

CITY COUNCIL STAFF REPORT

CITY OF CHULA VISTA

January 20, 2026

ITEM TITLE

Annual Report: Fiscal Year 2024-25 Development Impact Fees, the Parkland Acquisition and Development In-Lieu Fees, Trunk Sewer Capital Reserve Fee, and Parking In-Lieu Fee

Report Number: 25-0291

Location: No specific geographic location

Department: Development Services

G.C. § 84308 Regulations Apply: 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 In-Lieu Fees, Trunk Sewer Capital Reserve Fee, and Parking In-Lieu Fee for fiscal year 2024-25.

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 December 1, 2025. 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 proposed activity has been reviewed for compliance with the California Environmental Quality Act ("CEQA") and has been 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.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not Applicable

DISCUSSION

The City of Chula Vista ("City") collects several types of Development Impact Fees, Parkland Acquisition and Development Fees, Trunk Sewer Capital Reserve Fees, and a Parking In-Lieu Fee which were assessed during the fiscal year ending June 30, 2025. 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 2024-25 ("FY 2024-25").

In October of 2024, the following automatic index-based annual adjustments went into effect:

Fee Description (Per Single Family Unit)	Previous Amount	Updated Amount (Oct 2024)	Difference
Eastern Transportation DIF ("ETDIF")	$17,647	$18,108	$461
Western Transportation DIF ("WTDIF")	$5,322	$5,508	$186
Bayfront DIF ("BFDIF")	$12,864	$13,314	$450
Traffic Signal Fee	$482	$486	$4
Salt Creek Sewer Basin DIF	$1,800	$1,847	$47
Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge DIF	$1,117	$1,146	$29
Otay Ranch Village 11 Pedestrian Bridge DIF	$3,170	$3,253	$83
Public Facilities Development Impact Fee ("PFDIF")	$14,286	$14,680	$394
Parkland Acquisition & Development Fee (West of I-805)	$14,527	$14,620	$93
Parkland Acquisition & Development Fee (East of I-805)	$22,209	$22,302	$93
Trunk Sewer Capital Reserve Fee	$4,671	$4,793	$122

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 was established on January 12, 1988, via Ordinance No. 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 developments 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 a 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, 2024, the fee increased from $1,764.70 to $1,810.80 per ADT. The rate per single-family dwelling unit increased from $17,647 to $18,108. Detailed FY 2024-25 financial information is presented in *Attachment 1, Schedule A* of this report.

Western Transportation Development Impact Fee ("WTDIF")

The WTDIF was adopted on March 18, 2008, via Ordinances No. 3106 through No. 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, 2024, the fee increased from $532.20 to $550.83 per ADT. The rate per single-family dwelling unit increased from $5,322 to $5,508. Detailed FY 2024-25 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 No. 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 developments 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, 2024, the fee increased from $1,286.42 to $1,331.44 per ADT. The rate per single-family dwelling unit increased from $12,864 to $13,314. Detailed FY 2024-25 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 in the WTDIF benefit area. This

fee is assessed per average daily trip generated. The Traffic Signal fee is subject to an annual index-based adjustment. On October 1, 2024, the fee increased from $48.22 to $48.69 per ADT. Detailed FY 2024-25 financial information is presented in *Attachment 1, Schedule D* of this report.

Poggi Canyon Sewer Basin Development Impact Fee

The Poggi Canyon Sewer Basin DIF 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 Basin 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 2024-25 financial information are presented in *Attachment 1, Schedule E* of this report.

Salt Creek Sewer Basin Development Impact Fee

The Salt Creek Sewer Basin DIF 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 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, 2024, increasing the fee from $1,800 to $1,847 per EDU. Detailed FY 2024-25 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 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, 2024, increasing the fee from $1,117 to $1,146 per single-family dwelling unit. Detailed FY 2024-25 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, 2024, the fee increased from $3,170 to $3,253 per single-family dwelling unit. Detailed FY 2024-25 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 completed and is in use. The fee will be assessed on a small remaining area within the Eastern Urban Center (Millenia) when it is developed. The fees collected will be reimbursed to the developer

who constructed the bridge. The EUC Pedestrian Bridge DIF was established with an initial rate of $615.13 per single-family dwelling unit via Ordinance No. 3273, adopted in August of 2013. Detailed FY 2024-25 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 (6) components. All components are subject to an annual index-based adjustment. On October 1, 2024, the combined fee increased from $14,286 to $14,680 per single-family dwelling unit. Detailed FY 2024-25 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 ($860) - Administration of the PFDIF program, oversight of expenditures and revenues, preparation of updates, calculation of costs, etc.

- Civic Center Expansion ($4,284) - 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 ($2,395) - 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 ($643) - 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 ($2,463) - 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 ($2,165) – The 1999 Fire Station Master Plan, as addended in 2018, includes new fire stations, training facilities, fire apparatus, and a communications tower that are required to serve new development.

- Major Recreation Facilities ($1,870) - 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") In-Lieu Fees

The Parkland Acquisition and Development in-lieu fees were 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, 2024, the development component increased from $9,533 to $9,626 per single-family dwelling unit. This action increased the combined fee from $22,209 to $22,302 and from $14,527 to $14,620; 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 No. 2014-3303. Detailed FY 2024-25 financial information is presented in *Attachment 2* of this report.

Trunk Sewer Capital Reserve Fees (Sewer Capacity)

The Trunk Sewer Capital Reserve fee was established in 1985 by Ordinance No. 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, 2024, increasing the fee from $4,671 to $4,793 per EDU. Detailed FY 2024-25 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 2024-25 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.

FY 2024-25 Financial Information

Detailed FY 2024-25 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, 2024.
- Fees received during the fiscal year ending June 30, 2025.
- Other miscellaneous revenues received during the fiscal year ending June 30, 2025.
- Investment earnings from the cash balances available in each fund or from interfund loans during the fiscal year ending June 30, 2025.
- Expenditures from each of the funds during the fiscal year ending June 30, 2025.
- A description of each capital and non-capital project with expenditures funded entirely or in part by DIF/PAD/Trunk Sewer funds in FY 2024-25 and the percentage of the project funded by this fee through FY 2024-25. 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, rate of interest to be received, expected repayment date, and funded improvements as of the end of FY 2024-25.
- Ending balances as of June 30, 2025, for each fund (unaudited). Note that ending balances do not include funds that have been appropriated by City Council but not spent as of June 30, 2025. Therefore, ending balances may not reflect actual available funds.
- Identification of an approximate date by which the construction of public improvements will commence. An updated commencement date is included if the facility did not start construction when initially projected, 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. FY 2024-25 Financial Information for all DIFs: Schedules A through G
2. FY 2024-25 Financial Information for Park Development and Acquisition Fees
3. FY 2024-25 Financial Information for Trunk Sewer Capital Reserve Fees
4. FY 2024-25 Financial Information for Parking In-Lieu Fee

Staff Contact: *Alyssa Moreno, Senior Management Analyst, Development Services*
Rebecca Bridgeford, Deputy Director, Development Services
Roy Sapa'u, AICP, Director of Development Services

ATTACHMENT 1 - SCHEDULE A

EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 2024-25 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:
$ 1,810.80 per average daily trips (ADT)
$ 18,108.00 per single family dwelling

FY 2024-25 BALANCE INFORMATION*:

	Sub-Fund 590920 EAST TRANS DIF
Beginning Balance, 07/01/24	47,915,023
Revenues	
ETDIF Fees Collected	12,472,264
Interest Earned	1,557,973
Total Revenues	14,030,236
Expenditures	
CIP Project Expenditures	(5,424,184)
City Staff Services	(277,295)
Other Expenditures	(98,626)
Total Expenditures	(5,800,105)
Ending Balance*, 06/30/25	$ 56,145,154

*Unaudited

SCHEDULE A.1

EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 2024-25 ACTIVITY

FY 2024-25 CIP EXPENDITURES:

CIP #	DIF #	Project Name	Total Project Budget	% Funded by ETDIF	Amount Funded by ETDIF	FY 2024-25 ETDIF Expenditures	ETDIF Expended to-date	Initially Scheduled Start Date	Status
CTY0208	All	CIP Mngmt & Equipment Purchase	$ 165,012	17.0%	$ 28,072	$ -	$ 13,072	2006	To be closed out.
STL0261	61	Willow St Bridge Widening Phs2	$ 17,885,457	19.1%	$ 3,419,003	$ 1,677	$ 2,980,446	2000	Construction complete - finalizing mapping
STL0444	61	Willow St Bridge Repl Env Mit Compl	$ 400,000	55.7%	$ 222,940	$ 19,410	$ 57,957	2019	Construction complete - Enviro Mitigation Ongoing
STM0331	65	East Orange Extension	$ 120,843	100.0%	$ 120,843	$ -	$ 53,868	1997	To be closed out.
STM0357	60 A/B	Main Street (Heritage to Wolf Canyon)	$ 674,328	92.6%	$ 624,328	$ 1,738	$ 9,906	2004	To be closed out.
STM0374	57	Heritage Rd Olympic to Main	$ 142,059	100.0%	$ 142,059	$ 570	$ 4,516	2011	To be closed out.
STM0375	47A	SR125 @SanMgl Rnch 1/2Interchg	$ 171,634	100.0%	$ 171,634	$ 283	$ 7,558	2011	To be closed out.
STM0382	62	Bike Lane along East H Street	$ 245,582	34.9%	$ 85,675	$ 426	$ 40,650	2014	To be closed out.
STM0386	58B	Heritage Rd Bridge Improvements	$ 58,549,085	29.9%	$ 17,512,095	$ 2,284,916	$ 4,127,417	2014	In Construction
STM0388	56E	Main Street Widening (Nirvana to Heritage/	$ 8,438,374	100.0%	$ 8,438,374	$ 2,272,704	$ 2,602,024	2015	In Construction
STM0389	58A	Heritage Rd Widening (Ent. Circle No to Cit	$ 381,431	100.0%	$ 381,431	$ -	$ 114,882	2015	Anticipated start date 2030.
STM0409	67/68A	PID & PRED for SR-125 at Main Street/Ota	$ 530,000	100.0%	$ 530,000	$ 69,113	$ 147,488	2021	Ongoing Technical Study
TRF0274	65	Traffic Count Stations	$ 252,671	71.2%	$ 180,000	$ 5,364	$ 92,114	1990	To be closed out.
TRF0325	65	Transportation Planning Program	$ 230,001	100.0%	$ 230,001	$ 11,724	$ 158,255	2004	Ongoing
TRF0357	60 A/B	SR125 Corridor and Arterial Ops	$ 28,950	100.0%	$ 28,950	$ -	$ -	2008	Ongoing
TRF0364	All	Trans Dev Impact Fund Update	$ 80,845	100.0%	$ 80,845	$ -	$ 29,509	2008	To be closed out.
TRF0389	63/65	Adptv Trfc Signl Systm Expansn	$ 1,628,528	62.6%	$ 1,020,000	$ -	$ 1,007,745	2015	To be closed out.
TRF0403	63/65	Traffic Signal Comm Improve	$ 1,750,000	100.0%	$ 1,750,000	$ 756,259	$ 1,638,343	2017	To be closed out.
		TOTAL:			$ 34,966,249	$ 5,424,184	$ 13,085,749		

FY 2024-25 INTERFUND LOAN INFORMATION:

Description of Loan	Outstanding Loan Amount	Interest Rate *	Expected Repayment	Funded Improvements
Interfund Loan to PFDIF (Fire Suppression) affirmed and consolidated via Council Resolution No. 2015-033 on February 17, 2015	$9,894,751	3.30%	6/30/2035	PFDIF Fund capital projects

* Interest rate varies annually based on the average annual interest earnings of the City's pool of investments.

ATTACHMENT 1 - SCHEDULE B

WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEES (TDIF)
FY 2024-25 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:

$	550.83	per average daily trip (ADT)
$	5,508.00	per single family dwelling

FY 2024-25 BALANCE INFORMATION*:

	Sub-Fund 590922 Western Trans DIF Regional Arterial Sys
Beginning Balance, 07/01/24*	3,829,127
Revenues	
WTDIF Fees Collected	1,414,792
Interest Earned	161,706
Total Revenues	1,576,498
Expenditures	
Other Expenditures	(14,099)
Total Expenditures	(14,099)
Ending Balance**, 06/30/25	5,391,526

** 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 2024-25 ACTIVITY

FY 2024-25 CIP EXPENDITURES:

CIP #	DIF #	Project Name	Total Project Budget	% Funded by WTDIF	Amount Funded by WTDIF	FY 2024-25 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
STM0384	RAS-2	Bike Lake Improv Broadway Ph I	$ 2,861,210	4.3%	$ 123,384	$ -	$ 123,384	2014	To be closed out.
STM0399	I-805-2	I-805 Main Stree Interchange PID	$ 100,000	100.0%	$ 100,000	$ -	$ 67,316	2019	To be closed out.
		TOTAL:			$ 328,134	$ -	$ 190,700		

ATTACHMENT 1 - SCHEDULE C

BAYFRONT TRANSPORTATION DEVELOPMENT IMPACT FEE (BFDIF)
FY 2024-25 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:
$ 1,331.44 per average daily trip (ADT)
$ 13,314.00 per single family dwelling

FY 2024-25 BALANCE INFORMATION*:

	Sub-Fund 590926 BAYFRONT TDIF
Beginning Balance, 07/01/24	88,949
Revenues	
BFDIF Fees Collected	-
Interest Earned	2,850
Total Revenues	2,850
Expenditures	
Other Expenditures	(144)
Total Expenditures	(144)
Ending Balance*, 06/30/25	$ 91,944

*Unaudited

ATTACHMENT 1 - SCHEDULE D

TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 2024-25 ACTIVITY

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

FEE AMOUNT:
$ 48.69 per average daily trip (ADT)
$ 486.00 per single family dwelling

FY 2024-25 BALANCE INFORMATION*:

	Sub-Fund 590354 TRAFFIC SIGNAL
Beginning Balance, 07/01/24	1,291,185
Revenues	
Traffic Signal Fees Collected	256,336
Interest Earned	55,959
Total Revenues	312,295
Expenditures	
CIP Project Expenditures	(69,975)
Other Expenditures	(1,027)
Total Expenditures	(71,002)
Ending Balance*, 06/30/25	$ 1,532,477

*Unaudited

SCHEDULE D.1

TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 2024-25 ACTIVITY

FY 2024-25 CIP EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by Traffic Signal DIF	Amount Funded by Traffic Signal DIF	FY 2024-25 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	$ -	$ 45,546	2006	Ongoing
TRF0354	Traffic Congestion Relief Prog	$ 1,598,260	14.4%	$ 230,000	$ 11,448	$ 104,118	2006	Ongoing
TRF0366	Trafc Sgnl & Stlight Upgrd/Mtn	$ 2,134,132	20.4%	$ 436,000	$ 10,800	$ 410,267	2021	Ongoing
TRF0389	Adptv Trfc Signl Systm Expansn	$ 1,628,528	4.6%	$ 75,636	$ -	$ 74,611	2015	To be closed out
TRF0398	Trfc Signal @Jacqua St &Main	$ 143,849	65.2%	$ 93,849	$ -	$ 33,217	2015	In Design
TRF0416	Intersection Safety Improvements	$ 2,120,000	10.4%	$ 220,000	$ -	$ 15,482	2020	In Design
TRF0418	Lead Ped Interval Traf Signal Ops	$ 2,533,900	7.9%	$ 200,000	$ 41,445	$ 116,093	2020	Close out phase
TRF0424	Ped Hybr Beacon Upgrade 4th@Westby	$ 350,000	20.0%	$ 70,000	$ -	$ 69,874	2020	To be closed out
TRF0430	ADA Pedestrian Push Button Imprvmnt	$ 300,000	50.0%	$ 150,000	$ 2,808	$ 3,313	2023	In Design
TRF0436	Pedest Hyb Beacon Upgr 4th/Orsett	$ 475,000	84.2%	$ 400,000	$ 3,475	$ 30,378	2024	In Design
	TOTAL:			$ 1,983,920	$ 69,975	$ 902,899		

ATTACHMENT 1 - SCHEDULE E

SEWER DEVELOPMENT IMPACT FEES
FY 2024-25 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	$ 1,847
1.0 EDU per single family, attached or detached	$ 265	$ 1,847
0.79 EDU per multi-family dwelling unit	$ 209	$ 1,459
Commercial land use	$265/EDU	$1,847/EDU
Industrial land use	$265/EDU	$1,847/EDU

SCHEDULE E.1

SEWER DEVELOPMENT IMPACT FEES
FY 2024-25 ACTIVITY

FY 2024-25 CASH BALANCE INFORMATION*:

	Sub-Fund 430766 Poggi Canyon Sewer Basin DIF	Sub-Fund 430767 Salt Creek Sewer Basin DIF
Beginning Cash Balance, 07/01/2024	3,282,612	3,313,461
Revenues		
Interest Earned	108,657	171,439
DIF Fees Collected	21,741	1,221,714
Total Revenues	130,397	1,393,153
Expenditures		
Developer Reimbursement	-	(2,022,896)
Interest Expense	-	(599,495)
City Staff Services	(20,450)	(20,597)
CIP Project Expenditures	(193,767)	-
Other Expenses	(21,327)	(13,075)
Total Expenditures	(235,544)	(2,656,062)
Net Balance Sheet Activity	19,101	376,140
Ending Cash Balance*, 06/30/2025	$ 3,196,567	$ 2,426,691

*Unaudited

SCHEDULE E.2

SEWER DEVELOPMENT IMPACT FEES
FY 2024-25 ACTIVITY

FY 2024-25 CIP EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by Sewer DIF	Amount Funded by Sewer DIF	FY 2024-25 Sewer DIF Expenditures	Sewer DIF Expended to-date	Initially Scheduled Start Date	Status
SALT CREEK								
STM0357	Rock Mtn Rd Heritage-La Media	$ 674,328	7%	$ 50,000	$ -	$ 1,281	2006	Ongoing - Study/long term
POGGI DIF								
SWR0284	Poggi Cyn Trnk Swr Upgrade Rch	$ 298,633	100%	$ 298,633	$ -	$ 3,358	2015	Study complete.
SWR0311	Poggi Canyon Swr Imprv Olympic Pkwy	$ 2,193,000	100%	$ 2,193,000	$ 193,767	$ 305,328	2020	Design 90% complete.
	TOTAL:			$ 2,541,633	$ 193,767	$ 309,967		

ATTACHMENT 1 - SCHEDULE F

OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
FY 2024-25 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	$ 1,146	$ 3,253	$ 615.13
per multi-family equivalent dwelling unit	$ 849	$ 2,412	$ 456.10

SCHEDULE F.1

OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
FY 2024-25 ACTIVITY

FY 2024-25 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, 07/01/24	3,174,036	1,984,900	(4,611)
Revenues			
Interest Earned	102,740	63,567	-
DIF Fees Collected	30,159	-	-
Total Revenues	132,899	63,567	-
Expenditures			
Other Expenditures	(2,421)	(1,481)	-
Total Expenditures	(2,421)	(1,481)	-
Ending Balance*, 06/30/25	3,304,514	2,046,986	(4,611)

*Unaudited

ATTACHMENT 1 - SCHEDULE G

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 2024-25 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 $860/DU; Multi-Family $814/DU; Commercial $2,747/Acre; Industrial $868/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 $4,284/DU; Multi-Family $4,059/DU; Commercial $13,670/Acre; Industrial $4,319/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 $2,395/DU; Multi-Family $2,587/DU; Commercial $11,314/Acre; Industrial $2,439/Acre.

Corporation Yard: Relocation of the City's Public Works Center to Maxwell Road and acquisition of equipment.
Single-Family $643/DU; Multi-Family $515/DU; Commercial $10,938/Acre; Industrial $5,151/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 $2,463/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 $2,165/DU; Multi-Family $1,558/DU; Commercial $5,724/Acre; Industrial $1,139/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 $1,870/DU.

SCHEDULE G.1

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 2024-25 ACTIVITY

FY 2024-25 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, 07/01/24	9,778,607	3,271,032	(859,958)	(1,513,599)	14,072,316	(13,168,570)	7,322,725	18,902,552
Revenues								
DIF Revenues	607,053	3,050,922	1,914,833	477,769	1,786,690	1,192,773	1,355,231	10,385,272
Investment Earnings	1,089,082	-	-	-	-	-	-	1,089,082
Other Reimbursement					6,452,289	25,083	-	6,477,372
Total Revenues	1,696,136	3,050,922	1,914,833	477,769	8,238,979	1,217,856	1,355,231	17,951,726
Expenditures								
City Staff Services	(346,411)	-	-	-	-	-	-	(346,411)
Other Expenses	(30,771)	-	-	-	(3,757)	(209,028)	-	(243,555)
Other Capital Expenses	32,425	-	-	(32,425)	-	(109,233)	-	(109,233)
CIP Project Expenditures	-	-	-	-	(15,259,370)	(2,075,110)	-	(17,334,480)
Financed Expenses	-	-	-	-	-	(907,152)	-	(907,152)
Transfers Out (Debt Service)	-	(2,839,824)	(1,567,088)	(728,464)	-	-	-	(5,135,376)
Total Expenditures	(344,756)	(2,839,824)	(1,567,088)	(760,889)	(15,263,127)	(3,300,522)	-	(24,076,207)
Ending Balance*, 06/30/25	$ 11,129,986	$ 3,482,129	$ (512,213)	$ (1,796,719)	$ 7,048,168	$ (15,251,236)	$ 8,677,956	$ 12,778,071

*Unaudited

SCHEDULE G.2

PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 2024-25 ACTIVITY

FY 2024-25 CIP EXPENDITURES:

CIP #	DIF #	Project Name	Total Project Budget	% Funded by PFDIF	Amount Funded by PFDIF	FY 2024-25 PFDIF Expenditures	PFDIF Expended to-date	Initially Scheduled Start Date	Status
GGV0244		Civic Center Library Outdoor Deck	$ 1,996,116	83%	$ 1,657,770	$ -	$ 1,380,834	2015	Close out phase
GGV0267	LBNew1	Cinematic Arts Academy & Library	$ 114,118,997	28%	$ 31,780,433	$ 15,259,370	$ 31,770,522	2023	Under Construction
GGV0273		Temporary Fire Station 11	$ 7,756,919	79%	$ 6,138,474	$ 762,232	$ 1,117,753	2024	In design
GGV0275		Temporary Fire Station 12	$ 9,330,000	74%	$ 6,866,880	$ 1,312,879	$ 1,312,879	2024	Construction starting 12/1/25
SAF0169		Millenia Fire Station	$ 354,953	100%	$ 354,953	$ -	$ 234,018	2006	Close out phase
	TOTAL:				$ 46,798,510	$ 17,334,480	$ 35,816,005		

ATTACHMENT 2

PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 2024-25 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	$9,626	$22,302	per single family dwelling unit
	$9,408	$7,145	$16,553	per multi-family dwelling unit
	$5,932	$4,505	$10,437	per mobile home dwelling unit
Areas West of I-805				
FEE AMOUNT:	$4,994	$9,626	$14,620	per single family dwelling unit
	$3,707	$7,145	$10,852	per multi-family dwelling unit
	$2,337	$4,505	$6,842	per mobile home dwelling unit

FY 2024-25 BALANCE INFORMATION *:

	FUND 715 PAD FUND	FUND 716 WPAD FUND
Beginning Balance, 07/01/24	55,336,180	(6,942,805)
Revenues		
Park Dedication Fees	7,318,077	150,729
Interest Earned	1,866,870	128,388
Total Revenues	9,184,947	279,117
Expenditures		
Interest Expense	-	(311,878)
Other Expenditures	(37,023)	(4,972)
CIP Project Expenditures	(74,628)	-
Total Expenditures	(111,651)	(316,849)
Ending Balance*, 06/30/2025	$ 64,409,476	$ (6,980,538)

*Unaudited

ATTACHMENT 2.1

PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 2024-25 ACTIVITY

FY 2024-25 CIP EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by PAD	Amount Funded by PAD	FY 2024-25 PAD Expenditures	PAD Expended to-date	Initially Scheduled Start Date	Status
EASTERN PAD (FUND 716)								
REC0261	Otay Ranch Community Park	$ 1,500,162	100.0%	$ 1,500,162	$ -	$ 162	2008	Master Planning delayed
GGV0273	Temporary Fire Station 11	$ 7,756,919	20.9%	$ 1,618,445	$ 74,628	$ 74,628	2025	In Design
	TOTAL:			$ 3,118,607	$ 74,628	$ 74,790		
WESTERN PAD (FUND 715)								
PRK0341	Patty Davis Park Construction	$ 2,362,506	21.2%	$ 500,000	$ -	$ -	2022	In Design
	TOTAL:			$ 500,000	$ -	$ -		

FY 2024-25 INTERFUND LOAN INFORMATION:

Description of Loan:	Outstanding Loan Amount	Interest Rate *	Expected Repayment	Funded Improvements
Interfund Loan from Eastern PAD Fund to Western PAD Fund affirmed and consolidated via Council Resolution No. 2015-034 on February 17, 2015	$11,173,120	3.30%	6/30/2052	Western PAD Fund capital projects

* Interest rate varies annually based on the average annual interest earnings of the City's pool of investments.

ATTACHMENT 3

TRUNK SEWER CAPITAL RESERVE
(SEWER CAPACITY FEES)
FY 2024-25 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: $ 4,793 per equivalent dwelling unit (EDU)

FY 2024-25 CASH BALANCE INFORMATION *:

	FUND 413 TRUNK SEWER (TS)
Beginning Cash Balance, 07/01/24	81,019,685
Revenues	
Interest Earned	3,289,884
Sewerage Facility Participant Fees	5,998,891
Developer Contributions	2,286,179
Total Revenues	11,574,954
Expenditures	
CIP Project Expenditures	(16,374,624)
Other Expenditures	(59,559)
Total Expenditures	(16,434,183)
Net Balance Sheet Activity	(10,176,962)
Ending Cash Balance*, 06/30/25	$ 65,983,494

*Unaudited

SCHEDULE 3.1

TRUNK SEWER CAPITAL RESERVE
(SEWER CAPACITY FEES)
FY24/25 REVENUES AND EXPENDITURES

FY 2024-25 EXPENDITURES:

CIP #	Project Name	Total Project Budget	% Funded by Trunk Sewer Fees	Amount Funded by Trunk Sewer Fees	FY 2024-25 Trunk Sewer Fee Expenditures	Trunk Sewer Fees Expended to-date	Initially Scheduled Start Date	Current Projected Start Date	Status
SWR0272	Moss St SwrImprv @Railrd Crsng	$ 83,207	100.0%	$ 83,207	$ -	$ 212	2018		Ongoing - Study
SWR0274	East H St Sewer Main Upsize	$ 1,493,966	100.0%	$ 1,493,966	$ 1,709	$ 9,032	2013		Ongoing - Study
SWR0275	Reline Force Mn @G St Pump Stn	$ 7,907,445	100.0%	$ 7,907,445	$ 4,637,713	$ 7,351,937	2013		Construction Completed - Closeout Phase
SWR0290	TlgrphCyn BsnSwr Imprv5th&I-5	$ 949,839	100.0%	$ 949,839	$ 568	$ 27,646	2014		Ongoing - Study
SWR0291	J St Junction Box Swr Study	$ 1,899,224	5.2%	$ 99,224	$ 4,731	$ 99,155	2015		In design
SWR0292	Indtrl Blvd &Main St Swr Imprv	$ 311,790	73.3%	$ 228,596	$ -	$ 198,906	2014		Construction Completed - Closeout Phase
SWR0309	G Street Pump Station Upgrade	$ 7,975,498	65.5%	$ 5,225,498	$ 4,203,279	$ 4,709,610	2019		Construction Completed - Closeout Phase
SWR0321	RIDA Bayfront Sewer Improvements	$ 15,138,321	86.2%	$ 13,043,321	$ 7,526,623	$ 12,968,897	2019		In construction
	TOTAL:			$ 29,031,096	$ 16,374,624	$ 25,365,395			

FY 2024-25 INTERFUND LOAN INFORMATION:

Description of Loan:	Oustanding Loan Amount	Interest Rate *	Expected Repayment	Funded Improvements
Interfund Loan to Salt Creek Sewer DIF Affirmed and consolidated via Council Resolution No. 2015-029 on February 17, 2015	$19,284,732	3.30%	6/30/2046	Salt Creek Sewer DIF Fund capital projects
Interfund Loan to PFDIF (Library) authorized up to $8,880,443 Approved via Council Resolution No. 2022-275 on December 6, 2022 for Millenia Library (Cinematic Arts Academic Center & Library)	$6,081,375	3.30%	6/30/2030	Millenia Library capital project GGV0262
Interfund Loan to Developer Contribution - Economic Development authorized up to $11,000,000 Approved via Council Resolution No. 2022-275 on December 6, 2022 for Millenia Library (Cinematic Arts Academic Center & Library)	$0	-	-	Millenia Library capital project GGV0262; no draws to date.
Interfund Loan to Developer Contribution - Public Benefit Fund authorized up to $22,132,958 Approved via Council Resolution No. 2022-275 on December 6, 2022 for Millenia Library (Cinematic Arts Academic Center & Library)	$0	-	-	Millenia Library capital project GGV0262; no draws to date.

* Interest rate varies annually based on the average annual interest earnings of the City's pool of investments.

ATTACHMENT 4

PARKING IN LIEU FEE
FY 2024-25 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.

PARKING IN LIEU FEE
FY 24/25 ACTIVITY

FY 2024-25 FUND BALANCE INFORMATION*:

	Sub-Fund 243358 Parking in Lieu Fee
Beginning Fund Balance, 07/01/2024	275,942
Revenues	
Investment Earnings	8,838
Total Revenues	8,838
Expenditures	
Other Expenses	-
Total Expenditures	-
Ending Fund Balance*, 06/30/2025	$ 284,780

*Unaudited