182	$4,361	$179	Single-family dwelling unit

Other fees addressed in this report remain at the same rate as the previous fiscal year.

DEVELOPMENT IMPACT FEES

Eastern Transportation Development Impact Fee ("ETDIF")

The ETDIF fee was established on January 12, 1988 via Ordinance 2251 to finance and coordinate the construction of new transportation facilities so that new streets are built when needed to serve new development. This fee is applicable to all new development east of Interstate 805. Prior to the program, streets were built by developers in a fragmented fashion. In addition, equity issues arose, as some developers with frontages on large streets were required to improve those streets while other developers with only smaller local street frontages had less improvement requirements. Now, all developers in the eastern portion of Chula Vista pay the same fee per average daily trip ("ADT") based on the number of vehicle trips generated for a specific land use. The City then constructs the street, or a developer performs the construction. If the developer constructs the street, they receive an ETDIF fee credit which is then applied towards payment of these fees at time of final inspection.

The ETDIF is subject to an annual index-based adjustment. On October 1, 2022, the fee increased from $1,580.30 to $1,647.90 per ADT. The rate per single-family dwelling unit increased from $15,802 to $16,479. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule A of this report.

Western Transportation Development Impact Fee ("WTDIF")

The Western TDIF fee was adopted on March 18, 2008 via Ordinances 3106 through 3110 to finance and coordinate the construction of new transportation facilities in the western neighborhoods of the City, as well as to spread the costs associated with the construction of the facilities equitably among the developing properties within the benefit area.

The WTDIF is subject to an annual index-based adjustment. On October 1, 2022, the fee increased from $492.87 to $496.97 per Equivalent Dwelling Unit ("EDU"). The rate per single-family dwelling unit increased from $4,928 to $4,969. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule B of this report.

Bayfront Transportation Development Impact Fee ("BFDIF")

The Bayfront Transportation Development Impact Fee was adopted on November 18, 2014 via Ordinance 3327 to finance and coordinate the construction of new transportation facilities in the Chula Vista Bayfront area, as well as to spread the costs associated with the construction of the facilities equitably among the developing properties within the benefit area. This fee is applicable to new development in the Chula Vista Bayfront area, generally described as properties west of Interstate 5 and between E Street and Naples Street.

The BFDIF is subject to an annual index-based adjustment. On October 1, 2022, the fee increased from $1,191.37 to $1,202.25 per ADT. The rate per single-family dwelling unit increased from $11,913 to $12,012. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule C of this report.

Traffic Signal Fee

The Traffic Signal fee was adopted to finance and facilitate construction of traffic signal improvements required to mitigate increases in traffic volume caused by new development. This citywide fee is assessed per average daily trip generated. The Traffic Signal fee is subject to an annual index-based adjustment. On

October 1, 2022, the fee increased from $43.95 to $47.29 per ADT. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule D of this report.

Telegraph Canyon Drainage Development Impact Fee

The Telegraph Canyon Drainage fee was adopted via Ordinance 2384 to finance and facilitate construction of drainage improvements serving the Telegraph Canyon Drainage Basin. The fee has remained at $4,579 per acre since 1998. In November of 2015, the City Council considered and approved a comprehensive update of the Telegraph Canyon Drainage DIF. The 2015 action revised the detailed capital improvement program and confirmed the existing rate of $4,579 per acre. Since there were no properties remaining subject to the Telegraph Canyon Drainage Basin DIF, the City Council repealed the fee in July 2019 via Ordinance 3461. A fund balance remains and will be used when grant funding is available to complete improvements.

Poggi Canyon Sewer Basin Development Impact Fee

The Poggi Canyon Sewer Basin fee was adopted to finance and facilitate construction of the Poggi Canyon Trunk Sewer, serving properties within the benefit area. This fee is applicable to the Poggi Canyon Basin. The fee was established at $400 per EDU in 1997. In June 2009, the Poggi Canyon Sewer DIF was updated and the fee was reduced to $265 per EDU. The fee remains unchanged since the 2009 action. Detailed FY 2022-23 financial information are presented in Attachment 1, Schedule E of this report.

Salt Creek Sewer Basin Development Impact Fee

The Salt Creek Sewer Basin fee was adopted to finance and facilitate construction of the Salt Creek Trunk Sewer, serving properties within the benefit area. This fee is applicable to the Salt Creek Sewer Basin, a portion of the Upper Otay Lake Basin north of the Salt Creek Sewer Basin, Wolf Canyon Basin, and a portion of the Lower Otay Lake Basin east of the Salt Creek Sewer Basin.

In July 2015, the City Council considered and approved a comprehensive update of the Salt Creek Sewer Basin DIF. The 2015 action confirmed the existing rate of $1,330 per EDU and authorized annual index-based updates. An index-based update was implemented on October 1, 2022, increasing the fee from $1,612 to $1,681 per EDU. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule E of this report.

Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge Development Impact Fee

The Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge fee was adopted to finance and facilitate construction of pedestrian bridge facilities that will serve the subject villages. A comprehensive update of the fee program was considered and approved by the City Council in December 2015. The 2015 action reduced the fee from $1,114 to $844 per single-family dwelling unit and authorized annual index-based updates. An index-based update was implemented on October 1, 2022, increasing the fee from $1,000 to $1,043 per EDU. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule F of this report.

Otay Ranch Village 11 Pedestrian Bridge Development Impact Fee

The Otay Ranch Village 11 Pedestrian Bridge fee was adopted to finance and facilitate construction of four pedestrian bridges in Otay Ranch Village 11. The Village 11 Pedestrian Bridge DIF is subject to an annual

index-based adjustment. On October 1, 2022, the fee increased from $2,839 to $2,960 per single-family dwelling unit. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule F.

Eastern Urban Center ("Millenia") Pedestrian Bridge Development Impact Fee

The Eastern Urban Center ("Millenia") Pedestrian Bridge Development Impact Fee was adopted to finance and facilitate construction of the Eastlake Parkway Pedestrian Bridge in the Millenia project area. The EUC Pedestrian Bridge DIF was established with an initial rate of $615.13 per single-family DU via Ordinance 3273, adopted in August of 2013. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule F of this report. The Eastlake Parkway Pedestrian Bridge was constructed by the developer of Millenia and the cost was reimbursed to the developer in May 2023: 50% from the Otay Ranch Village 11 Pedestrian Bridge fund, and the other 50% from the EUC Pedestrian Bridge fund, less previous fee credits received as set forth in the nexus studies for each DIF.

Public Facilities Development Impact Fee ("PFDIF")

The Public Facilities DIF was adopted to finance and facilitate construction of public facilities necessary to serve new development. The fee includes six components. All components are subject to an annual index-based adjustment. On October 1, 2022, the combined fee increased from $12,430 to $13,394 per single-family dwelling unit. Detailed FY 2022-23 financial information is presented in Attachment 1, Schedule G of this report. The components of the PFDIF, including current fees per single family dwelling are as follows:

- Administration ($788) - Administration of the PFDIF program, oversight of expenditures and revenues, preparation of updates, calculation of costs, etc.
- Civic Center Expansion ($3,903) - Expansion of the Civic Center per the 1989 Civic Center Master Plan to provide sufficient building space and parking needed to serve new development. The Civic Center Master Plan was updated in July 2001 to include impacts of Otay Ranch development. Project phases included the remodel and expansion of City Hall, remodel of the Public Services Building and remodel of the former Police Facility, Community Development and Legislative Buildings, including associated capital expenses.
- Police Facility ($2,194) - Improvements per the Civic Center Master Plan to provide sufficient building space and associated facilities needed to serve new development. Improvements include construction of a new police facility, upgrading the communications center and installation of new communication consoles. This fee also includes the purchase and installation of a computer-aided dispatch system ("CAD"), Police Records Management System, Mobile Data Terminals, and police vehicles.
- Corporation Yard Relocation ($589) - Relocation of the City's Public Works Center from the Bayfront area to the more centrally located site on Maxwell Road. Also includes the purchase of new vehicles directly attributable to new development and the need to maintain an expanding infrastructure network.
- Libraries ($2,244) - Improvements include construction of the South Chula Vista Library and future planned libraries and installation of an automated library system. This component is based on the facility needs identified in the Library Master Plan and is applicable to new residential development only.
- Fire Suppression System ($1,973) - Projects include the relocation of Fire Stations 3 and 4, construction of a fire training tower and classroom, purchase of a brush rig, installation of a radio

communications tower and construction of various fire stations in developing areas of the City. This fee currently reflects the nine-station network called for in the 1999 Fire Station Master Plan. This fee also includes the purchase of fire apparatus for new stations, as required to serve new development.

- Major Recreation Facilities ($1,703) - Component added in November 2002 to build major recreation facilities required to serve new development such as community centers, gymnasiums, swimming pools, and senior/teen centers. This component is based on the facility needs identified in the Park & Recreation Master Plan and is applicable to new residential development only.

Although the majority of the public facility project costs are borne by new development, it is important to note that some public facility projects contain both a City and new development cost share. The City share often reflects "joint impetus" projects, which are necessitated by growth and non-growth factors and/or the City's obligation to correct pre-existing space/equipment deficiencies. The PFDIF fees only relate to new development's cost share for each component.

Parkland Acquisition and Development ("PAD") Fees

The Parkland Acquisition and Development in-lieu fee was adopted by the City to acquire neighborhood and community parkland and to construct parks, including recreational amenities. The acquisition component of the fee is set at $12,676 for areas east of I-805 and $4,994 for areas west of I-805, per single-family dwelling unit.

The development component of the fee is applicable citywide and is subject to an annual index-based adjustment. On October 1, 2022, the development component increased from $8,803 to $9,351 per single-family dwelling unit. This action increased the combined fee from $21,479 to $22,027 and from $13,797 to $14,345; for areas east and west of I-805, respectively.

The PAD fee is applicable to new residential development only. In fiscal year 2013-14, the fee requirement for hotel and motel developments was eliminated via Ordinance 2014-3303. Detailed FY 2022-23 financial information is presented in Attachment 2 of this report.

Trunk Sewer Capital Reserve Fees

The Trunk Sewer Capital Reserve fee was established in 1985 by Ordinance 2107 to finance all or a portion of the cost to enlarge sewer facilities to enhance efficiency of utilization and/or adequacy of sewer capacity. The fee program was last comprehensively updated in 2014, decreasing the fee per EDU from $3,478 to $3,450. The 2014 action also authorized annual index-based updates. An index-based update was implemented on October 1, 2022, increasing the fee from $4,182 to $4,361 per EDU. Detailed FY 2022-23 financial information is presented in Attachment 3 of this report.

Interfund Loans

On February 17, 2015, the City Council approved an Interfund Loan Policy (the "Policy"), along with a series of resolutions affirming and consolidating various interfund loans between DIF, PAD, and Trunk Sewer Capital Reserve Funds. Pursuant to the Policy, all interfund loans will accrue interest charges equal to the City's actual pooled cash investment return. As a result of this change, the interest charges to date for all existing interfund loans were recalculated. The total amount due, as reported in the attached schedules may,

therefore, vary significantly from the amounts presented in prior reports. In addition, interest rates are not reported for interfund loans in this report, as the applicable rate will vary based upon the City's actual investment returns.

FY 2022-23 Financial Information

Detailed FY 2022-23 financial information is presented in the Attachments as follows:

- Attachment 1, Schedules A through F, reports the required financial information for all DIFs except the Public Facilities DIF. Attachment 1, Schedule G reports the required financial information for the Public Facilities DIF and its components.
- Attachment 2 reports the required financial information for the Parkland Acquisition and Development fees.
- Attachment 3 reports the required information for the Trunk Sewer Capital Reserve fees.

The schedules contain the following:

- Beginning balance as of July 1, 2022.
- Fees received during the fiscal year ending June 30, 2023.
- Other miscellaneous revenues received during the fiscal year ending June 30, 2023.
- Interest earned from investing the cash balances available in each fund or from interfund loans during the fiscal year ending June 30, 2023.
- Expenditures from each of the funds during the fiscal year ending June 30, 2023.
- A description of each capital and non-capital project with expenditures funded entirely or in part by DIF/PAD/Trunk Sewer funds in FY 2022-23 and the percentage of the project funded by this fee through FY 2022-23. More detailed information on capital projects is available in the annual Capital Improvement Program Budget.
- Outstanding balances of interfund loans made from DIF/PAD/Trunk Sewer Capital Reserve funds, as of the end of FY 2022-23.
- Ending balances as of June 30, 2023 for each fund (unaudited).
- The amount, description, and purpose of each fee.
- Identification of an approximate date by which the construction of public improvements will commence.

DECISION-MAKER CONFLICT

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

This is an informational report and there is no fiscal impact associated with receiving or rejecting the report.

ONGOING FISCAL IMPACT

This is an informational report and there is no ongoing fiscal impact associated with receving or rejecting the report.

ATTACHMENTS

1. FY 2022-23 Financial Information for all DIFs, (Schedules A through G)
2. FY 2022-23 Financial Information for PAD Fees
3. FY 2022-23 Financial Information for Trunk Sewer Capital Reserve Fees

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ATTACHMENT 1 - SCHEDULE A

EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 22/23 ACTIVITY

FEE DESCRIPTION: To finance the construction of transportation facilities required to mitigate increasing traffic volumes caused by new development in eastern areas of Chula Vista

FEE AMOUNT: $ 1,647.90 per average daily trip (ADT)

FY 22/23 BALANCE INFORMATION*:

	Sub-Fund 590920 EAST TRANS DIF
Beginning Balance, 07/01/22	39,356,176
Revenues	
ETDIF Fees Collected	7,563,364
Transfers In	220,387
Interest Earned	716,235
Total Revenues	8,499,986
Expenditures	
CIP Project Expenditures	(837,501)
City Staff Services	(332,711)
Other Expenditures	(65,824)
Total Expenditures	(1,236,037)
Ending Balance*, 06/30/23	$ 46,620,125

*Unaudited

SCHEDULE A.1

EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 22/23 ACTIVITY

FY 22/23 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation as of 6/30/23	% Of Project Funded by ETDIF	Future Appropriations	Initially Scheduled
CTY0208	CIP Mngmt & Equipment Purchase	$ -	$ 205,873	36.4%	$ -	2006
STL0261	Willow St Bridge Widening Phs2	5,075	37,194,097	17.9%	-	2000
STL0444	Willow St Bridge Repl Env Mit Compl	3,583	400,000	55.7%		2019
STM0331	98/East Orange Ave Extention	18,194	3,961,564	100.0%	-	1999
STM0357	Rock Mtn Rd Heritage-La Media	1,657	807,000	93.8%	-	2004
STM0359	Rock Mtn Rd - SR125 Overpass	-	144,544	100.0%	-	2005
STM0374	Heritage Rd Olympic to Main	-	150,000	100.0%	-	2011
STM0375	SR125 @SanMgl Rnch 1/2Interchg	1,010	172,869	100.0%	-	2011
STM0382	Bike Lane along East H Street	6,201	2,810,124	85.2%	-	2014
STM0386	Heritage Rd Bridge Improvmnts	595,587	5,657,799	26.9%	15,608,000	2014
STM0388	Main Street Widening FY16	60,356	300,000	100.0%	8,170,000	2015
STM0389	Heritage Rd Widening FY16	47,902	400,000	100.0%	-	2015
STM0409	PID & PRED for SR-125 at Main Stree	20,618	460,000	100.0%	300,000	2021
TRF0274	Traffic Count Stations	196	835,000	73.6%	-	1990
TRF0325	Transportation Planning Progrm	4,790	835,000	73.0%	20,000	2004
TRF0357	SR125 Corridr and Arterial Ops	-	50,000	100.0%	-	2008
TRF0364	Trans Dev Impact Fund Update	5,170	255,000	100.0%	-	2008
TRF0389	Adptv Trfc Signl Systm Expansn	-	1,779,500	57.3%	-	2014
TRF0396	Trfc Mgmt Cntr &Communictn MP	-	319,938	13.1%	-	2015
TRF0403	Traffic Signal Comm Improve	67,163	2,450,000	100.0%	-	2017
	TOTAL:	$ 837,501	$ 59,188,308		$ 24,098,000	

FY22/23 INTERFUND LOAN INFORMATION:

Description of Loan	Oustanding Loan Amount
Advance to PFDIF (Fire Suppression) affirmed and consolidated via Council Resolution No. 2015-035 on February 17, 2015	$9,056,527

ATTACHMENT 1 - SCHEDULE B

WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEES (TDIF)

FY 22/23 ACTIVITY

FEE DESCRIPTION: To finance the construction of transportation facilities required to mitigate increasing traffic volumes caused by new development in western areas of Chula Vista.

FEE AMOUNT: $ 496.97 per average daily trip (ADT)

FY 21/22 BALANCE INFORMATION*:

	Sub-Fund 590922 Western Trans DIF Regional Arterial Sys
Beginning Balance, 07/01/22	2,256,151
Revenues	
WTDIF Fees Collected	1,213,000
Interest Earned	66,336
Total Revenues	1,279,336
Expenditures	
Other Expenditures	(10,247)
Total Expenditures	(10,247)
Ending Balance*, 06/30/23	3,525,240

*Unaudited

Note: Funds 590923, 590924 and 590925 were consolidated with Fund 590922 on March 8, 2022.

SCHEDULE B.1

WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEES (TDIF)
FY 22/23 ACTIVITY

FY 22/23 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation at 6/30/23	% Of Project Funded by WTDIF	Future Appropriations	Initially Scheduled
STL0451	Bayshore Bikeway Segment 6A	-	-	0%	104,750	2024
STM0384	Bike Lane Improv Broadway Ph 1	-	2,974,663	4.1%	-	2018
STM0399	I-805 Main Street Interchange PID	-	100,000	100.0%	-	2020
	TOTAL:	$ -	$ 3,074,663		$ 104,750	

ATTACHMENT 1 - SCHEDULE C

BAYFRONT TRANSPORTATION DEVELOPMENT IMPACT FEE (BFDIF)
FY 22/23 ACTIVITY

FEE DESCRIPTION: To finance the construction of transportation facilities required to mitigate increasing traffic volumes caused by new development in the Bayfront area of Chula Vista

FEE AMOUNT: $ 1,201.25 per average daily trip (ADT)

FY 22/23 BALANCE INFORMATION*:

	Sub-Fund 590926 BAYFRONT TDIF
Beginning Balance, 07/01/22	85,080
Revenues	
BFDIF Fees Collected	-
Interest Earned	1,673
Total Revenues	1,673
Expenditures	
Other Expenditures	(10)
Total Expenditures	(10)
Ending Balance*, 06/30/23	$ 86,743

*Unaudited

ATTACHMENT 1 - SCHEDULE D

TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 22/23 ACTIVITY

FEE DESCRIPTION: To finance the construction of traffic signal improvements required to mitigate increasing traffic volumes caused by new development citywide.

FEE AMOUNT: $ 47.29 per average daily trip (ADT)

FY 21/22 BALANCE INFORMATION*:

	Sub-Fund 590354 TRAFFIC SIGNAL
Beginning Balance, 07/01/22	1,513,238
Revenues	
Traffic Signal Fees Collected	384,808
Interest Earned	31,793
Total Revenues	416,601
Expenditures	
CIP Project Expenditures	(153,663)
Reimbursement to Other Agencies	(744,737)
Other Expenditures	(12,658)
Total Expenditures	(911,059)
Ending Balance*, 06/30/23	$ 1,018,780

*Unaudited

SCHEDULE D.1

TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 22/23 ACTIVITY

FY 22/23 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation as of 6/30/23	% Of Project Funded by Traffic Signal DIF	Future Appropriations	Initially Scheduled
CTY0208	CIP Mngmt & Equipment Purchase	-	220,873	0	-	2006
STL0405	ADA Curb Ramps FY2014/15	-	493,948	9.6%	-	2015
STL0420	PalomarSt/Orange Ave Sidewalk	185	1,315,000	23.8%	-	2016
TRF0337	Traf Signal Left Turn Mod Prog	773	226,649	100.0%	-	2006
TRF0354	Traffic Congestion Relief Prog	10,584	1,706,365	**10.9%**	100,000	2006
TRF0366	Trafc Sgnl & Stlight Upgrd/Mtn	58,790	3,482,912	**12.7%**	250,000	2021
TRF0384	Hazel Cook Elem Schl Ped Imprv	-	731,600	49.3%	-	2013
TRF0388	Trfc Sgnl Modf at 4Intersectns	-	1,375,615	47.6%	-	2015
TRF0389	Adptv Trfc Signl Systm Expansn	-	1,779,500	8.4%	-	2015
TRF0390	Trfc Sgnl &Ped Fac Modf Palomr	-	405,962	11.7%	-	2014
TRF0394	Ped Crosswlk Enhancmnt @Uncntr	-	828,316	37.3%	-	2015
TRF0398	Trfc Signal @Jacqua St &Main	-	165,000	69.7%	-	2015
TRF0400	Signal Retiming of Yellow	35,393	400,000	27.5%	-	2017
TRF0402	Trfc Signal Mod @ Broadway/F&G	-	823,517	23.6%	-	2016
TRF0404	Traf Sig Retime/Install Fiber	2,363	1,798,160	15.8%	-	2018
TRF0405	Ped Countdown Inst&Signal Mod	-	1,528,041	20.4%	-	2017
TRF0407	Traffic Sig Mod at 5 Intersect	5,755	1,802,248	25.5%	-	2019
TRF0412	Traffic Signal Upgrades Two Sites	-	777,431	14.6%	-	2019
TRF0418	Lead Ped Interval Traf Signal Ops	39,314	200,000	8.0%	-	2020
TRF0424	Ped Hybr Beacon Upgrade 4th@Westby	-	400,000	30.0%	-	2021
TRF0430	ADA Pedestrian Push Button Imprvmnt	505	200,000	25.0%	100,000	2023
	TOTAL:	$ 153,663	$ 20,661,137		$ 450,000	

ATTACHMENT 1 - SCHEDULE E

SEWER DEVELOPMENT IMPACT FEES
FY 22/23 ACTIVITY

Poggi Canyon Sewer Basin DIF (PC Sewer Basin DIF) Sub-Fund 430766
Salt Creek Sewer Basin DIF (SC Sewer Basin DIF) Sub-Fund 430767

FEES DESCRIPTIONS:

Poggi Canyon Sewer Basin DIF:	For the construction of a trunk sewer in the Poggi Canyon Sewer Basin from a proposed regional trunk sewer west of I-805 along Olympic Parkway to the boundary of Eastlake.
Salt Creek Sewer Basin DIF:	For the planning, design, construction and/or financing of the facilities.

FEES AMOUNTS:

	Sub-Fund 430766 Poggi Canyon Sewer Basin DIF	Sub-Fund 430767 Salt Creek Sewer Basin DIF
Base fee per equivalent dwelling unit (EDU)	$ 265	$ 1,681
1.0 EDU per single family, attached or detached	$ 265	$ 1,681
0.75 EDU per multi-family dwelling unit	$ 199	$ 1,261
Commercial land use	$265/EDU	$1,681/EDU
Industrial land use	$265/EDU	$1,681/EDU

SCHEDULE E.1

SEWER DEVELOPMENT IMPACT FEES
FY 22/23 ACTIVITY

FY 22/23 CASH BALANCE INFORMATION*:

	Sub-Fund 430766 Poggi Canyon Sewer Basin DIF	Sub-Fund 430767 Salt Creek Sewer Basin DIF
Beginning Cash Balance, 07/01/2022	3,150,140	1,925,262
Revenues		
DIF Fees Collected	4,770	827,705
Interest Earned	61,567	52,780
Total Revenues	66,337	880,484
Expenditures		
Interest Expense		(371,729)
City Staff Services	(7,700)	(4,546)
CIP Project Expenditures	(68,165)	(252)
Other Expenses	(367)	(322)
Total Expenditures	(76,233)	(376,849)
Net Balance Sheet Activity	(3,725)	(135,208)
Ending Cash Balance*, 06/30/2023	$ 3,136,519	$ 2,293,689

*Unaudited

SCHEDULE E.2

SEWER DEVELOPMENT IMPACT FEES
FY 22/23 ACTIVITY

FY 22/23 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation at 6/30/23	% Of Project Funded by Sewer DIF	Future Appropriations	Initially Scheduled
STM0357	Rock Mtn Rd Heritage-La Media	252	807,000	6%	-	2006
SWR0284	Poggi Cyn Trnk Swr Upgrade Rch	2,247	300,000	100.0%	-	2015
SWR0311	Poggi Canyon Swr Imprv Olympic Pkwy	65,918	3,546,000	100.0%	-	2020
	TOTAL:	$ 68,418	$ 4,653,000		$ -	

ATTACHMENT 1 - SCHEDULE F

OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
FY 22/23 ACTIVITY

Otay Ranch Village 1, 2, 5 & 6 Pedestrian Bridge DIF (OR Vil 1 & 5 Pedestrian Bridge DIF), Sub-Fund 580940
Otay Ranch Village 11 Pedestrian Bridge DIF (OR Vil 11 Pedestrian Bridge DIF), Sub-Fund 580941
Otay Ranch Millenia Eastern Urban Center Pedestrian Bridge (DIF) (OR Millenia EUC Pedestrian Bidge DIF), Sub-Fund 580981

FEE DESCRIPTIONS:

OR Village 1 & 5 Pedestrian Bridge DIF:	To finance the construction of pedestrian bridge improvement between Otay Ranch Villages 1, 5 & 6.
OR Village 11 Pedestrian Bridge DIF:	To finance the construction of pedestrian bridge improvement in Otay Ranch Village 11.
OR Millenia EUC Ped Bridge DIF:	To finance the construction of pedestrian bridge improvement in OR Millenia (EUC).

FEE AMOUNTS:

	Sub-Fund 580940 OR Village 1, 2, 5 & 6 Ped Bridge DIF	Sub-Fund 580941 OR Village 11 Ped Bridge DIF	Sub-Fund 580981 Millenia EUC Ped Bridge DIF
per single family equivalent dwelling unit	$ 1,043	$ 2,960	$ 615.13
per multi-family equivalent dwelling unit	$ 773	$ 2,194	$ 456.10

SCHEDULE F.1

OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
FY 22/23 ACTIVITY

FY 22/23 BALANCE INFORMATION*:

	Sub-Fund 580940 OR VILLAGE 1,2,5&6 PED BRIDGE DIF	Sub-Fund 580941 OR VILLAGE 11 PED BRIDGE DIF	Sub-Fund 580981 EUC MILLENIA PED BRIDGE DIF
Beginning Fund Balance, 07/01/22	2,733,206	3,442,592	389,661
Revenues			
DIF Fees Collected	51,311	58,170	(11,409)
Interest Earned	54,407	60,559	5,608
Total Revenues	105,718	118,729	(5,801)
Expenditures			
City Staff Services	-	-	-
Reimb to Other Agencies	-	(1,622,452)	(388,078)
Other Expenditures	(2,880)	(263)	(9)
Total Expenditures	(2,880)	(1,622,715)	(388,086)
Ending Balance*, 06/30/23	2,836,045	1,938,607	(4,227)

*Unaudited

ATTACHMENT 1 - SCHEDULE G

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 22/23 ACTIVITY

FEE DESCRIPTIONS AND AMOUNTS:

Program Administration: Administration of the Public Facilities DIF program, overseeing of expenditures and revenues collected, preparation of updates, calculation of costs, etc. Single-Family $788/DU; Multi-Family $746/DU; Commercial $2,517/Acre; Industrial $796/Acre.

Civic Center Expansion: Expansion of the 1989 Civic Center per the Civic Center Master Plan to provide sufficient building space and parking due to growth and development.
Single Family $3,903/DU; Multi-Family $3,698/DU; Commercial $12,454/Acre; Industrial $3,935/Acre.

Police Facility: Accommodation of the building space needs per the Civic Center Master Plan, which included the newly constructed police facility, upgrading of the communications center and installation of new communication consoles. Also included is the purchase and installation of a computer aided dispatch system (CAD), Police Records Management System, and Mobile Data Terminals.
Single-Family $2,194/DU; Multi-Family $2,370/DU; Commercial $10,365/Acre; Industrial $2,235/Acre.

Corporation Yard: Relocation of the City's Public Works Center to Maxwell Road and acquisition of equipment.
Single-Family $589/DU; Multi-Family $472/DU; Commercial $10,021/Acre; Industrial $4,719/Acre.

Libraries (Residential Only): Improvements include construction of the South Chula Vista library and Eastern Territories libraries, and installation of a new automated library system.
Single-Family & Multi-Family $2,244/DU.

Fire Suppression System: Projects include the relocation of Fire Stations #3 & #4, construction of a fire training tower and classroom, purchase of a brush rig, installation of a radio communications tower and construction of various fire stations needed to serve new development.
Single-Family $1,973/DU; Multi-Family $1,420/DU; Commercial $5,214/Acre; Industrial $1,038/Acre.

Recreation (Residential Only): Improvements include construction of major recreation facilities needed to serve new development such as community centers, gymnasiums, swimming pools, and senior/teen centers.
Single-Family & Multi-Family $1,703/DU.

SCHEDULE G.1

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 22/23 ACTIVITY

FY 22/23 BALANCE INFORMATION *:

	Gen. Admin. Sub-Fund 560896	Civic Center Sub-Funds 560895/560897	Police Facility Sub-Fund 560898	Corp Yard Relocation Sub-Fund 560899	Libraries Sub-Fund 560900	Fire Supp. System Sub-Fund 560901	Rec. Facilities Sub-Fund 560902	TOTAL
Beginning Balance, 07/01/22	7,253,687	192,852	(3,178,614)	(1,126,945)	25,169,341	(15,100,583)	3,423,901	16,633,639
Revenues								
DIF Revenues	805,020	3,938,798	2,532,380	675,283	2,245,104	1,560,603	1,712,204	13,469,392
Investment Earnings	154,333	45,032	(41,250)	(19,277)	518,291	(92,773)	98,345	662,702
Proceeds of Long-Term Debt	-	-	-	-	-	3,986,967	-	3,986,967
Total Revenues	959,353	3,983,830	2,491,130	656,006	2,763,395	5,454,796	1,810,549	18,119,060
Expenditures								
City Staff Services	(200,368)	-	-	-	-	-	-	(200,368)
Other Expenses	(930)	(187)	-	-	(3,064)	-	(604)	(4,786)
Other Capital Expenses	-	-	-	(93,947)	-	-	-	(93,947)
CIP Project Expenditures	-	-	-	-	(1,647,631)	-	-	(1,647,631)
Financed Expenses	-	-	-	-	-	(4,052,909)	-	(4,052,909)
Transfers Out (Debt Service)	-	(2,728,577)	(1,546,803)	(728,446)	-	-	-	(5,003,827)
Total Expenditures	(201,298)	(2,728,765)	(1,546,803)	(822,393)	(1,650,695)	(4,052,909)	(604)	(11,003,467)
Ending Balance*, 06/30/23	$ 8,011,743	$ 1,447,918	$ (2,234,286)	$ (1,293,332)	$ 26,282,041	$ (13,698,697)	$ 5,233,846	$ 23,749,233

*Unaudited

SCHEDULE G.2

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 22/23 ACTIVITY

FY 22/23 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation as of 6/30/23	% Of Project Funded by PFDIF	Future Appropriations	Initially Scheduled
SAF0169	Millenia Fire Station	-	354,953	1	-	2006
GGV0244	Civic Center Library Outdoor Deck	-	1,996,116	83.0%	-	2015
GGV0267	Cinematic Arts Academic & Library	1,647,631	96,413,391	33.0%	-	2023
	TOTAL:	$ 1,647,631	$ 98,764,460		$ -	

ATTACHMENT 2

PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 22/23 ACTIVITY

FEE DESCRIPTION: In lieu fee for providing neighborhood and community park sites and facilities.

Areas East of I-805	Aquisition Fee	Development Fee	Total Fee	
FEE AMOUNT:	$12,676	$9,351	$22,027	per single family dwelling unit
	$9,408	$6,940	$16,348	per multi-family dwelling unit
	$5,932	$4,376	$10,308	per mobile home dwelling unit
Areas West of I-805				
FEE AMOUNT:	$4,994	$9,351	$14,345	per single family dwelling unit
	$3,707	$6,940	$10,647	per multi-family dwelling unit
	$2,337	$4,376	$6,713	per mobile home dwelling unit

FY 22/23 BALANCE INFORMATION *:

	FUND 715 PAD FUND	FUND 716 WPAD FUND
Beginning Balance, 07/01/22	51,169,794	(6,618,197)
Revenues		
Park Dedication Fees	457,543	201,180
Interest Earned	824,270	70,881
Total Revenues	1,281,813	272,061
Expenditures		
Other Expenditures	(20,960)	(191,751)
Total Expenditures	(20,960)	(191,751)
Ending Balance*, 06/30/2023	$ 52,430,647	$ (6,537,887)

*Unaudited

ATTACHMENT 2.1

PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 22/23 ACTIVITY

FY 22/23 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation at 6/30/23	% Of Project Funded by PAD	Future Appropriations	Initially Scheduled
REC0261	Otay Ranch Community Park	$ -	$ 1,654,745	100.0%	$ -	2008
	TOTAL:	$ -	$ 1,654,745			

FY 22/23 INTERFUND LOAN INFORMATION:

Description of Loan:	Oustanding Loan Amount
Advance from Eastern PAD Fund to Western PAD Fund affirmed and consolidated via Council Resolution No. 2015-034 on February 17, 2015	$10,232,898

ATTACHMENT 3

TRUNK SEWER CAPITAL RESERVE
FY 22/23 ACTIVITY

FEE DESCRIPTION: For the enlargement of sewer facilities of the City so as to enhance efficiency of utilization and/or adequacy of capacity and for planning and/or evaluating any future proposals for area wide sewage treatment and or water reclamation systems or facilities.

FEE AMOUNT: $ 4,361 per equivalent dwelling unit (EDU)

FY 21/22 CASH BALANCE INFORMATION *:

	FUND 413 TRUNK SEWER (TS)
Beginning Cash Balance, 07/01/22	75,246,398
Revenues	
Interest Earned	1,871,616
Sewerage Facility Participant Fees	3,519,065
Donations	5,984,987
Transfer In	7,806
Total Revenues	11,383,474
Expenditures	
CIP Project Expenditures	(3,284,848)
Transfers Out	(28,767)
Other Expenditures	(8,937)
Total Expenditures	(3,322,552)
Net Balance Sheet Activity	(6,132,257)
Ending Cash Balance*, 06/30/23	$ 77,175,064

*Unaudited

SCHEDULE 3.1

TRUNK SEWER CAPITAL RESERVE
FY 22/23 REVENUES AND EXPENDITURES

FY 22/23 EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Approp. at 6/30/23	% Of Project Funded by Trunk Sewer	Future Appropriations	Initially Scheduled
SWR0272	Moss St SwrImprv @Railrd Crsng	$ -	$ 600,000	13.9%	$ -	2012
SWR0274	East H St Sewer Main Upsize	3,341	1,500,000	99.6%	-	2013
SWR0275	Reline Force Mn @G St Pump Stn	247,526	1,666,754	100.0%	6,381,760	2013
SWR0290	TlgrphCyn BsnSwr Imprv5th&I-5	2,601	950,000	100.0%	-	2014
SWR0291	J St Junction Box Swr Study	12,622	1,900,000	5.2%	-	2015
SWR0292	Indtrl Blvd &Main St Swr Imprv	-	766,000	29.8%	-	2016
SWR0321	RIDA Bayfront Sewer Improvements	3,018,759	4,426,000	73.0%	-	2019
	TOTAL:	$ 3,284,848	$ 11,808,754		$ 6,381,760	

FY 22/23 INTERFUND LOAN INFORMATION:

Description of Loan:	Oustanding Loan Amount
Advance to Salt Creek Sewer DIF affirmed and consolidate via Council Resolution No. 2015-029 on February 17,2015	$18,174,656