

CITY COUNCIL STAFF REPORT

CITY OF CHULA VISTA

December 3, 2024

ITEM TITLE

Annual Report: Fiscal Year 2023-24 Development Impact Fees, the Parkland Acquisition and Development Fee, Trunk Sewer Capital Reserve Fee, and Parking In Lieu Fee

Report Number: 24-0295

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, the Parkland Acquisition and Development Fee, Trunk Sewer Capital Reserve Fee, and Parking In Lieu Fee for fiscal year 2023-24.

SUMMARY

California Government Code Section 66000, et seq. requires local agencies assessing Development Impact Fees ("DIFs") and sewer capacity charges 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 15, 2024. An equivalent report for the Parkland Acquisition and Development ("PAD") fees and Parking In Lieu 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 fees associated with development including: Development Impact Fees (DIF), Parkland Acquisition and Development (PAD) Fees, Trunk Sewer Capital Reserve Fees, and a Parking In Lieu Fee which were assessed during the fiscal year ending June 30, 2024. 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 2023-24 ("FY 2023-24").

In October of 2023, the following automatic index-based annual adjustments went into effect:

Fee Description (Per Single Family Unit)	Previous Amount	Updated Amount (Oct 2023)	Difference
Eastern Transportation DIF ("ETDIF")	$16,479	$17,647	$1,168
Western Transportation DIF ("WTDIF")	$4,969	$5,332	$363
Bayfront DIF ("BFDIF")	$12,012	$12,864	$852
Traffic Signal Fee	$472	$482	$10
Salt Creek Sewer Basin DIF	$1,681	$1,800	$119
Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge DIF	$1,043	$1,117	$74
Otay Ranch Village 11 Pedestrian Bridge DIF	$2,960	$3,170	$210
Public Facilities Development Impact Fee ("PFDIF")	$13,394	$14,286	$892
Parkland Acquisition & Development Fee (West of I-805)	$14,345	$14,527	$182
Parkland Acquisition & Development Fee (East of I-805)	$22,027	$22,209	$182
Trunk Sewer Capital Reserve Fee	$4,361	$4,671	$310

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 are built when needed to serve new development. This fee is applicable to all new development east of Interstate 805. Prior to the program, transportation facilities, (ex. streets and traffic signals) 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 or the developer on behalf of the City constructs the necessary transportation facilities. If the developer constructs the facilities, they receive a ETDIF fee credit which is then applied towards payment of the required DIF fees for their development at the time of final inspection. The City is in the process of preparing a comprehensive update of the ETDIF.

The ETDIF is subject to an annual index-based adjustment. On October 1, 2023, the fee increased from $1,647.90 to $1,764.70 per ADT. The rate per single-family dwelling unit increased from $16,479 to $17,647. Detailed FY 2023-24 financial information is presented in Attachment 1, Schedule A of this report.

Western Transportation Development Impact Fee ("WTDIF")

The WTDIF 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. The WTDIF functions similar to the ETDIF, spreading the costs associated with the construction of the facilities equitably among the developing properties within the benefit area. The City is in the process of preparing a comprehensive update of the WTDIF.

The WTDIF is subject to an annual index-based adjustment. On October 1, 2023, the fee increased from $496.97 to $532.20 per ADT. The rate per single-family dwelling unit increased from $4,969 to $5,322. Detailed FY 2023-24 financial information is presented in Attachment 1, Schedule B of this report.

Bayfront Transportation Development Impact Fee ("BFDIF")

The BFDIF 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, 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, 2023, the fee increased from $1,201.25 to $1,286.42 per ADT. The rate per single-family dwelling unit increased from $12,012 to $12,864. Detailed FY 2023-24 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, 2023, the fee increased from $47.29 to $48.22 per ADT. Detailed FY 2023-24 financial information is presented in Attachment 1, Schedule D of this report.

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 Equivalent Dwelling Unit ("EDU") in 1997. In June 2009, the Poggi Canyon Sewer DIF was updated, and the fee was reduced to $265 per EDU. The City is in the process of preparing a comprehensive update of the Poggi DIF. The fee remains unchanged since the 2009 action. Detailed FY 2023-24 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. The City is in the process of preparing a comprehensive update of the Salt Creek Sewer DIF. An index-based update was implemented on October 1, 2023, increasing the fee from $1,681 to $1,800 per EDU. Detailed FY 2023-24 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 DIF 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, 2023, increasing the fee from $1,043 to $1,117 per single-family dwelling unit. Detailed FY 2023-24 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 DIF 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, 2023, the fee increased from $2,960 to $3,170 per single-family dwelling unit. Detailed FY 2023-24 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 DIF was adopted to finance and facilitate construction of the Eastlake Parkway Pedestrian Bridge in the Eastern Urban Center (Millenia) project area. The facility has been constructed. The EUC Pedestrian Bridge DIF was established with an initial rate of $615.13 per single-family dwelling unit via Ordinance 3273, adopted in August of 2013. Detailed FY 2023-24 financial information is presented in Attachment 1, Schedule F of this report.

Public Facilities Development Impact Fee ("PFDIF")

The PFDIF 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, 2023, the combined fee increased from $13,394 to $14,286 per single-family dwelling unit. Detailed FY 2023-24 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:

- Program Administration ($831) - Administration of the PFDIF program, oversight of expenditures and revenues, preparation of updates, calculation of costs, etc.

- Civic Center Expansion ($4,180) - 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 ($2,315) - 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 ($621) - Relocation of the City's Public Works Center from the Bayfront area to Maxwell Road. Also includes the purchase of new vehicles and equipment directly attributable to new development and the need to maintain an expanding infrastructure network.

- Libraries ($2,403) - 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 ($2,112) - 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.

- Recreation Facilities ($1,824) - 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 Interstate 805 and $4,994 for areas west of Interstate 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, 2023, the development component increased from $9,351 to $9,533 per single-family dwelling unit. This action increased the combined fee from $22,027 to $22,209 and from $14,345 to $14,527; 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 2023-24 financial information is presented in Attachment 2 of this report.

Trunk Sewer Capital Reserve Fee ("Sewer Capacity")

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, 2023, increasing the fee from $4,361 to $4,671 per EDU. Detailed FY 2023-24 financial information is presented in Attachment 3 of this report.

Parking In Lieu Fee

Established in 1980, the City's Parking In Lieu Fee program allows for development projects within the City's Downtown Parking District to accommodate a portion of their minimum parking requirements off-site. The method for calculating the Parking In Lieu Fee is provided in Resolution No. 1980-9943, and the calculation is based in part on the fair market value of the land needed to accommodate each parking space. Fees collected under this program are for the construction future parking facilities. Detailed FY 2023-24 financial information is presented in Attachment 4 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. During the last fiscal year, staff performed a review of the interest rates to validate the prior year's quarterly interest rates. This review resulted in some corrections that are reflected in the current schedules. Since the interest is variable and changes quarterly, the report will no longer show interest rates as the applicable rate will vary based upon the City's actual investment returns.

FY 2023-24 Financial Information

Detailed FY 2023-24 financial information is presented in the attachments as follows:

- Attachment 1, Schedules A through G, reports the required financial information for all DIFs.
- 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.
- Attachment 4 reports the required information for the Parking In Lieu Fee.

The schedules contain the following:

- The amount, description, and purpose of each fee.
- Beginning balance as of July 1, 2023.
- Fees received during the fiscal year ending June 30, 2024.
- Other miscellaneous revenues received during the fiscal year ending June 30, 2024.
- Investment earnings from the cash balances available in each fund or from interfund loans during the fiscal year ending June 30, 2024.
- Expenditures from each of the funds during the fiscal year ending June 30, 2024.
- A description of each capital and non-capital project with expenditures funded entirely or in part by DIF/PAD/Trunk Sewer funds in FY 2023-24 and the percentage of the project funded by this fee through FY 2023-24. 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 2023-24.
- Ending balances as of June 30, 2024, for each fund (unaudited).

- Identification of an approximate date by which the construction of public improvements will commence. An updated commencement date if the facility did not start construction when it was project, and the reason for the delay.

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 current-year fiscal impact associated with accepting or rejecting the report.

ONGOING FISCAL IMPACT

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

ATTACHMENTS

1. Schedules A through G: FY 2023-24 Financial Information for all DIFs
2. FY 2023-24 Financial Information for Park Development and Acquisition Fees
3. FY 2023-24 Financial Information for Trunk Sewer Capital Reserve Fees
4. FY 2023-24 Financial Information for Parking In Lieu Fee

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Kimberly Elliott, Facilities Financing Manager, Development Services
Laura C. Black, AICP, Director of Development Services

ATTACHMENT 1 - SCHEDULE A

EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 23/24 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:
$ 1,764.70 per average daily trips (ADT)
$ 17,647.00 per single family dwelling

FY 23/24 BALANCE INFORMATION*:

	Sub-Fund 590920 EAST TRANS DIF
Beginning Balance, 07/01/23	46,620,125
Revenues	
ETDIF Fees Collected	1,713,458
Interest Earned	1,144,287
Developer Reimbursement	300,000
Total Revenues	3,157,745
Expenditures	
Other Expenditures	-
CIP Project Expenditures	(849,217)
City Staff Services	(177,405)
Other Expenditures	(836,225)
Total Expenditures	(1,862,847)
Ending Balance*, 06/30/24	$ 47,915,023

*Unaudited

SCHEDULE A.1

EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 23/24 ACTIVITY

FY 23/24 CIP EXPENDITURES:

CIP #	DIF #	Project Name	Total Project Budget	% Funded by ETDIF	Amount Funded by ETDIF	23/24 ETDIF Expenditures	ETDIF Expended to-date	Initially Scheduled Start Date	Status
STL0261	61	Willow St Bridge Widening Phs2	20,011,360	17.1%	3,419,003	2,691	2,978,769	2000	Construction complete - finalizing mapping
STL0444	61	Willow St Bridge Repl Env Mit Compl	400,000	55.7%	222,940	6,359	38,548	2019	Construction complete - Enviro Mitigation Ongoing
STM0357	60 A/B	Main Street (Heritage to Wolf Canyon)	674,328	92.6%	624,328	1,403	8,168	2004	Ongoing - Study/long term project
STM0386	58B	Heritage Rd Bridge Improvements	58,549,085	29.9%	17,512,095	291,651	1,753,889	2014	In Construction
STM0388	56E	Main Street Widening (Nirvana to Heritage/Main)	8,438,374	100.0%	8,438,374	169,187	329,320	2015	In Construction
STM0389	58A	Heritage Rd Widening (Ent. Circle No to City Bdry)	381,431	100.0%	381,431	276	114,882	2015	In Construction
STM0409	67/68A	PID & PRED for SR-125 at Main Street/Otay Lakes Road	530,000	100.0%	530,000	31,134	78,375	2021	Ongoing - Study
TRF0274		Traffic Count Stations	252,671	71.2%	180,000	80	86,750	1990	To be closed out.
TRF0325	65	Transportation Planning Program	230,001	100.0%	230,001	1,418	146,531	2004	Ongoing
TRF0357	60 A/B	SR125 Corridor and Arterial Ops	28,950	100.0%	28,950	-	-	2008	Ongoing
TRF0403	63/65	Traffic Signal Comm Improve	1,750,000	100.0%	1,750,000	345,018	882,084	2017	In Construction
		TOTAL:				$ 849,217			

FY23/24 INTERFUND LOAN INFORMATION:

Description of Loan	Outstanding Loan Amount
Advance to PFDIF (Fire Suppression) affirmed and consolidated via Council Resolution No. 2015-033 on February 17, 2015	$9,620,520

ATTACHMENT 1 - SCHEDULE B

WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEES (TDIF)
FY 23/24 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:

$	532.20	per average daily trip (ADT)
$	5,322.00	per single family dwelling

FY 23/24 BALANCE INFORMATION*:

		Sub-Fund 590922 Western Trans DIF Regional Arterial Sys
Beginning Balance, 07/01/23*		3,525,240
Revenues		
WTDIF Fees Collected		256,453
Interest Earned		96,294
Total Revenues	-	352,747
Expenditures		
Other Expenditures		(48,859)
Total Expenditures	-	(48,859)
Ending Balance*, 06/30/24		3,829,127

* 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 23/24 ACTIVITY

FY 23/24 CIP EXPENDITURES:

CIP #	DIF #	Project Name	Total Project Budget	% Funded by WTDIF	Amount Funded by WTDIF	23/24 WTDIF Expenditures	WTDIF Expended to-date	Initially Scheduled Start Date	Status
STL0451	BP-8	Bayshore Bikeway Segment 6A	3,810,000	2.7%	104,750	-	-	2024	In design
		TOTAL:				$ -			

ATTACHMENT 1 - SCHEDULE C

BAYFRONT TRANSPORTATION DEVELOPMENT IMPACT FEE (BFDIF)
FY 23/24 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:
$ 1,286.42 per average daily trip (ADT)
$ 12,864.00 per single family dwelling

FY 23/24 BALANCE INFORMATION*:

	Sub-Fund 590926 BAYFRONT TDIF
Beginning Balance, 07/01/23	86,743
Revenues	
BFDIF Fees Collected	-
Interest Earned	2,235
Total Revenues	2,235
Expenditures	
Other Expenditures	(28)
Total Expenditures	(28)
Ending Balance*, 06/30/24	$ 88,949

*Unaudited

ATTACHMENT 1 - SCHEDULE D

TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 23/24 ACTIVITY

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

FEE AMOUNT:
$ 48.22 per average daily trip (ADT)
$ 482.20 per single family dwelling

FY 23/24 BALANCE INFORMATION*:

	Sub-Fund 590354 TRAFFIC SIGNAL
Beginning Balance, 07/01/23	1,018,780
Revenues	
Traffic Signal Fees Collected	618,993
Interest Earned	31,253
Total Revenues	650,246
Expenditures	
CIP Project Expenditures	(372,940)
City Staff Services	(3,825)
Other Expenditures	(1,077)
Total Expenditures	(377,842)
Ending Balance*, 06/30/24	$ 1,291,185

*Unaudited

SCHEDULE D.1

TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 23/24 ACTIVITY

FY 23/24 CIP EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by Traffic Signal DIF	Amount Funded by Traffic Signal DIF	23/24 Traffic Signal DIF Expenditures	Traffic Signal DIF Expended to-date	Initially Scheduled Start Date	Status
TRF0337	Traf Signal Left Turn Mod Prog	128,435	84.4%	108,435	490	45,546	2006	Ongoing
TRF0354	Traffic Congestion Relief Prog	1,598,260	14.4%	230,000	2,089	92,670	2006	Ongoing
TRF0366	Trafc Sgnl & Stlight Upgrd/Mtn	2,134,132	20.4%	436,000	247,207	399,468	2021	Ongoing
TRF0394	Ped Crosswlk Enhancmnt @Uncntr	766,481	40.4%	309,602	-	309,062	2015	In Design
TRF0398	Trfc Signal @Jacqua St &Main	143,849	65.2%	93,849	-	33,217	2015	In Design
TRF0400	Signal Retiming of Yellow	399,754	27.5%	110,000	45,434	110,000	2017	Process of Closing out
TRF0416	Intersection Safety Improvements	1,220,000	18.0%	220,000	15,482	15,482	2020	In Design
TRF0418	Lead Ped Interval Traf Signal Ops	2,533,900	7.9%	200,000	35,334	74,648	2020	Close out phase
TRF0430	ADA Pedestrian Push Button Imprvm	300,000	50.0%	150,000	-	505	2023	In Design
TRF0436	Pedest Hyb Beacon Upgr 4th/Orsett	475,000	84.2%	400,000	26,903	26,903	2024	In Design
	TOTAL:				$ 372,940			

ATTACHMENT 1 - SCHEDULE E

SEWER DEVELOPMENT IMPACT FEES
FY 23/24 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 the eastern boundary of the Eastlake development.
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	$ 1,800
1.0 EDU per single family, attached or detached	$ 265	$ 1,800
0.79 EDU per multi-family dwelling unit	$ 209	$ 1,422
Commercial land use	$265/EDU	$1,800/EDU
Industrial land use	$265/EDU	$1,800/EDU

SCHEDULE E.1

SEWER DEVELOPMENT IMPACT FEES
FY 23/24 ACTIVITY

FY 23/24 CASH BALANCE INFORMATION*:

	Sub-Fund 430766 Poggi Canyon Sewer Basin DIF	Sub-Fund 430767 Salt Creek Sewer Basin DIF
Beginning Cash Balance, 07/01/2023	3,136,519	2,293,689
Revenues		
DIF Fees Collected	103,220	955,702
Interest Earned	87,335	86,120
Total Revenues	190,555	1,041,822
Expenditures		
Interest Expense	-	(465,740)
City Staff Services	(9,177)	(10,458)
CIP Project Expenditures	(25,945)	(285)
Other Expenses	(2,340)	(2,148)
Total Expenditures	(37,461)	(478,632)
Net Balance Sheet Activity	(7,001)	456,581
Ending Cash Balance*, 06/30/2024	$ 3,282,612	$ 3,313,461

*Unaudited

SCHEDULE E.2

SEWER DEVELOPMENT IMPACT FEES
FY 23/24 ACTIVITY

FY 23/24 CIP EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by Sewer DIF	Amount Funded by Sewer DIF	23/24 Sewer DIF Expenditures	Sewer DIF Expended to-date	Initially Scheduled Start Date	Status
SALT CREEK								
STM0357	Rock Mtn Rd Heritage-La Media	674,328	6%	50,000	285	1,281	2006	Ongoing - Study/long term
POGGI DIF								
SWR0284	Poggi Cyn Trnk Swr Upgrade Rch	298,633	100%	298,633	516	3,358	2015	Study
SWR0311	Poggi Canyon Swr Imprv Olympic Pkwy	2,193,000	100%	2,193,000	25,429	111,561	2020	In design
	TOTAL:				$ 26,230.00			

ATTACHMENT 1 - SCHEDULE F

OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
FY 23/24 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:

	580940 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	$ 1,117	$ 3,170	$ 615.13
per multi-family equivalent dwelling unit	$ 828	$ 2,350	$ 456.10

SCHEDULE F.1

OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
FY 23/24 ACTIVITY

FY 23/24 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, 07/01/23	2,836,045	1,938,607	(4,227)
Revenues			
DIF Fees Collected	260,542	-	-
Interest Earned	79,599	48,195	(384)
Total Revenues	340,141	48,195	(384)
Expenditures			
Other Expenditures	(2,150)	(1,902)	-
Total Expenditures	(2,150)	(1,902)	-
Ending Balance*, 06/30/24	3,174,036	1,984,900	(4,611)

*Unaudited

ATTACHMENT 1 - SCHEDULE G

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 23/24 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 $831/DU; Multi-Family $787/DU; Commercial $2,655/Acre; Industrial $839/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 $4,180/DU; Multi-Family $3,960/DU; Commercial $13,337/Acre; Industrial $4,214/Acre.
Single Family $4,180/DU; Multi-Family $3,960/DU; Commercial $13,337/Acre; Industrial $4,214/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 $2,315/DU; Multi-Family $2,500/DU; Commercial $10,934/Acre; Industrial $2,357/Acre.

Corporation Yard: Relocation of the City's Public Works Center to Maxwell Road and acquisition of equipment.
Single-Family $621/DU; Multi-Family $498/DU; Commercial $10,570/Acre; Industrial $4,978/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 $2,403/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 $2,112/DU; Multi-Family $1,520/DU; Commercial $5,584/Acre; Industrial $1,111/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 $1,824/DU.

SCHEDULE G.1

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 23/24 ACTIVITY

FY 23/24 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, 07/01/23	8,011,743	1,447,918	(2,234,286)	(1,293,332)	26,282,041	(13,698,697)	5,233,846	23,749,233
Revenues								
DIF Revenues	930,708	4,652,330	2,937,321	616,216	2,802,865	1,829,403	2,118,189	15,887,034
Investment Earnings	998,091	(8,444)	10,842	6,796	(138,136)	24,384	(27,223)	866,311
Proceeds of Long-Term Debt	-	-	-	-	-	-	-	-
Total Revenues	1,928,799	4,643,886	2,948,163	623,012	2,664,730	1,853,787	2,090,966	16,753,345
Expenditures								
City Staff Services	(112,231)	-	-	-	-	-	-	(112,231)
Other Expenses	(17,279)	-	-	-	(10,933)	(6,857)	(2,088)	(37,157)
Other Capital Expenses	(32,425)	-	-	(113,406)	-	(37,088)	-	(182,920)
CIP Project Expenditures	-	-	-	-	(14,863,521)	(355,521)	-	(15,219,042)
Financed Expenses	-	-	-	-	-	(924,194)	-	(924,194)
Transfers Out (Debt Service)	-	(2,820,773)	(1,573,836)	(729,873)	-	-	-	(5,124,481)
Total Expenditures	(161,935)	(2,820,773)	(1,573,836)	(843,279)	(14,874,454)	(1,323,660)	(2,088)	(21,600,025)
Ending Balance*, 06/30/24	$ 9,778,607	$ 3,271,032	$ (859,958)	$ (1,513,599)	$ 14,072,316	$ (13,168,570)	$ 7,322,725	$ 18,902,552

*Unaudited

SCHEDULE G.2

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 23/24 ACTIVITY

FY 23/24 CIP EXPENDITURES:

CIP #	DIF #	Project Name	Total Project Budget	% Funded by PFDIF	Amount Funded by PFDIF	23/24 PFDIF Expenditures	PFDIF Expended to-date	Initially Scheduled Start Date	Status
GGV0267	LBNew1	Cinematic Arts Academy & Library	96,413,391	33%	31,780,433	14,863,521	16,511,152	2023	Under Construction
GGV0273		Temporary Fire Station 11	7,756,919	79%	6,138,474	355,521	355,521	2024	In design
	TOTAL:					$ 15,219,042			

ATTACHMENT 2

PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 23/24 ACTIVITY

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

Areas East of I-805	Acquisition Fee	Development Fee	Total Fee	
FEE AMOUNT:	$12,676	$9,533	$22,209	per single family dwelling unit
	$9,408	$7,076	$16,484	per multi-family dwelling unit
	$5,932	$4,461	$10,393	per mobile home dwelling unit
Areas West of I-805				
FEE AMOUNT:	$4,994	$9,533	$14,527	per single family dwelling unit
	$3,707	$7,076	$10,783	per multi-family dwelling unit
	$2,337	$4,461	$6,798	per mobile home dwelling unit

FY 23/24 BALANCE INFORMATION *:

	FUND 715 PAD FUND	FUND 716 WPAD FUND
Beginning Balance, 07/01/23	52,430,647	(6,537,887)
Revenues		
Park Dedication Fees	1,562,980	135,464
Interest Earned	1,374,243	97,829
Total Revenues	2,937,223	233,293
Expenditures		
Interest Expense	-	(628,344)
Other Expenditures	(31,690)	(9,867)
Total Expenditures	(31,690)	(638,211)
Ending Balance*, 06/30/2024	$ 55,336,180	$ (6,942,805)

*Unaudited

ATTACHMENT 2.1

PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 23/24 ACTIVITY

FY 23/24 CIP EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by PAD	Amount Funded by PAD	23/24 PAD Expenditures	PAD Expended to-date	Initially Scheduled Start Date	Status
PAD EAST								
REC0261	Otay Ranch Community Park	$ 1,500,162	100.0%	$ 1,500,162	$ -	$ 162	2008	Master Planning delayed
	TOTAL:				$ -			

FY 23/24 INTERFUND LOAN INFORMATION:

Description of Loan:	Outstanding Loan Amount
Advance from Eastern PAD Fund to Western PAD Fund affirmed and consolidated via Council Resolution No. 2015-034 on February 17, 2015	$10,861,242

ATTACHMENT 3

TRUNK SEWER CAPITAL RESERVE
(SEWER CAPACITY FEES)
FY 23/24 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: $ 4,671 per equivalent dwelling unit (EDU)

FY 23/24 CASH BALANCE INFORMATION *:

	FUND 413 TRUNK SEWER (TS)
Beginning Cash Balance, 07/01/23	77,175,064
Revenues	
Interest Earned	2,640,881
Sewerage Facility Participant Fees	4,859,064
Transfer In	-
Total Revenues	7,499,945
Expenditures	
CIP Project Expenditures	(4,416,677)
Transfers Out	(31,668)
Other Expenditures	(25,591)
Total Expenditures	(4,473,936)
Net Balance Sheet Activity	818,612
Ending Cash Balance*, 06/30/24	$ 81,019,685

*Unaudited

SCHEDULE 3.1

TRUNK SEWER CAPITAL RESERVE
(SEWER CAPACITY FEES)
FY 23/24 REVENUES AND EXPENDITURES

FY 23/24 EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by Sewer Fees	Amount Funded by Sewer Fees	23/24 Sewer Fee Expenditures	Sewer Fees Expended to-date	Initially Scheduled Start Date	Status
SWR0274	East H St Sewer Main Upsize	1,493,966	100.0%	1,493,966	1,307	7,324	2013	Ongoing - Study
SWR0275	Reline Force Mn @G St Pump Stn	7,907,445	100.0%	7,907,445	1,680,047	2,714,223	2013	Construction award 10/2024
SWR0290	TlgrphCyn BsnSwr Imprv5th&I-5	949,839	100.0%	949,839	-	27,078	2014	Ongoing - Study
SWR0291	J St Junction Box Swr Study	1,899,224	5.2%	99,224	17,719	94,423	2015	In design
SWR0309	G Street Pump Station Upgrade	7,975,498	65.5%	5,225,498	506,331	506,332	2019	In construction
SWR0321	RIDA Bayfront Sewer Improvements	14,793,055	85.8%	12,698,055	2,211,274	5,442,274	2019	In construction
	TOTAL:				$ 4,416,677			

FY 23/24 INTERFUND LOAN INFORMATION:

Description of Loan:	Outstanding Loan Amount
Advance to Salt Creek Sewer DIF affirmed and consolidate via Council Resolution No. 2015-029 on February 17,2015	$19,284,732
Advance to PFDIF (Library) authorized up to $8,880,443 Approved via Council Resolution No. 2022-275 on December 6, 2022	$0
Advance to Developer Contribution- Economic Development authorized up to $11,000,000 Approved via Council Resolution No. 2022-275 on December 6, 2022	$0
Advance to Developer Contribution- Public Benefit Fund authorized up to $22,132,958 Approved via Council Resolution No. 2022-275 on December 6, 2022	$0

Note: As of June 30, 2024, the loan balances associated with the December 6, 2022 advances are zero, as there have been no drawdowns on these loans to date.

ATTACHMENT 4

PARKING IN LIEU FEE
FY 23/24 ACTIVITY

Parking in Lieu Fee, Sub Fund 243358

FEE DESCRIPTION:

Parking in Lieu Fee: The in-lieu parking fee is required for projects that cannot accommodate required parking on-site. Funds are used for the purchase and/or development of parking sites.

FEE AMOUNT: Fee charge based on calculation in Resolution 1980-9943.

FY 23/24 FUND BALANCE INFORMATION*:

	Sub-Fund 243358 Parking in Lieu Fee
Beginning Fund Balance, 07/01/2023	255,931
Revenues	
DIF Fees Collected	13,125
Investment Earnings	6,973
Total Revenues	20,098
Expenditures	
Other Expenses	(87)
Total Expenditures	(87)
Ending Fund Balance*, 06/30/2024	$ 275,942

*Unaudited