



TO: Mayor and Council Members
Marlene Best, City Manager
Shawn Hagerty, City Attorney

FROM: James Jeffries, City Clerk

DATE: January 7, 2025

SUBJ: Updated Council Meeting Materials – January 8, 2025

PUBLIC HEARING:

- (8) Continued Public Hearing and First Reading of an Ordinance Adopting the City of Santee Development Impact Fee Nexus Study and Resolution Approving Development Impact Fees for All New Development within the City. (Finance – Jennings)**

The attached correspondence and additional information from staff are being provided for your consideration.



Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

TO: Mayor and City Councilmembers

FROM: Marlene Best, City Manager

DATE: January 6, 2025

SUBJECT: Development Impact Fees

Mayor and City Councilmembers,

At the November 13, 2024, City Council meeting the Council opened a Public Hearing regarding Development Impact Fees, (DIF). The council reviewed the Nexus Study Draft and potential fee increases as well as potential new fees. Following much discussion, the Council took action to continue the Public Hearing to January 8, 2025. It remains the staff's recommendation to adopt the fees consistent with the Nexus Study and approve the first reading of the ordinance.

Prior to the November Hearing, staff held a virtual meeting with the Building Industry Association, (BIA). The Association notified the city that they had no comments or concerns related to the proposed DIF modifications. Staff provided the Council with the BIA's latest published Fee Survey from 2021 at the November Hearing. On December 19, 2024. The BIA sent a letter to the city with new comments regarding the proposed DIF changes. Also on January 3, 2025, the Association published a new Fee Survey 2024 that covers only nine municipalities, San Diego County, and additional Special Districts. The report includes the same warning language strongly cautioning against trying to compare fees across jurisdictions due to differences in methodology and infrastructure needs, as was present in their previous survey.

The BIA letter had three recommendations for consideration by the city. First was a request to clarify grandfathering of fees for "deemed complete" projects. Staff do not support this recommendation. It would mean locking in fees when staff find an application complete. An application could be deemed complete for many years before actual building plans are submitted. Final plans often change square footage based on market conditions or for other reasons. With fees now based on square footage, this assessment is even more critical to be done when the square footage of a structure is known rather than estimated.

The BIA also recommended a more regular review of Development Impact Fees. Staff concur and have recommended that the city comply with the requirements of AB602, updating

Development Impact Fees at least every 8 years. This would require a new Nexus Study for each update.

The last recommendation the BIA made in their December 19 letter was to have Impact Fees phased in over a 5-year period. This would mean that the full funding of new development impacts would not be provided until after a period of four or five years has passed. Staff have calculated an estimate of anticipated development over the next two years to show the potential this financial impact may be. Once a project has paid their fees, that is the final amount. There is no going back to recapture these dollars. This funding reduction has an impact on the funds available to complete Council priority projects. Lower funding would likely necessitate delaying certain projects. Council's priorities, along with existing residents' expectations, would not be realized for an extended time period. This further compounds the risk of increased construction costs and inflation impacting the ultimate cost of capital projects.

Given this information, staff also understands the need to encourage development where feasible, and Council's desire to be business friendly. Therefore, attached are charts reflecting a phased approach to fee implementation over three and five years. The Drainage Fee is proposed as being reduced and this reduction must occur immediately, not phased in. If a phased-in choice is made, staff estimates that based on potential development for residential units alone the city could lose approximately \$715,000 for a three-year phase in and over \$2,850,000 for a five-year phased in approach. This is one path the Council could direct. Another is to keep full funding of top priority projects through correlated fees, and phase in other fees. This would allow for Council's priorities to continue collecting associated funds in the most timely fashion.

Staff provide this information as background for the Public Hearing scheduled for the January 8 City Council meeting. The BIA letter was received just at the Holiday Closure timeframe began and the new BIA Survey was received last Friday as the agenda was being completed. I am happy to discuss this topic as a part of a regular agenda review or independent meeting. Should Council have individual questions please feel free to contact me.

Calculation of a phased-in approach for the updated Development Impact Fees (DIF). The charts below show the DIFs in aggregate. The phased in scenarios are based on a three-year and five-year phase in period. For this demonstration, the annual escalator, Construction Cost Index (CCI) has not been included. If a phased in approach were to be used, the annual CCI would be added to each fee so that while the decrease to the fee is still included in the calculation, the fee is up to date.

Single Family (based on 2200 square feet)

3-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27
Total DIF Fees	\$ 29,702	\$ 38,368	\$ 30,240	\$ 34,304	\$ 38,368
<i>Difference between calculated fee and phased in fee</i>			(8,128)	(4,064)	-

5-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27	Year 4 2027-28	Year 5 2028-29
Total DIF Fees	\$ 29,702	\$ 38,368	\$ 28,614	\$ 31,053	\$ 33,491	\$ 35,930	\$ 38,368
<i>Difference between calculated fee and phased in fee</i>			(9,754)	(7,315)	(4,877)	(2,438)	-

Multi Family (based on 1600 square feet)

3-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27
Total DIF Fees	\$ 22,590	\$ 29,424	\$ 23,616	\$ 26,516	\$ 29,424
<i>Difference between calculated fee and phased in fee</i>			(5,808)	(2,908)	-

5-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27	Year 4 2027-28	Year 5 2028-29
Total DIF Fees	\$ 22,590	\$ 29,424	\$ 22,458	\$ 24,199	\$ 25,941	\$ 27,682	\$ 29,424
<i>Difference between calculated fee and phased in fee</i>			(6,966)	(5,225)	(3,483)	(1,742)	-

Office Non-Residential (per 1,000 square feet of structure)**3-year phase in**

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27
Total DIF Fees	\$ 5,017	\$ 11,361	\$ 6,546	\$ 8,950	\$ 11,361
<i>Difference between calculated fee and phased in fee</i>			(4,815)	(2,411)	-

5-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27	Year 4 2027-28	Year 5 2028-29
Total DIF Fees	\$ 5,017	\$ 11,361	\$ 5,585	\$ 7,029	\$ 8,473	\$ 9,917	\$ 11,361
<i>Difference between calculated fee and phased in fee</i>			(5,775)	(4,332)	(2,888)	(1,444)	-

Commercial Non-Residential (per 1,000 square feet of structure)**3-year phase in**

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27
Total DIF Fees	\$ 13,224	\$ 18,323	\$ 23,616	\$ 26,516	\$ 29,424
<i>Difference between calculated fee and phased in fee</i>			(5,808)	(2,908)	-

5-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27	Year 4 2027-28	Year 5 2028-29
Total DIF Fees	\$ 13,224	\$ 18,323	\$ 14,244	\$ 15,264	\$ 16,284	\$ 17,304	\$ 18,323
<i>Difference between calculated fee and phased in fee</i>			(4,080)	(3,060)	(2,040)	(1,020)	-

Industrial Non-Residential (per 1,000 square feet of structure)**3-year phase in**

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27
Total DIF Fees	\$ 2,973	\$ 3,528	\$ 3,016	\$ 3,272	\$ 3,528
<i>Difference between calculated fee and phased in fee</i>			(511)	(256)	-

5-year phase in

	Current Fees 2024-25	Nexus Study New Fees	Year 1 2024-25	Year 2 2025-26	Year 3 2026-27	Year 4 2027-28	Year 5 2028-29
Total DIF Fees	\$ 2,973	\$ 3,528	\$ 2,914	\$ 3,068	\$ 3,221	\$ 3,374	\$ 3,528
<i>Difference between calculated fee and phased in fee</i>			(613)	(460)	(307)	(153)	-

	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total
Single Family - anticipated number of units	16	28	8	101	102	
<i>Impact of 3-year phase in</i>	\$ (130,048)	\$ (113,792)	\$ -	\$ -	\$ -	\$ (243,840)
<i>Impact of 5 year phase in</i>	(156,064)	(204,820)	(39,016)	(246,238)	-	\$ (646,138)
Multi Family - anticipated number of units	56	50	236	420	493	
<i>Impact of 3-year phase in</i>	(325,248.00)	(145,400.00)				\$ (470,648)
<i>Impact of 5 year phase in</i>	(390,096.00)	(261,250.00)	(821,988.00)	(731,640.00)	-	\$ (2,204,974)



2024 Fee Survey



**An overview of residential and commercial/
industrial fees charged by Cities and the
County in the San Diego region**

FEE SURVEY

Introduction

The Building Industry Association of San Diego County is pleased to produce the 2024 edition of the regional Development Fee Survey. This comprehensive report encompasses both residential and commercial/industrial fees. The survey offers an overview of development-related fees implemented by various cities, county, and special districts in San Diego County, serving as a valuable resource and planning aid for BIA members.

While the survey serves as a helpful starting point for understanding potential fee obligations, it should not be considered as a definitive analytical tool. While the BIA has diligently worked to ensure the accuracy of the Fee Survey, it does not guarantee absolute accuracy.

It's important to note that comparing impact fee levels among different jurisdictions is problematic. This is due to variations in methodology, approaches, assumptions, and service levels. A thorough evaluation will necessitate independent, site-specific analysis.

Methodology

The BIA Fee Survey was compiled using the results from surveys emailed to 9 Cities, San Diego County, 19 sewer districts, 21 water districts and 40 school districts. Fee survey assumptions can be found on page 3.

Editorial Comments

Fees continue to change. We will monitor and update as we see new information. The following cities did not participate in this year's study: City of Coronado, City of Del Mar, City of Encinitas, City of Imperial Beach, City of La Mesa, City of Lemon Grove, City of National City & the City of Poway.

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ASSUMPTIONS

Single Family Residential: The jurisdictions were asked to calculate the permit issuance, capacity and impact fees on a prototype 4 bedroom, 3 bath single family detached residential dwelling unit with 2,700 square feet of living area, a 600 square foot garage, 240 square foot patio (cover and walls); fireplace; gas & electric hookups; type V, wood frame construction. Along with engineering and processing fees on a prototype 50 lot, 10 acre subdivision with 100,000 cu yds. of grading.

Multi-Family Residential Townhome - attached:

A Townhome community of 100 units, all 3 Bedroom, 2.5 Bath units at 1,600 sf., with a 400 sq. ft., 2 car attached garage, Type 5 wood frame construction and assumes a density of 18 du/acre. Figure 10 buildings with 10 units each.

Multi-family Residential Condo - attached: A condo community of 250 units of 5 stories wood over 2 levels parking, type III construction, average unit size of 725 SF, subterranean parking, 1.5-2 acre site.

Apartment: Fees are based on a prototype 3 story, garden style, 250 unit (950 square foot/unit) apartment complex, Type 5 wood frame construction, surface parked in 10 buildings over 10 acres.

Multi-Tenant Industrial: Fees are based on a prototype 50,000 square foot, single story building with 20 restrooms on 3.59 acres. Figures assume type V construction with sprinklers and 25% build out. Occupancy type: Factory, low hazard.

Industrial: Fees are based on a prototype 50,000 square foot, single story building with 6 restrooms on 3.28 acres. Figures assume type V construction with sprinklers and 10% build out. Occupancy type: Factory, moderate hazard.

Research and Development (20% Mezzanine): Fees are based on a prototype 50,000 square foot, 2 story building with sprinklers with 12 restrooms on 3.28 acres. Figures assume type III construction at 40% build out. Occupancy type: 80/20 Offices Factory, low hazard.

Flex Office: Fees are based on a new prototype 50,000 square foot, 2 story building with 12 restrooms on 3.1 acres. Figures assume type III construction with sprinklers at 100% build out.

Class A Multi-Tenant Office: Fees are based on a prototype 50,000 square foot, 3 story building with 12 restrooms on 2.73 acres. Figures assume type III construction with sprinklers at 100% build out.

Retail: Fees are based on a prototype 100,000 square foot, 1 story with 25 restrooms on 9.2 acres. Figures assume type V construction with sprinklers at 100% build out.

NOTE: The total cost for each project is subject to the sewer, water, and school fees. When calculating total costs, please refer to the Sewer, Water and School Fees pages (Page 28-34) for the best estimate.

Commercial & Industrial Fees



Carlsbad - Commercial & Industrial

FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI- TENANT OFFICE	RETAIL
Valuation						
Valuation Year	2023-2024		2023-2024	2023-2024		
Permit Fees						
Plan Check	\$5,606		\$6,116	\$5,905		
Building Permit	\$6,270		\$6,397	\$7,390		
MPE Permits	\$6,270					
Energy						
Fire Plan Check	\$598		\$1,026	\$170 per hour		
CBSC						
License fee						
Inspection fee	N/A		N/A	N/A		
Seismic	\$858		\$1,465	\$1,465.35		
Subtotal	\$10,089					
Impact/Capacity Fees						
Sewer	\$53,250		\$1,156 per EDU	\$1,156 per EDU		
Water	\$43,900		\$43,900	\$43,900		
Public Facilities	\$107,275		\$183,169	\$283,307.50		
Traffic impact	\$53,250		\$170,400	\$149,000		
Park in-lieu						
Fire	\$3,625		\$3,625	\$3,625		
Drainage/Flood	\$12,932 per acre		\$12,932 per Acre	\$12,932 per Acre		
MSCP						
IT Improvement						
Stormwater						
Traffic SR-78						
Other Fees						
Total	\$372,922		\$559,279.32	\$637,488.12		
Cost Per sq ft						

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms Retail: 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

(1) Carlsbad is served by two sewer districts: Leucadia 760-753-0155 and Vallecitos 760-744-0460

(2) Southeast Carlsbad is served by two water districts: Vallecitos and Olivenhain

760-753-6466

Chula Vista - Commercial & Industrial						
FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D (5)	FLEX OFFICE (5)	CLASS A MULTI-TENANT OFFICE (5)	RETAIL (5)
Valuation	\$3,166,500.00	\$3,283,500	\$3,283,500	\$5,537,000.00	\$5,537,000.00	\$3,424,000
Valuation Year	2024	2024	2024	2024	2024	2024
Permit Fees						
Plan Check	\$7,274.84	\$7,641.91	\$13,522	\$9,364	\$9,364.07	\$10,924.58
Building Permit	\$12,543	\$12,681.00	\$23,110	\$14,250	\$14,249.89	\$18,049.22
MPE Permits	Included in Permit	Included in Permit	Included in Permit	Included in Permit	Included in Permit	Included in Permit
Energy						
Fire Plan Check (4)	\$1,615	\$1,615	\$1,975	\$1,975	\$2,620	\$2,015
CBSC	\$127	\$172	\$172	\$789.10	\$789.10	\$156
License fee						
Inspection fee	See Building Permit	See Building Permit	See Building Permit	See Building Permit	See Building Permit	See Building Permit
Seismic	\$412	\$566.85	\$557	\$243.00	\$243.00	\$505.83
Subtotal	\$10,682	\$22,676.76	\$39,335.85	\$26,621.10	\$27,266.06	\$31,650.63
Impact/Capacity Fees						
Sewer (1,2)	\$88,685	\$26,759.40	\$53,298.81	\$53,298.81	\$53,298.81	\$110,800.85
Water (3)	Paid to Water District	Paid to Water District	Paid to Water District	Paid to Water District	Paid to Water District	Paid to Water District
Public Facilities (PFDIF) Per Acre	\$48,461	\$44,276.72	\$44,277	\$133,548.00	\$117,608.40	\$396,336.00
Traffic Signal (5)	\$19,288	\$19,288.00	\$19,288	\$33,754	\$48,220.00	\$578,640.00
Traffic (WTDIF west of 805) (5)	\$212,880.00	\$212,880.00	\$212,880.00	\$372,540.00	\$532,200.00	\$6,386,400.00
Traffic (ETDIF east of 805) (5) (6)	\$705,880	\$705,880.00	\$197,646	\$345,881	\$494,116.00	\$5,929,392.00
Parks						
Fire/EMS	Included in PFDIF	Included in PFDIF	Included in PFDIF	Included in PFDIF	Included in PFDIF	Included in PFDIF
Drainage/Flood (1)						
MSCP						
IT Improvement						
Stormwater						
Other Fees						
Total Cost Per Unit (East of 805) (7)	\$872,996	\$818,880.88	\$353,845.78	\$593,103.11	\$740,509.27	\$7,046,819.48
Total Cost Per Unit (West of 805)	\$379,996	\$325,880.88	\$369,079.38	\$619,761.91	\$778,593.27	\$7,503,827.48
Total Cost Per Unit (City Wide Average)	\$626,495.74	\$572,380.88	\$361,462.58	\$606,432.51	\$759,551.27	\$7,275,323.48
Total Cost Per sq ft (East of 805) (7)	\$17.46	\$16.38	\$7.08	\$11.86	\$14.81	\$70.47
Total Cost Per sq ft (West of 805)	\$7.60	\$6.52	\$7.38	\$12.40	\$15.57	\$75.04
Total Cost Per sq ft (City Wide Average)	\$12.53	\$11.45	\$7.23	\$12.13	\$15.19	\$72.75

PROTOTYPES:

All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type 5 Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking

3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type 5 Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 40% Build Out, 12 Restrooms

Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 100% Build Out, 12 Restrooms

Retail: 9.2 Acres, 100,000 sq. ft., Type 5 Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

(1) Includes admin. fee of \$220.

Assumption that there are equal amounts of Men and Women Restrooms, with Men's including 2 Urinals, 2 Toilets, and 2 Sinks and Women's including 4 toilets and 2 sinks. Men's = 16 EFU; Women's = 20 EFU.

(2) Additional \$265 per EDU if project is in Poggi Canyon sewer basin; or \$1,800 per EDU if project is in Salt Creek sewer basin.

EDU is calculated as follows: For Commercial/Industrial 9.43 EDUs per Acre, For Multi-story Commercial in Poggi Canyon 0.272 EDU per 1,000 SF.

(3) Contact Sweetwater Authority or Otay Water District for rates.

(4) Assumes one sprinkler/150 square feet.

(5) The methodology for calculating Traffic Fees was changed in 2018 from a per acre rate to a per ADT rate for commercial and industrial uses.

(6) As described in Chula Vista Municipal Code section 3.54.060, for the purposes of calculating ETDIF, traffic generation rates for commercial retail land uses are reduced by 72% to recognize the capture of locally-generated residential traffic in the eastern portion of the City. This reduction is applicable to the ETDIF only.

(7) Does not include Poggi Canyon or Salt Creek Sewer Basin Fee.

El Cajon - Commercial & Industrial

FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-TENANT OFFICE	RETAIL
Valuation					\$5,932,500.00	\$7,396,000.00
Valuation Year	2024	2024	2024	2024	2024	2024
Permit Fees						
Plan Check	\$17,194.00	\$18,514.00	\$21,155.00	\$21,155.00	\$21,155.00	\$21,123.00
Building Permit	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
Building Permit	\$22,887.00	\$19,999.00	\$25,244.00	\$25,244.00	\$25,244.00	\$31,489.00
Plumbing Permit	\$1,531.00	\$579.00	\$1,395.00	\$1,395.00	\$1,395.00	\$1,871.00
Energy	\$1,403.00	\$708.00	\$1,207.00	\$1,207.00	\$1,207.00	\$1,471.00
Fire Plan Check	\$688.00	\$688.00	\$688.00	\$688.00	\$688.00	\$688.00
CBSC	\$200.00	\$168.00	\$230.00	\$230.00	\$230.00	\$296.00
License Fee						
Inspection Fee						
Seismic	\$1,403.00	\$1,179.00	\$1,586.00	\$1,586.00	\$1,586.00	\$2,071.00
Subtotal	\$45,526.00	\$42,055.00	\$51,725.00	\$51,725.00	\$51,725.00	\$59,229.00
Impact/Capacity Fees						
Sewer	\$24,304	\$7,291	\$14,582	\$14,582	\$14,582	\$30,380
Water						
Public Facilities						
Traffic (Incl signal)						
Parks						
Fire						
Drainage/Flood						
School						
MSCP						
IT Improvement						
Stormwater						
Other Fees						
Total	\$69,830	\$49,346	\$66,307	\$66,307	\$66,308	\$89,609
Cost Per sq ft	\$1.40	\$0.99	\$1.33	\$1.33	\$1.33	\$0.90

PROTOTYPES: All prototypes use 1 1/2 inch water meter
Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type 5 Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type 5 Construction, Sprinklers, 10% Build Out, 6 Restrooms
Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 40% Build Out, 12 Restrooms Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 100% Build Out, 12 Restrooms
Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 100% Build Out, 12 Restrooms Retail: 9.2 Acres, 100,000 sq. ft., Type 5 Construction with Sprinklers, 100% Build Out, 25 Restrooms

Escondido - Commercial & Industrial

FEEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-TENANT OFFICE	RETAIL
Valuation	\$4,226,500	\$3,705,400	\$7,179,600	\$9,810,000	\$9,810,000	\$15,318,000
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check	\$9,018	\$8,080	\$14,335	\$19,070	\$19,070	\$28,987
Building Permit	\$13,874	\$12,431	\$22,054	\$29,339	\$29,339	\$44,596
MPE Permits	\$90	\$90	\$90	\$90	\$90	\$90
Energy Plan Check	\$1,804	\$1,616.00	\$2,867	\$3,814.00	\$3,814.00	\$5,797.48
Energy Inspection	\$2,774.78	\$2,486.00	\$4,411.00	\$5,867.77	\$5,867.77	\$8,919.00
Disabled Access Plan Check	\$902.00	\$808.00	\$1,433.00	\$1,907.00	\$1,907.00	\$2,899.00
Disabled Access Inspection	\$1,387.00	\$1,243.00	\$2,286.00	\$2,934.00	\$2,934.00	\$4,460.00
Planning Plan Check	\$1,366.00	\$1,366.00	\$1,366.00	\$1,366.00	\$1,366.00	\$1,366.00
Tech Fee	\$393.00	\$393.00	\$424.00	\$3,041.00	\$3,041.00	\$4,748.58
Fire Plan Check	\$246.00	\$246.00	\$246.00	\$246.00	\$246.00	\$246.00
CBSC (Green)	\$170.00	\$149.00	\$288.00	\$393.00	\$393.00	\$613.00
Liscense Fee						
Inspection Fee						
Seismic (SIMP)	\$1,183.00	\$1,038.00	\$2,010.00	\$2,747.00	\$2,747.00	\$4,289.04
Subtotal	\$31,350.00	\$30,702.00	\$53,702.00	\$64,947.00	\$64,947.00	\$63,189.00
Impact/Capacity Fees						
Sewer	\$31,500	\$31,500	\$31,500	\$64,000	\$64,000	\$128,000
Water	\$15,640	\$15,640	\$15,640	\$15,640	\$15,640	\$15,640
Public Facilities	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$225,000
Traffic (incl signal)	\$121,000	\$121,000	\$121,000	\$161,000	\$161,000	\$968,000
Parks						
Fire						
Drainage/Flood	\$36,500	\$365,000	\$36,500	\$36,500	\$36,500	\$73,000
MSCP						
IT Improvement						
Stormwater						
Traffic SR-78						
Other Fees (Art)	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400	\$29,400
Total	\$335,390	\$334,742	\$357,742	\$441,487	\$441,487	\$1,502,229
Cost Per sq ft	\$6.71	\$6.69	\$7.15	\$8.83	\$8.83	\$15.02

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms Retail: 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Oceanside - Commercial & Industrial						
FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-TENANT OFFICE	RETAIL
Valuation	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check	\$7,698.61	\$7,699	\$8,798	\$7,856.60	\$7,856.60	\$8,529.65
Building Permit	\$12,788.01	\$12,788	\$21,061	\$12,787.95	\$12,788	\$18,591.30
MPE Permits	Included	Included	Included	Included	Included	Included
Energy	Included	Included	Included	Included	Included	Included
Fire Plan Check (1)	\$1,539.72	\$1,540.00	\$1,540.00	\$1,540.00	\$1,540.00	\$1,674.35
License fee						
Inspection fee	\$2,557.61	\$2,558.00	\$2,558.00	\$2,558.00	\$2,558.00	\$3,718.30
Seismic/Water PC (2)	588/1154.79	588/1154.79	588/1154.79	588/1154.79	588/1154.79	588/1154.79
Subtotal	\$26,326.74	\$26,328.00	\$26,328.00	\$26,328.00	\$26,328.00	\$34,200.00
Impact/Capacity Fees						
Sewer (3)	\$38,971	\$38,971	\$38,971	\$38,971	\$38,971	\$38,971
Water (3)	\$48,191	\$48,191	\$48,191	\$48,191	\$48,191	\$48,191
Public Facilities	\$45,100	\$45,100	\$45,100	\$45,100	\$45,100	\$90,200
Traffic (incl signal)	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$723,000
Parks						
Fire						
Drainage/Flood	\$42,400	\$42,400	\$42,400	\$42,400	\$42,400	\$84,800
MSCP						
IT Improvement						
Stormwater						
Traffic SR-78						
Other Fees						
Total	\$272,808.74	\$272,809.00	\$272,809.00	\$272,809.00	\$272,809.00	\$1,019,426.00
Cost Per sq ft	\$5.46	\$5.46	\$5.46	\$5.46	\$5.46	\$10.19

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 **Industrial (1-story):** 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms

Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms **Retail:** 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

(1) Fire Inspection Fee, 20% of BLDG Inspection Fee

(2) Seismic & Water Plan Ck (15% of BLDG Plan Ck) are itemized on same line

(3) Fee estimate based on meter size of 1 1/2"

City of San Diego - Commercial & Industrial						
FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-TENANT OFFICE	RETAIL
Valuation						
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check		\$15,479	\$33,439.71			
Building Permit						
MPE Permits						
Energy						
Fire Plan Check						
CBSC						
License fee						
Inspection fee		\$4,763	\$7,761.75			
Seismic						
Construction debris collection deposit						
City Records						
General Plan Maintenance						
Mapping						
Other Agency Collection of fees						
Subtotal						
Impact/Capacity Fees						
Sewer						
Water						
Public Facilities						
Traffic/Mobility	\$363,200.00		\$95,340.00	\$454,000.00	\$454,000.00	\$363,200.00
Parks						
Fire/EMS	\$97,200.00		\$25,515.00	\$121,500.00	\$121,500.00	\$97,200.00
Library	\$188,000.00		\$49,350.00	\$235,000.00	\$235,000.00	\$188,000.00
MSCP						
IT Improvement	\$0	\$0	\$40,000	\$106,000	\$106,000	\$128,000
Stormwater						
MSCP						
HIF (Housing Impact Fee)**			\$40,000.00	\$106,000.00	\$106,000.00	\$128,000.00
Other Fees						
Total	\$59,398.04	\$41,828.89	\$95,787.31	\$156,652.63	\$156,652.63	\$210,023.21
Cost Per sq ft	\$1.19	\$0.84	\$1.92	\$3.13	\$3.13	\$2.10

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms

Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Retail: 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

(1) *For Traffic/Mobility, Parks, Fire/EMS & Library, the Mira Mesa Community was used for the non-residential scenarios. Citywide Development Impact Fees methodology and FY 24 rates were also used. The public calculator can found here https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx

(2) **Housing Impact Fee calculated \$ per SF. (Office-\$2.12; R&D-\$0.80; Retail- \$1.28)

County of San Diego - Commercial & Industrial						
FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-TENANT OFFICE	RETAIL
Valuation	\$2,899,000	\$2,899,000	\$5,822,800	\$6,381,500	\$6,381,500	\$8,036,000
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check	\$5,470	\$5,497	\$9,651	\$10,451	\$10,451	\$12,816
Building Permit	\$8,121	\$8,121	\$14,554	\$15,784	\$15,784	\$19,422
MPE Permits	\$631	\$631	\$631	\$631	\$631	\$631
Energy						
Fire Plan Check						
CBSC						
License fee						
Inspection fee						
Seismic	\$812	\$812	\$1,630	\$1,787	\$1,787	\$2,250
Subtotal	\$15,034	\$15,061	\$26,466	\$28,652	\$28,652	\$35,119
Impact/Capacity Fees						
Sewer (1)						
Water (1)						
Public Facilities						
Traffic (incl signal) (2)	\$0	\$0	\$0	\$0	\$0	\$0
Parks						
Fire (3)	\$48,500	\$48,500	\$231,500	\$231,500	\$231,500	\$123,000
Drainage/Flood (4)	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$62,000
School (1)						
IT Improvement						
MSCP						
Stormwater						
Other Fees						
Total	\$94,534	\$94,561	\$288,966	\$291,152	\$291,152	\$220,119
Cost Per sq ft	\$1.89	\$1.89	\$5.78	\$5.82	\$5.82	\$2.20

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000

Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms

Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Retail: 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

- (1) Other district fees not required. See water/sewer district and school district fees page for appropriate fees.
- (2) Average fee rate by land use category Village for the 23 County planning areas. The County TIF fee for residential projects also includes the SANDAG fee.
- (3) Average based on various districts.
- (4) \$0.62/sq. ft. average of 9 special drainage areas.

San Marcos - Commercial & Industrial

FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-TENANT OFFICE	RETAIL
Valuation						
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check	\$115-\$150/Hr	\$115-\$150/Hr	\$115-\$150/Hr	\$115-\$150/Hr	\$115-\$150/Hr	\$115-\$150/Hr
Building Permit	\$19,420	\$18,748	\$26,278	\$27,930	\$27,930	\$53,693
MPE Permits	\$900	\$900	\$900	\$900	\$900	\$900
Energy	Included	Included	Included	Included	Included	Included
Fire Plan Check	\$150	\$150	\$150	\$150	\$150	\$150
CBSC	\$94	\$94	\$178	\$278	\$278	\$1,281
License fee	N/A	N/A	N/A	N/A	N/A	N/A
Inspection fee	Included	Included	Included	Included	Included	Included
Seismic	\$494	\$494	\$935	\$1,946.00	\$1,946	\$244
Subtotal	\$21,468	\$20,796	\$28,851	\$33,954	\$33,954	\$56,678
Impact/Capacity Fees						
Sewer						
Water						
Public Facilities						
Traffic (incl. signal)	\$193,767	\$177,035	\$288,506	\$272,673	\$240,128	\$1,158,409
Parks						
Fire	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$34,000
Drainage/Flood	\$23,306	\$21,294	\$21,294	\$20,125	\$17,723	\$59,726
MSCP			\$649	\$614	\$541	\$1,822
IT Improvement	\$531	\$485	\$485	\$459	\$404	\$1,362
Stormwater	\$2,466	\$2,253	\$2,253	\$2,130	\$1,876	\$6,320
Traffic SR-78	\$92,019	\$84,073	\$166,394	\$157,263	\$138,493	\$545,137
Other Fees						
Total	\$351,457	\$323,836	\$525,332.00	\$505,118.00	\$451,019	\$1,864,354
Cost Per sq ft	\$7.01	\$6.46	\$10.51	\$10.08	\$9.00	\$18.63

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms

Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Retail: 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

- (1) The City of San Marcos is served by Vallecitos Water District. Please refer to the water/ sewer fees page for more information.
- (2) Plan review is done by a 3rd party consultant. Fees are \$115 for non-structural & \$150 for structural

Santee - Commercial & Industrial						
FEES	MULTI-TENANT INDUSTRIAL	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI- TENANT OFFICE	RETAIL
Valuation	\$4,866,750.00	\$4,031,750.00	\$5,725,600.00	\$6,280,000.00	\$6,280,000.00	\$14,722,000.00
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check	\$6,766.88	\$6,766.88	\$9,933.66	\$11,263.04	\$11,263	\$28,498
Building Permit	\$5,092	\$5,042	\$7,965.97	\$8,890.13	\$8,890	\$14,188.16
MPE Permits	\$6,865.57	\$5,288.70	\$5,174	\$5,174	\$5,173.59	\$7,711.14
Energy	Included	Included	Included	Included	Included	Included
Fire Plan Check	\$2,807.40	\$2,807.40	\$3,274.24	\$3,822.78	\$3,822.78	\$4,225.96
CBSC	\$180.00	\$180.00	\$229.00	\$251.00	\$251.00	\$588.00
License fee						
Inspection fee						
Seismic	\$1,265.00	\$1,265.00	\$1,603.00	\$1,758.00	\$1,758.00	\$4,122.00
Subtotal	\$16,111.00	\$16,061.00	\$23,006.00	\$25,985.00	\$25,985.00	\$51,622.00
Impact/Capacity Fees						
Sewer (1)						
Water (1)						
Traffic	\$60,800	\$50,900	\$72,825	\$48,551	\$121,950	\$813,900
Traffic Signal	\$8,250	\$8,250	\$17,370	\$19,650	\$19,650	\$131,300
Parks						
Fire						
Drainage/Flood	\$204,357	\$186,712	\$186,712	\$155,403	\$117,130	\$292,389
MSCP						
IT Improvement						
Stormwater						
Other Fees						
Sub Total	\$275,007.00	\$245,862.00	\$271,287.00	\$211,787.00	\$258,730.00	\$1,237,589.00
Total	\$291,118.29	\$261,922.80	\$294,292.87	\$237,771.95	\$284,714.95	\$1,274,753.61
Cost Per sq ft	\$5.82	\$5.24	\$5.89	\$4.76	\$5.69	\$12.75

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type V Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 40% Build Out, 12 Restrooms

Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type III Construction with Sprinklers, 100% Build Out, 12 Restrooms Retail: 9.2 Acres, 100,000 sq. ft., Type V Construction with Sprinklers, 100% Build Out, 25 Restrooms

Impervious Areas: 400 SF paving per required parking space

RETAIL: Assume 10-acre site. Impervious area = 100,000 + ((100,000/250)*400) = 260,000 SF (60% Impervious)

OFFICE-CLS A: 2.73-acre site. Impervious area = 16,667 + ((50,000/250)*400 sf) = 96,667 SF (81% Impervious)

OFFICE-FLEX: 3.1-acre site. Impervious area = 25,000 + ((50,000/250)*400) = 105,000 SF (78% Impervious)

R&D: 3.28-acre site. Impervious area = 25,000 + ((50,000/500)*400 sf) = 65,000 SF (45% Impervious)

INDUSTRIAL: 3.28-acre site. Impervious area = 50,000 + ((50,000/500)*400) = 90,000 SF (63% Impervious)

MULTI-TENANT INDUST: 3.59-acre site. Impervious area = 50,000 + ((50,000/500)*400) = 90,000 SF (58% Impervious)

RETAIL: Industrial and Retail restrooms contain four fixtures/bathroom - two sinks and two water closets

MPE Permits: All industrial retail is assumed to have 1600 amps

All buildings are assumed to have 0-15 Devices for fire spaces and 201-350 Fire Sprinkler System Heads

Comments:

(1) The City of Santee is served by Padre Dam Municipal Water District. Please refer to the water/sewer fees page for more information.

Vista - Commercial & Industrial						
FEES	MULTI-TENANT	INDUSTRIAL	R&D	FLEX OFFICE	CLASS A MULTI-	RETAIL
Valuation		\$4,344,000.00	\$9,368,000.00	\$9,368,000.00	\$90,368,000.00	\$11,789,000.00
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees						
Plan Check	\$9,478.12	\$9,478.12	\$12,811.56	\$12,811.56	\$12,811.56	\$15,577.52
Building Permit	\$40,393.48	\$40,393.48	\$88,998.44	\$88,998.44	\$88,998.44	\$112,280.20
MPE Permits						
Energy						
Fire Plan Check	\$1,800.84	\$1,800.84	\$2,434.20	\$2,434.20	\$2,434.20	\$2,959.73
CBSC						
License fee						
Mapping fee	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
State Revolving Fee	\$174.00	\$174.00	\$375.00	\$375.00	\$375.00	\$472.00
Seismic	\$1,216.32	\$1,216.32	\$2,623.04	\$2,623.04	\$2,623.04	\$3,300.92
Subtotal						
Impact/Capacity Fees						
Sewer (1)	\$88,097.88	\$80,490.54	\$80,490.54	\$76,073.38	\$66,993.65	\$223,312.18
Water						
Public Facilities	\$27,980.46	\$25,564.32	\$25,564.32	\$24,105.60	\$21,228.48	\$71,539.20
Traffic (incl signal)	\$295,000.00	\$295,000.00	\$295,000.00	\$722,000.00	\$722,000.00	\$1,790,000.00
Parks						
Fire/EMS	\$8,702.16	\$7,950.72	\$7,950.72	\$7,498.90	\$7,968.87	\$26,854.80
Drainage/Flood (2)	\$6,135.31	\$5,605.52	\$5,605.52	\$5,297.90	\$4,665.57	\$15,722.80
School						
MSCP						
IT Improvement						
Stormwater						
Traffic SR-78						
Aerial Apparatus (3)					\$16,666.67	
Total						
Cost Per sq ft						

PROTOTYPES: All prototypes use 1 1/2 inch water meter

Multi-Tenant Industrial (1-story): 3.59 Acres, 50,000 sq. ft., Type 5 Construction, Sprinklers, 25% Build Out, 20 Restrooms, Parking 3/1000 Industrial (1-story): 3.28 Acres, 50,000 sq. ft., Type 5 Construction, Sprinklers, 10% Build Out, 6 Restrooms

Research & Development (20% Mezzanine): 3.28 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 40% Build Out, 12 Restrooms Flex Office (2-story): 3.1 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 100% Build Out, 12 Restrooms

Class A Multi-Tenant Office (3-story): 2.73 Acres, 50,000 sq. ft., Type 3 Construction with Sprinklers, 100% Build Out, 12 Restrooms Retail: 9.2 Acres, 100,000 sq. ft., Type 5 Construction with Sprinklers, 100% Build Out, 25 Restrooms

Comments:

(1) Vista is served by two sewer districts: Vista Sanitation \$6,134.95 per EDU and Buena Sanitaion \$7,376.45

(2) Fee based on drainage basin: \$1709 - \$3700 per acre.

(3) Aerial apparatus fee.

Residential Fees



Carlsbad - Residential				
Fee	SFD	MFU 100 Townhome (4), 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo, podium construction (type III), 5-story, underground parking, 1.5-2 acre site	Apartment (*), 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation				
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$2,958	\$36,961.15	\$27,497.58	\$24,584
Master/Subsequent Check Fee				
Building Permit	\$3,117	\$53,851	\$38,025.50	\$33,544
MPE Permits				
Energy				
Fire Plan Check	\$467	\$16,581	\$1,849	\$1,849
CBSC				
Inspection fee	N/A	N/A	N/A	N/A
License fee				
Seismic	\$159.54	\$9,267.27		\$11,315.81
Subtotal				
Impact/Capacity Fees				
Sewer	\$1,156 per EDU	\$1,156 per EDU	\$1,156 per EDU	\$1,156 per EDU
Water	\$12,879	\$439,190	\$550,745	
Public Facilities	\$1,375.78	\$1,158,409.70	\$1,666,680.58	\$1,414,476.88
Traffic impact	\$5,330	\$319,800	\$799,500	\$799,500
Park in-lieu		\$6,190 per unit	\$6,190 per unit	\$6,190 per unit
Fire/EMS				
Police				
Library				
Drainage/Flood		\$31,641.50	\$86,229.50	\$57,530
School				
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG				
Traffic SR-78				
Other Fees				
Total Cost Per Unit		\$31,793.68	\$23,468.71	\$23,561.73

Chula Vista - Residential				
Fees	SFD (1) CUSTOM HOME	MFU 100 Townhome (5), 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo (2, 3, 6), podium construction (type III), 5-story, underground parking, 1.5-2 acre site (4)	Apartment (2, 7), 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation	\$623,363.40	\$21,344,000.00	\$25,278,456	\$27,635,500.00
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$2,894.71	\$303.96	\$125.03	\$85.30
Master/Subsequent Check Fee (1)	\$350.00	\$3.50	\$1.40	\$1.40
Building Permit	\$2,793.39	\$859.03	\$220.30	\$278.83
MPE Permits	Included in Building Permit	Included in Building Permit	Included in Building Permit	Included in Building Permit
Energy				
Fire Plan Check	Included in Plan Check	Included in Plan Check	Included in Plan Check	Included in Plan Check
CBSC	\$15.00	\$28.88	\$13.90	\$4.50
Inspection fee	Included in Plan Check	Included in Plan Check	Included in Plan Check	Included in Plan Check
License fee				
Seismic	\$47.38	\$28.30	\$12.80	\$14.37
Subtotal	\$6,057.00	\$1,223.67	\$373.43	\$384.40
Impact/Capacity Fees				
Sewer (2)	\$4,716.00	\$3,690.09	\$3,690.09	\$3,690.09
Water	Contact Appropriate Water District	Contact Appropriate Water District	Contact Appropriate Water District	Contact Appropriate Water District
Public Facilities (PFDIF)	\$14,286.00	\$13,492.00	\$13,492.00	\$13,492.00
Traffic Signal	\$482.20	\$385.76	\$289.32	\$289.32
Traffic Fees (ETDIF east of 805) (5)	\$17,647.00	\$14,117.60	\$10,588.20	\$10,588.20
Traffic Fees (WTDIF west of 805) (5)	\$5,322.00	\$4,257.60	\$3,193.20	\$3,193.20
Parks (east of 805) (5)	\$22,209.00	\$16,484.00	\$16,484.00	\$16,484.00
Parks (west of 805) (5)	\$14,527.00	\$10,783.00	\$10,783.00	\$10,783.00
Fire/EMS	Included in PFDIF	Included in PFDIF	Included in PFDIF	Included in PFDIF
Police	Included in PFDIF	Included in PFDIF	Included in PFDIF	Included in PFDIF
Library	Included in PFDIF	Included in PFDIF	Included in PFDIF	Included in PFDIF
Drainage/Flood				
School				
Inclusionary Housing (6)		\$12,420.00	\$12,420.00	\$12,420.00
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG	Included in Traffic Fee	Included in Traffic Fee	Included in Traffic Fee	Included in Traffic Fee
Other Fees				
Total Cost Per Unit (East of 805) (7) (8)	\$65,397.20	\$49,393.12	\$44,917.04	\$44,928.01
Total Cost Per Unit (West of 805) (7)	\$45,390.20	\$33,832.12	\$31,821.04	\$31,832.01
Total Cost Per Unit (City Wide Average)	\$55,393.70	\$41,612.62	\$38,369.04	\$38,380.01

Comments:

- (1) Additional plan check fee after 3rd submittal (includes Building & Fire review)
- (2) Includes \$45 Admin Fee. Additional \$265 per EDU if project is in Poggi Canyon sewer basin; or \$1,800 per EDU if project is in Salt Creek sewer basin.
- (3) Additional DIF for pedestrian bridge if project is located in Otay Ranch Village 1,2,5, or 6 add \$1,117 per SF DU and \$828 per MF DU; or Otay Ranch Village 11 add \$3,170 per SF DU and \$2,350 per MF DU; or EUC/Millenia add \$615.13 per SF DU and \$456.10 per MF DU.
- (4) Assumes 17,500 SF parking garage.
- (5) For our Traffic fees and Park fees, applicants pay either the west fee, or the east fee, but not both.
- (6) Inclusionary Housing fee \$12,420.00 per unit may apply to projects of 50 or more units, if they do not provide 5% low income
- (7) Does not include Inclusionary Fee
- (8) Does not include Poggi Canyon and Salt Creek Sewer Basin Fee

El Cajon - Residential

Fee	SFD	MFU 100 Townhome, 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo, podium construction (type III), 5 story, underground parking, 1.5-2 acre site	Apartment, 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation				
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$2,016	\$189,170	\$82,886	\$130,956
Planning Plan Check	\$110.00	\$330.00	\$330.00	\$330.00
Master/Subsequent Check Fee				
Building Permit*	\$3,101	\$498,958	\$1,057,669	\$1,069,211
MPE Permits	\$1,845.00	\$69,915.00	\$104,078.00	
Energy	\$156.00	\$7,029.00	\$6,350.00	\$7,430.00
Fire Plan Check	\$393.00	\$574.00	\$574.00	\$574.00
CBSC	\$17	\$1,532	\$2,498	\$1,621
Inspection fee	\$500	\$57,216	\$171,648	\$198,731
License fee City BL				
Seismic	\$53	\$3,141	\$8,117	\$4,624
Subtotal	\$8,192	\$827,865	\$1,434,151	\$1,413,479
Impact/Capacity Fees				
Sewer	\$3,472	\$347,200	\$868,000	\$868,000
Water				
Public Facilities (PF)				
Traffic (incl signal)				
Parks				
Fire/EMS				
Police				
Library				
Drainage/Flood				
School				
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG	\$2,742.00	\$274,197	\$685,493	\$685,493.00
Total	\$14,406.00	\$1,449,262	\$2,987,643	\$2,966,971
Cost Per Unit	\$14,953.00	\$14,493.00	\$11,951.00	\$11,868.00

Comments:

Stormwater fees included in permit fee

Escondido - Residential				
Fee	SFD	MFU 100 Townhome, 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo, podium construction (type III), 5-story, underground parking, 1.5- 2 acre site	Apartment, 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation	\$444,428	\$2,593,840 (per bldg/10 units each)	\$33,119,693	\$3,854,150 (per bldg/25 units each)
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$1,674.00	\$6,078.00	\$65,601.00	\$8,348.00
Master/Subsequent Check Fee				
Building Permit	\$2,575.00	\$9,351.00	\$100,925.00	\$12,843.00
MPE Permits	\$90.00	\$90.00	\$90.00	\$90.00
Energy Plan Check	\$335.00	\$1,258.00	\$13,120.00	\$1,670.00
Energy Permit/Inspection	\$150.00	\$1,870.00	\$20,185.00	\$2,569.00
Fire Plan Check	\$150.00	\$150.00	\$150.00	\$150.00
Planning Plan Check	\$556.00	\$1,366.00	\$1,366.00	\$1,366.00
CBSC (Green)	\$18.00	\$104.00	\$1,294.00	\$155.00
Seismic (SIMP)	\$58.00	\$337.00	\$6,791.00	\$501.00
Subtotal	\$5,971.00	\$20,603.00	\$209,523.00	\$27,692.00
Impact/Capacity Fees				
Sewer	\$7,500.00	\$75,000.00	\$7,500.00	\$7,500.00
Water	\$7,930.00	\$79,300.00	\$3,510.00	\$3,510.00
Public Facilities (PF) (2)	\$4,970.00	\$49,700.00	\$6,424.00	\$6,424.00
Traffic Local	\$4,191.00	\$20,954.00	\$1,950.00	\$1,950.00
Parks	\$6,986.00	\$66,638.00	\$6,500.00	\$6,500.00
Art in Public Places	\$642.00	\$5,400.00	\$53,775.00	\$6,525.00
Police				
Library				
Drainage/Flood	\$1,136.00	\$4,692.00	\$117,305.00	\$11,731.00
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG	\$2,742.00	\$27,420.00	\$672,053.00	\$67,205.00
Traffic SR-78				
Total Cost Per Unit	\$42,068.10	\$349,706.61	\$6,768,685.18	\$684,656.34

Comments:

(1) The Region of Influence Infrastructure Fee in some areas is \$1,500/DU

Oceanside - Residential				
Fee	SFD	MFU 100 Townhome (*), 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs.	MFU 250 Unit Condo (*), podium construction (type III), 5-story, underground	Apartment, 250 units, garden style, 3 story bldg., type V construction, surface parking, 10
Valuation	\$500,000.00	Per Unit (5)	Per Unit (5)	Per Unit (5)
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$2,134.79	\$167.71	\$60.77	\$79.69
Master/Subsequent Check Fee (2)	\$399.40 / \$79.88	\$42.48 / \$8.49	\$15.40 / 3.08	\$20.17 / \$4.03
Building Permit	\$3,985.55	\$424.67	\$153.97	\$201.67
MPE Permits	Included	Included	Included	Included
Energy	Included	Included	Included	Included
Fire Plan Check (1)	\$426.93	\$33.54	\$12.16	\$15.94
Water Plan Check				
Inspection fee (3)	\$797.11	\$84.93	\$30.79	\$40.33
License fee				
Seismic	\$65.00	\$13.00	\$1.04	\$1.04
Other				
Subtotal *	\$8,208.88	\$799.98	\$286.33	\$374.82
Impact/Capacity Fees				
Sewer	\$7,794 (3)	\$1,169.00	\$780.00	\$780.00
Water	\$14,997.00	\$1,441.00	\$969.00	\$969.00
Public Facilities (PF)	\$2,621.00	\$2,621.00	\$2,621.00	\$2,621.00
Traffic (incl signal & SANDAG)				
Parks	\$4,431.00	\$4,431.00	\$4,431.00	\$4,431.00
Fire/EMS				
Police				
Library				
Drainage/Flood	\$2,054.00	\$976.00	\$467.00	\$467.00
School (5)				
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SR-78				
Other Fees (4)	\$320.22	\$25.16	\$9.12	\$11.95
Total Cost Per Unit	\$40,105.88	\$11,437.98	\$9,554.33	\$9,642.87

Comments:

- (1) (1) Fire Plan Check, 10% of BLDG Plan Check
- (2) Surcharges: General Plan 10%, Permit tech 2%
- (3) Fire Inspection Fee, 20% of BLDG Inspection Fee
- (4) Water Plan Check, 15% of BLDG Plan Check
- (5) MFU Townhomes, Condos, and Apartments are based on "per unit" rate (*) Total includes Water Plan Ck (listed under "other fees")

City of San Diego - Residential

Fee	SFD (1, 5, 6)	MFU 100 Townhome (1, 5, 6), 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo (1, 2, 4, 5), podium construction (type III), 5 story, underground parking, 1.5-2 acre site	Apartment, 250 units (1, 3, 4, 5), garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation				
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check (8)				
Master/Subsequent Check Fee				
Building Permit (6)				
MPE Permits				
Energy				
Construction debris collection deposit	\$1,416	\$80,000	\$40,000	\$95,000
City Records	\$45	\$45	\$90	\$90
General Plan Maintenance	\$275	\$275	\$275	\$275
Mapping	\$10	\$10	\$10	\$10
Other Agency Collection of fees	\$10	\$10	\$10	\$10
Fire Plan Check				
CBSC				
License fee				
Inspection fee (building)	\$2,424	\$80,488	\$34,767	\$55,350
Seismic	\$53	\$3,259	\$6,471	\$8,249
Subtotal	\$7,769	\$183,105	\$152,105	\$193,015
Impact/Capacity Fees				
Sewer	\$5,154	\$1,063,012	\$453,552	\$773,100
Water	\$9,011	\$731,721.80	\$96,222.08	\$513,680
Public Facilities (PF)*				
Traffic/Mobility	\$3,432.43	\$205,227.00	\$190,727.50	\$308,767.50
Traffic Signal				\$2,487,566.25
Parks	\$20,597.00	\$1,199,484.00	\$2,192,238.75	
Fire/EMS	\$1,652.40	\$128,304.00	\$234,495.00	\$266,085.00
Police				
Library	\$3,196.00	\$248,200.00	\$453,500.00	\$514,750.00
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG				
Traffic SR-78				
RTCIP/SANDAG	\$2,741.97	\$274,197.00	\$685,492.00	\$685,492.50
Total Fees	\$31,620	\$2,055,412	\$3,756,454	\$4,262,661
Cost Per Unit	\$31,619.80	\$20,554.12	\$15,025.82	\$17,050.65

Comments:

(1) *For Traffic/Mobility, Parks, Fire/EMS & Library, the Mission Valley Community was used for the residential scenarios. Citywide Development Impact Fees methodology and FY 24 rates were also used. The public calculator can found here https://www.sandiego.gov/sites/default/files/citywide_dif_calculator.xlsx
 (2)**Regional Transportation Congestion Improvement Program (RTCIP) collected on behalf of San Diego Association of Governments (SANDAG). FY 24 per dwellin unit amount - \$2,741.97

City of San Diego - Community DIF Fees

Community	Residential Development					Non-Residential	
	Transportation	Park	Library	Fire	Per Dwelling Unit	Transportation \$/ADT	Fire \$/1,000 Sq. Ft.
Barrio Logan	\$1,308	\$13,760	\$446	\$649	\$16,165	\$188	\$649
Clairemont Mesa	\$415	\$4,443	\$1,035	\$149	\$6,042	\$59	\$149
College Area	\$2,528	\$13,624	\$983	\$643	\$17,778	\$362	\$643
Downtown4	\$1,621	\$6,745	\$0	\$1,433	\$9,802	\$406	\$3,297
Encanto Neighborhoods	\$2,520	\$8,294	\$46	\$543	\$11,403	\$360	\$543
Golden Hill	\$2,025	\$13,414	\$0	\$314	\$15,754	\$290	\$314
Kearny Mesa	\$610	\$9,409	\$591	\$94	\$10,704	\$87	\$94
La Jolla	\$1,113	\$5,067	\$416	\$211	\$6,806	\$242	\$211
Linda Vista (Per 1,500 Sq. Ft. for Non-Resident Component)5,6	\$976	\$875	\$418	\$267	\$2,537	\$139	\$396
Mid-City	\$716	\$13,909	\$461	\$331	\$15,416	\$102	\$331
Midway-Pacific Highway	\$4,334	\$4,326	\$0	\$190	\$8,851	\$620	\$190
Mission Beach	\$4,236	\$0	\$0	\$0	\$4,236	\$605	\$0
Mission Valley	\$3,602	\$8,562	\$0	\$152	\$12,316	\$174	\$152
Navajo	\$3,781	\$4,037	\$1,177	\$152	\$9,150	\$541	\$152
North Park	\$870	\$6,797	\$490	\$89	\$8,248	\$125	\$89
Ocean Beach	\$1,008	\$6,815	\$921	\$483	\$9,228	\$144	\$483
Old Town San Diego	\$2,203	\$2,101	\$0	\$520	\$4,826	\$315	\$521
Otay Mesa-Nestor	\$1,033	\$14,140	\$275	\$574	\$16,021	\$147	\$574
Pacific Beach	\$456	\$2,576	\$244	\$171	\$3,448	\$66	\$171
Peninsula	\$1,748	\$2,790	\$0	\$179	\$4,720	\$250	\$179
Rancho Bernardo	\$1,568	\$978	\$775	\$22	\$3,346	\$225	\$22
San Pasqual-Single Dwelling Unit	\$2,385	\$0	\$0	\$0	\$2,385	\$238	\$0
San Pasqual-Multiple Dwelling Unit	\$1,670	\$0	\$0	\$0	\$1,670	\$238	\$0
San Ysidro	\$1,675	\$10,589	\$320	\$110	\$12,695	\$238	\$110
Serra Mesa	\$2,244	\$5,610	\$563	\$834	\$9,250	\$320	\$834
Skyline/Paradise Hills	\$1,220	\$5,254	\$1,193	\$327	\$7,994	\$175	\$327
Southeastern San Diego	\$1,138	\$10,267	\$11	\$61	\$11,480	\$162	\$61
South University City (Per ADT for Non-Resid	\$293	\$705	\$826	\$840	\$2,666	\$43	\$121
Tierrasanta	\$15,204	\$3,502	\$1,018	\$892	\$20,617	\$2,173	\$892
Torrey Pines	\$658	\$12,184	\$0	\$0	\$12,843	\$95	\$0
Uptown	\$1,269	\$12,278	\$306	\$123	\$13,977	\$182	\$123
Via de la Valle	\$0	\$0	\$0	\$0	\$4,539	\$0	\$0

County of San Diego - Residential

Fee	SFD(*)	MFU 100 Townhome, 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo, podium construction (type III), 5-story, underground parking, 1.5-2 acre site	Apartment, 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation (1)	\$388,854	\$20,866,400	\$29,745,300	\$28,654,375
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$3,111 (2)	\$312	\$175	\$169
Master/Subsequent Check Fee	\$3,195 / \$987 (3)	N/A	N/A	N/A
Building Permit	\$2,488 (4) / \$2,333 (5) / \$1,534 (5)	\$487	\$272	\$263
MPE Permits		\$631	\$631	\$631
Energy				
Fire Plan Check				
CBSC				
License fee				
Inspection fee				
Seismic	\$51	\$58	\$33	\$32
Subtotal	\$8,845	\$1,488	\$1,111	\$1,095
Impact/Capacity Fees				
Sewer (6)				
Water (6)				
Public Facilities (PF)				
Traffic (incl signal) (7)	\$2,742	\$2,742	\$2,742	\$2,742
Parks (8)(9)	\$9,373	\$8,285	\$8,285	\$8,285
Fire (10)	\$4,323	\$2,620	\$950	\$1,245
Drainage/Flood (11)	\$2,046	\$1,240	\$450	\$589
School (6)				
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG				
Total Cost Per Unit	\$27,329	\$16,375	\$13,537	\$13,956

Comments:

(*) To clarify the response for Single Family Dwelling (SFD) building permit fees, we included fees for a custom single family residence, tract model single family residence and tract subsequent phase single family residence.

(1) Patio covers under 300 sq. ft. are exempt from permit/plan check.

(2) Plan check fee for custom home.

(3) Plan check fee for Model Home/Subsequent fee for Production Home.

(4) Permit fee for custom home.

(5) Permit fee for Model Home/Subsequent fee for Production Home.

(6) Check with water/sewer or school district based on your project location.

(7) Average fee rate by land use category Village for the 23 County planning areas. For residential development only, the TIF fee payment also includes the SANDAG fee/portion.

(8) Average based on various districts. Fees range from \$6,557 - \$13,206. (Single Family)

(9) Average based on various districts. Fees range from \$4,248 - \$14,349. (Multi-Family)

(10) Average \$1.31/sqft based on various districts. Fees range from \$0.80 - \$2.48/sqft for fire mitigation fees.

(11) \$0.62/sq. ft. average of 9 special drainage areas.

Development Impact Fees - Communities	Single Dwelling Unit	Multiple Dwelling Unit	Commercial Acre	Industrial Acre	Institutional Acre	Employment Center Acre	Average Daily Trip (ADT)
<i>Black Mountain Ranch - Residential and Institutional</i>	\$44,708	\$31,296	n/a	n/a	\$147,985	n/a	n/a
<i>Black Mountain Ranch - Commercial and Employment Centers (Per 1,000 Sq Ft)</i>	n/a	n/a	n/a	\$7,600	n/a	\$4,024	n/a
<i>Black Mountain Ranch - Senior Housing</i>	\$16,989	\$16,989	n/a	n/a	n/a	n/a	n/a
<i>Black Mountain Ranch - Hotel Room \$19,967</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<i>Carmel Valley</i>	\$36,386	\$25,470	\$134,989	\$125,528	\$129,895	n/a	n/a
<i>Del Mar Mesa (AR-1-1 zone)</i>	\$146,133	\$102,294	\$301,036	n/a	n/a	n/a	n/a
<i>Del Mar Mesa (AR-1-2 zone)</i>	\$137,365	\$102,294	\$301,036	n/a	n/a	n/a	n/a
<i>Mira Mesa - Residential and Commercial</i>	\$41,804	\$29,262	\$258,765	See below	n/a	n/a	n/a
<i>Mira Mesa - Industrial</i>	n/a	n/a	n/a	*	n/a	n/a	n/a
<i>North University City</i>	\$37,204	\$26,043	n/a	n/a	n/a	n/a	\$2.50
<i>Otay Mesa</i>	\$43,824	\$38,954	n/a	n/a	n/a	n/a	65718
<i>Pacific Highlands Ranch</i>	\$59,539	\$41,679	\$480,366	n/a	\$170,795	\$320,241	n/a
<i>Pacific Highlands Ranch - Del Mar Highlands Estates</i>	\$40,487	\$40,487	n/a	n/a	n/a	n/a	n/a
<i>Rancho Encantada</i>	\$5,777	\$4,043	n/a	n/a	\$0	n/a	n/a
<i>Rancho Peñasquitos</i>	\$40,018	\$28,013	\$240,107	n/a	n/a	n/a	n/a
<i>Sabre Springs - Residential</i>	\$8,989	\$6,293	n/a	n/a	n/a	n/a	n/a
<i>Sabre Springs - Commercial and Industrial (Per 1,000 Sq. Ft.)</i>	n/a	n/a	\$1,570	\$794	n/a	n/a	n/a
<i>Scrapps Miramar Ranch</i>	\$30,952	\$21,666	\$121,020	\$73,046	\$41,785	n/a	n/a
<i>Torrey Highlands - Residential/Commercial/Institutional/Employment Center</i>	\$146,674	\$102,675	\$884,447	n/a	\$220,012	\$788,917	n/a
	n/a	n/a	\$262,547	n/a	n/a	n/a	n/a
<i>Torrey Highlands- Limited Commercial</i>	\$146,674	\$102,675	\$1,183,662	n/a	n/a	n/a	n/a
<i>Torrey Highlands- Local Mixed Use</i>							

Comments:

*** I-2 zone**

\$90,714

San Marcos - Residential				
Fee	SFD	MFU 100 Townhome, 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo, podium construction (type III), 5-story, underground parking, 1.5-2 acre site	Apartment, 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation	Client provides valuation	Client provides valuation	Client provides valuation	Client provides valuation
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$115 - \$150 / Hour	\$115 - \$150 / Hour	\$115 - \$150 / Hour	\$115 - \$150 / Hour
Master/Subsequent Check Fee				
Building Permit	\$1,392	\$687.26	\$760.06	\$625.66
MPE Permits	\$700.00	\$700.00	\$700.00	\$700.00
Energy	Included	Included	Included	Included
Fire Plan Check	\$150	\$1.50	\$0.60	\$0.60
CBSC	\$13	\$6.80	\$6.79	\$6.79
Inspection fee	Included	Included	Included	Included
License fee	N/A	N/A	N/A	N/A
Seismic	\$30	\$17	\$22.07	\$22.07
Subtotal	\$2,392	\$802.56	\$879.52	\$745.12
Impact/Capacity Fees				
Sewer	N/A	N/A	N/A	N/A
Water	N/A	N/A	N/A	N/A
Public Facilities (PF)				
Traffic				
Traffic Signal	\$4,343	\$1,643.86	\$1,643.86	\$1,643.86
Parks	\$6,251	\$6,251	\$6,251	\$6,251
Fire/EMS	\$1,122	\$544	\$510	\$510
Police				
Library				
Drainage/Flood	\$1,298	\$2,272.20	\$51.94	\$259.68
Inclusionary Housing	\$9,300	\$9,300	\$9,300	
Special District Fee				
IT Improvement	\$44	\$44	\$44	\$44
MSCP	\$103	\$103	\$103	\$103
Stormwater	\$221	\$221	\$221	\$221
Traffic SANDAG	\$2,741.97	\$2,741.97	\$2,741.97	\$2,741.97
Traffic SR-78	\$3,204	\$1,923	\$1,923	\$1,923
Total Cost Per Unit	\$31,719.83	\$26,546.59	\$24,369.29	\$15,142.63

Comments:

*Plan review is done by a 3rd party consultant. Fees are \$115 for non-structural & \$150 for structural

Santee - Residential				
Fee	SFD (1) CUSTOM HOME	MFU 100 Townhome (5), 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo (2, 3, 6), podium construction (type III), 5-story, underground parking, 1.5-2 acre site	Apartment (2, 7), 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation	\$435,413.20	\$24,855,100.00	\$14,758,171.03	\$13,972,000.00
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$3,377	\$9,024.00	\$14,646.00	\$4,149.00
Master/Subsequent Check Fee	\$202.00 / hour	\$202.00 / hour	\$202.00 / hour	\$202.00 / hour
Building Permit	\$6,385	\$349,876.00	\$32,404.00	\$67,748.00
MPE Permits (4)	Included	Included	\$130,401.00	\$15,357.00
Energy				
Fire Plan Check	\$662.06	\$67,489.14	\$1,973.00	\$11,172.30
CBSC	\$17.00	\$13,000.00	\$839.00	\$550.00
Inspection fee	\$202.00 / hour	\$202.00 / hour	\$202.00 / hour	\$202.00 / hour
License fee				
Seismic	\$56.60	\$4,504.00	\$5,879.00	\$1,816.40
Subtotal	\$10,497.74	\$443,893.40	\$55,741.48	\$85,435.13
Impact/Capacity Fees				
Sewer	Paid to Padre Dam Water District	Paid to Padre Dam Water District	Paid to Padre Dam Water District	Paid to Padre Dam Water District
Water	Paid to Padre Dam Water District	Paid to Padre Dam Water District	Paid to Padre Dam Water District	Paid to Padre Dam Water District
Public Facilities (PF)	\$8,083	\$728,800	\$1,822,000	\$1,822,000
Traffic	\$4,549	\$284,300	\$710,750	\$710,750
Traffic Signal	\$470	\$29,400	\$73,500	\$73,500
Parks	\$9,730	\$887,100	\$2,217,750	\$2,217,750
Fire/EMS				
Police				
Library				
Drainage/Flood	\$5,564	\$246,900	\$617,250	\$617,250
School	Contact School District	Contact School District	Contact School District	Contact School District
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG(RTCIP)	\$2,741.97	\$274,197.00	\$685,793.00	\$685,793.00
Sub Total	\$31,137.97	\$2,450,697.00	\$6,127,043.00	\$6,127,043.00
Total Cost	\$41,635.71	\$2,894,590.40	\$6,182,784.48	\$6,212,478.13

Comments:

- (1) SFD based on IBC Class R-3 Dwellings- Production Phase - 2700 square feet, 600 SF garage, 240 SF covered wooden patio; fireplace, gas & electrical.
- (2) MFU 100 Townhome fees are based on three unit types. Master Plan fees and all plan check fees apply to the three master types only, Production units pay inspection fees only. Fees are based on units having 1500 square feet and 400 square feet of
- (3) Fees based on the MFU Condo Building is 94,139 square feet.
- (4) Fees are based on structure, not units. 25 units/ 10 buildings - 1 Bldg to be Master Plan, 9 Bldg to be Production. Each Bldg 10,000 square feet.

Vista - Residential				
Fee	SFD	MFU 100 Townhome (*), 100 units w/attached garages, type V construction at 18 du/acre, 10 bldgs. w/10 units each	MFU 250 Unit Condo(*), podium construction (type III), 5-story, underground parking, 1.5-2 acre site	Apartment (*), 250 units, garden style, 3 story bldg., type V construction, surface parking, 10 buildings on 10 acres
Valuation	\$451,090.20	\$24,666,800.00	\$29,980,562.50	\$34,318,750.00
Valuation Year	2023-2024	2023-2024	2023-2024	2023-2024
Permit Fees				
Plan Check	\$3,581.68	\$32,576.48	\$39,590.96	\$45,317.12
Master/Subsequent Check Fee				
Building Permit	\$5,846.76	\$234,878.76	\$285,468.04	\$326,765.80
MPE Permits				
Energy				
Fire Plan Check	\$680.52	\$6,189.53	\$7,522.28	\$8,610.25
CBSC				
Inspection fee				
Mapping Fee	\$60.00	\$60.00	\$60.00	\$60.00
State Revolving Fee	\$19	\$987	\$1,200	\$1,373
Seismic	\$58.64	\$3,206.68	\$3,897.47	\$4,461.44
Subtotal				
Impact/Capacity Fees				
Sewer (1)	\$6,135	\$613,495	\$1,533,738	\$1,073,616
Water				
Public Facilities (PF)	\$1,218	\$121,800	\$304,500	\$304,500
Traffic	\$3,243.25	\$311,352	\$778,380.00	\$778,380.00
Parks	\$9,226.77	\$916,884	\$2,292,210	\$2,292,210
Fire/EMS	\$379	\$37,900	\$94,750	\$94,750
Police				
Library				
Drainage/Flood (2)	\$427.25	\$30,762	\$2,563.50	\$17,090.00
School				
Inclusionary Housing				
Special District Fee				
IT Improvement				
MSCP				
Stormwater				
Traffic SANDAG	\$3,243.25	\$207,569	\$518,923	\$518,923
Traffic SR-78				
Aerial Apparatus fee(3)			\$108,750	\$79,166.66
Total	\$27,546.27	\$2,080,478.81	\$5,794,224.58	\$4,652,215.22
Cost Per Unit		\$20,804.79	\$23,176.90	\$18,608.86

Comments:

- (1) Vista is served by two sewer districts: Vista Sanitation \$6,134.95 per EDU and Buena Sanitaion \$7,376.45
- (2) Fee based on drainage basin - \$1709-\$3700 per acre.
- (3) Aerial Apparatus fee
- (*) Valuation/Fees were reported based per building. We have taken those figures and applied it to the entire project, therefore fees are reported entirely in the TOTAL section.

Sewer Fees



2024 Sewer District Fees

	Buena CSD (11)				Cardiff SD *				Carlsbad MWD *			
Fee	SFD	APT	TWNHM	CONDO	SFD	APT	TWNHM	CONDO	SFD (3a,b)	APT (3a,c)	TWNHM (3a,b)	CONDO (3a,c)
Capacity	\$7,373	\$5,163.51	\$7,376	\$7,376.00	\$3,417.00	\$3,417.00	\$3,417.00	\$3,417.00	\$982			
Inspection												
Application												
Installation												
Annexation Fee												
Densification												
Other	\$184.00	\$184.00	\$184.00	\$184.00	\$40	\$40	\$40	\$40	\$1,726			
Total	\$7,560	\$5,347.10	\$7,560.00	\$7,560.00	\$3,457.00	\$3,457.00	\$3,457.00	\$3,457.00	\$2,708			
	Ecinitas SD *				Escondido UWD (C)				Fallbrook PUD (A)			
Fee	SFD	APT	TWNHM	CONDO	SFD	APT (A)	TWNHM (A)	CONDO (A)	SFD (3a,b)	APT (3a,c)	TWNHM (3a,b)	CONDO (3a,c)
Capacity	\$2,680	\$2,680	\$2,680	\$2,680	\$7,500.00	\$5,625 (A)	\$7,500 (A)	\$5,625 (A)	\$8,217	\$8,217	\$8,217	\$8,217
Inspection												
Application												
Installation												
Annexation Fee												
Densification												
Other	\$40.00	\$40.00	\$40.00	\$40.00								
Total												
	Lemon Grove SD *				Leucadia WD				National City *			
Fee	SFD	APT	TWNHM	CONDO	SFD	APT	TWNHM	CONDO	SFD (3a,b)	APT (3a,c)	TWNHM (3a,b)	CONDO (3a,c)
Capacity	\$3,509	\$877,250.00	\$350,900	\$877,250.00	\$6,240.00	\$6,240.00	\$6,240.00	\$6,240.00	\$777	\$191	\$191	\$191
Inspection												
Application												
Installation												
Annexation Fee												
Densification												
Other	\$619.10 (15)	\$154,775	\$61,910	\$154,775.00								
Total	\$4,128	\$1,032,025.00	\$412,810.00	\$1,032,025.00	\$6,240.00	\$6,240.00	\$6,240.00	\$6,240.00	\$777	\$191	\$191	\$191
	City of Oceanside				Olivenhain MWD (1)				Otay WD (13)			
Fee	SFD	APT	TWNHM	CONDO	SFD	APT	TWNHM	CONDO	SFD (3a,b)	APT (3a,c)	TWNHM (3a,b)	CONDO (3a,c)
Capacity	\$7,794	\$780.00	\$1,169	\$780.00	\$2,330.00	\$2,330.00	\$2,330.00	\$2,330.00	\$10,567			
Inspection												
Application												
Installation												
Annexation Fee					\$8,560	\$8,560	\$8,560	\$8,560				
Densification												
Other												
Total	\$7,794	\$780.00	\$1,169	\$780.00	\$10,890.00	\$10,890.00	\$10,890.00	\$10,890.00	\$10,567			
	Padre Dam MWD (6)				Ramona MWD (12)				Rainbow MWD (8)			
Fee	SFD	APT	TWNHM	CONDO (4)	SFD	APT	TWNHM	CONDO	SFD (3a,b)	APT (3a,c)	TWNHM (3a,b)	CONDO (3a,c)
Capacity	\$4,109	\$2,739.00	\$3,361	\$3,361	SM \$17,802.00 SV \$17,369.00	SM \$17,802.00 SV \$17,369.00	SM \$17,802.00 SV \$17,369.00	SM \$17,802.00 SV \$17,369.00	\$16,951	\$14,126	\$14,126	\$14,126
Inspection												
Application												
Installation												
Annexation Fee												
Densification												
Other	\$3,318	\$2,212	\$2,714	\$2,714	SM \$821.57 SV \$779.75	SM \$821.57 SV \$779.75	SM \$821.57 SV \$779.75	SM \$821.57 SV \$779.75	\$1,100	\$1,100	\$1,100	\$1,100
Total	\$7,427	\$4,951.00	\$6,075.00	\$6,075.00	SM \$18,623.57 SV \$18,148.75	SM \$18,623.57 SV \$18,148.75	SM \$18,623.57 SV \$18,148.75	SM \$18,623.57 SV \$18,148.75	\$18,051	\$12,401	\$15,226	\$12,401
	City of San Diego				Vallecitos WD (9)				Valley Center MWD (3)			
Fees	SFD	APT	TWNHM	CONDO	SFD	APT	TWNHM	CONDO	SFD (3a,b)	APT (3a,c)	TWNHM (3a,b)	CONDO (3a,c)
Capacity	\$5,154	\$1,063,012.50	\$453,552	\$773,100.00	\$16,506.00	\$16,506.00	\$12,214.44	\$11,884.32	\$8,935	\$8,935	\$8,935	\$8,935
Inspection												
Application												
Installation												
Annexation Fee												
Densification												
Other	\$15 (10)	\$25 (9)	\$25 (9)	\$25 (9)					\$1,400		\$1,400	
Total	\$4,149	\$3,427.30	\$4,149.00	\$2,499.40	\$16,506.00	\$16,506.00	\$12,214.44	\$11,884.32	\$10,335	\$8,935	\$10,335	\$8,935
	Vista CSD *											
Fees	SFD	APT	TWNHM	CONDO								
Capacity	\$6,135	\$4,294.46	\$6,135	\$6,135								
Inspection												
Application												
Installation												
Annexation Fee												
Densification												
Other												
Total	\$6,135	\$4,294.46	\$6,135	\$6,135								

Comments:

(*) Means that district did not participate in this year's survey. Fees shown are from 2020-2021

(A) Costs quoted are per EDU.

(B) Costs are quoted per project based on scenario on page 3

(C) Costs quoted as per unit

(1) Pricing is for 4S Ranch.

(3a) Capacity fee shown is for the District's LMCWRF Service Area. Capacity fees and charges for the District WWRWF Service Area would be on a project by project basis as this facility has no additional capacity available at this time.

- (3b) Other Sewer Fees and Charges: \$1,400 represents total connection charge for a residential unit connecting directly to the District's wastewater collection system, consisting of a \$150 Connection Fee and a \$1,250 Inspection Deposit (the inspection deposit is refunded after scheduling inspection and the inspection is completed without additional cost).
- (3c) Other Sewer Fees and Charges: Connection Fees and Inspection Charges are on a time and material basis for Multi family buildings having one connection to the District's wastewater collection system per building.
- (4) 3 + bedrooms = \$7,500/unit < 3 bedrooms = \$5,625/unit
- (5) 3 + bedrooms = \$7,500/unit = \$750,000
- (6) Other Fees are Metro Wastewater fees
- (7) per lateral connection
- (8) SFD - 1.2 EDU, APT, TWNH, CONDO - 1 EDU per Unit
- (10) Sewer Connection Fee
- (11) Other Processing fee per permit, not per unit
- (12) District is split into SM= Santa Maria and SV= San Vicente
- (13) The District does not anticipate a multi-family development of this size in our Sewer Service Area.

Water Fees



2024 Water District Fees												
Sewer Districts (cont)												
Borrego WD (2)				Cajon MWD *				Escondido LWD				
Fees	SFD	APT	TWINN	CONDO	SFD	APT	TWINN	CONDO	SFD (B)	APT (7)	TWINN (8)	CONDO
Capacity	\$2,530	\$198,125.00	\$233,000	\$158,125.00	\$4,985.00	\$28,055.00	\$28,055.00	\$41,481.00	\$1,230	\$3,510.00	\$3,510.00	\$93,510.00
SDCWA Capacity					\$5,287	\$27,390	\$27,390	\$50,566	\$9,120	\$93,490	\$93,490	\$54,720
SDCWA Treatment					\$146	\$757	\$757	\$1,398				
Hook-on Fee												
Lateral Fee												
Inspection	\$6,290.00	\$337,157	\$534,332	\$337,157					\$4,550.00	\$14,833.00	\$14,833.00	\$12,983.00
Meter Cost									\$600.00			
Installation Fee												
Other	\$4766	\$53366	\$53366	\$30066					\$71,0966	\$791,4766	\$791,4766	\$445,1766
Total	\$8,820	\$495,282.00	\$787,332.00	\$495,282.00	\$9,798.00	\$56,212.00	\$56,212.00	\$99,443.00	\$22,190	\$198,313	\$198,313	\$67,793
Fallbrook PLUD				Halek WD				Lakeside WD *				
Fees	SFD	APT	TWINN	CONDO	SFD	APT	TWINN	CONDO	SFD	APT	TWINN	CONDO
Capacity	N/A	N/A	N/A	N/A	\$5,050.00	\$201,283.00	\$201,283.00	\$116,743.00	\$4,357	\$1,250	\$1,350	\$1,350
SDCWA Capacity	N/A	N/A	N/A	N/A	\$5,859	\$98,088	\$98,088	\$86,246	\$6,448	\$89,347	\$89,347	\$52,301
SDCWA Treatment									\$147			
Hook-on Fee												
Inspection	\$613.85	\$1,104.93	\$1,104.93	\$1,104.93								
Lateral Fee					\$12,000				\$7,270	\$14,000	\$14,000	\$13,500
Inspection						\$36,000	\$36,000	\$36,000				
Meter Cost										\$270,8370		
Installation Fee												
Other	\$6,973 (6)	\$200,216 (5)	\$200,216 (5)	\$200,216 (5)	\$25,969.68	\$332,371.00	\$332,371.00	\$287,989.68	\$17,232	\$198,346	\$194,687	\$67,151
Total	\$7,587	\$291,321.68	\$291,321.68	\$291,321.68	\$51,969.68	\$332,371.00	\$332,371.00	\$287,989.68	\$17,232	\$198,346	\$194,687	\$67,151
City of Oceanside (28)				Olivenhain MWD (1)				Otay WD (16,24,25)				
Fees	SFD (6,26)	APT (11)	TWINN (14)	CONDO (11)	SFD (3)	APT	TWINN	CONDO	SFD (15)	APT (11)	TWINN (11)	CONDO (14)
Capacity	\$9,138	\$6,680	\$14,200	\$3,408	\$11,778.00	\$8,244.00	\$8,244.00	\$8,244.00	\$14,107	\$32,870	\$228,709	\$32,870
SDCWA Capacity	\$5,859	\$3,452	\$8,638	\$2,023	\$5,859	\$9,859	\$9,859	\$9,859	\$6,100 (20)	\$92,480	\$48,720	\$92,480
SDCWA Treatment									\$199 (22)	\$2,608	\$1,328	\$2,608
Hook-on Fee												
Inspection												
Lateral Fee												
Inspection	\$615.00	\$174	\$436	\$108	\$725	\$675	\$675	\$675	\$142.62	\$688.71	\$688.71	\$688.71
Meter Cost									\$387.83	\$4,899.04	\$23,814.91	\$4,899.04
Installation Fee									\$2,679 (22)	\$66,320	\$42,838.64	\$6,919.75
Other	\$6,973 (6)	\$200,216 (5)	\$200,216 (5)	\$200,216 (5)	\$25,969.68	\$332,371.00	\$332,371.00	\$287,989.68	\$17,232	\$198,346	\$194,687	\$67,151
Total	\$14,548	\$9,492.00	\$23,313.00	\$5,592.00	\$18,702.68	\$14,778.00	\$14,778.00	\$14,778.00	\$23,294	\$28,322	\$688,767	\$28,322
Padre Dam MWD (16)				Rainbow MWD				Ramona MWD				
Fees	SFD	APT	TWINN	CONDO (4)	SFD (3)	APT (11)	TWINN (11)	CONDO (11)	SFD	APT	TWINN	CONDO
Capacity	\$9,723	\$8,022	\$8,944	\$8,944	\$10,401.00	\$208,003.00	\$208,003.00	\$208,003.00	\$5,740	TBD	TBD	TBD
SDCWA Capacity	\$5,859	\$96,088	\$96,088	\$96,246	\$5,859	\$98,088	\$98,088	\$98,088	\$5,859	\$96,088	\$96,088	\$96,246
SDCWA Treatment												
Hook-on Fee												
Inspection												
Lateral Fee												
Inspection												
Meter Cost												
Installation Fee												
Other	\$929.00	\$797.00	\$860.00	\$860.00	\$1,367	\$33,368	\$33,368	\$33,368	\$3,682	\$1,164	\$5,164	\$5,164
Total	\$16,651	\$154,877.00	\$152,992.00	\$152,992.00	\$16,650.00	\$327,496.00	\$327,496.00	\$327,496.00	\$14,421	\$191,252	\$191,252	\$191,252
Rincon De Diablo (8)				City of San Diego				San Diego WD				
Fees	SFD (3)	APT (11)	TWINN (11)	CONDO (14)	SFD (3)	APT (11)	TWINN (11)	CONDO (11)	SFD	APT	TWINN	CONDO
Capacity	\$5,024	\$6,024	\$5,024	\$5,024	\$3,047.00	\$628,443.75	\$628,136.00	\$467,030.00	\$3,140	\$149,869	\$149,869	\$31,880
SDCWA Capacity	\$5,859	\$96,088	\$96,088	\$96,246	\$5,853	\$95,587	\$95,587	\$95,187	\$5,859	\$96,088	\$96,088	\$95,584
SDCWA Treatment												
Hook-on Fee												
Inspection												
Lateral Fee												
Inspection												
Meter Cost	\$320.00				\$111.00	\$7,291.08	\$7,291.08	\$443.00				
Installation Fee												
Other	\$2,435.00	\$2,435.00	\$2,435.00	\$2,435.00								
Total	\$11,873	\$230,745.00	\$241,591.00	\$233,745.00	\$9,011.00	\$731,721.83	\$69,222.68	\$153,680.00	\$15,024	\$245,939	\$245,939	\$83,644
Santa Fe Irrigation (13)				Sweetwater Authority *				Vallejos WD				
Fees	SFD	APT (12)	TWINN (12)	CONDO (12)	SFD	APT	TWINN	CONDO (28)	SFD	APT	TWINN	CONDO
Capacity	\$16,480	\$303,072	\$303,072	\$177,456	\$5,778	\$2,236	\$2,236	\$2,236	\$10,036	\$4,177	\$5,030	\$4,014
SDCWA Capacity	\$5,859	\$96,088	\$96,088	\$96,246	\$5,413	\$88,772	\$88,772	\$51,984	\$5,856	\$937	\$1,219	\$937
SDCWA Treatment												
Hook-on Fee												
Inspection												
Lateral Fee												
Inspection	\$437											
Meter Cost												
Installation Fee												
Other									\$181 (26)	\$1 (26)	\$7 (26)	\$9 (26)
Total	\$24,776	\$399,160	\$399,160	\$233,654	\$11,991	\$92,008	\$92,008	\$55,209	\$16,076	\$5,792	\$6,338	\$4,687
Valley Center MWD				Vista Irrigation *				Yuima MWD				
Fees	SFD (19a,b)	APT (19 a,c) (19a,c)	TWINN (19 a,c)	CONDO (19 a,c)	SFD	APT	TWINN	CONDO (17)	SFD (18)	APT	TWINN (12)	CONDO
Capacity	\$5,705	\$3,803	\$3,803	\$3,803	\$5,718	\$5,530	\$19,560	\$30,495	\$3,779			
SDCWA Capacity	\$5,859	\$5,859	\$5,859	\$5,859	\$5,413	\$8,661	\$16,229	\$28,147	\$5,700			
SDCWA Treatment									\$159			
Hook-on Fee					\$663	\$753	\$1,708	\$1,386				
Lateral Fee					\$4,009	\$4,009	\$5,231	\$5,231				
Inspection									\$4,056			
Inspection												
Meter Cost												
Installation Fee												
Other	\$3,113	\$1,683	\$1,683	\$1,683								
Total	\$14,677	\$11,345	\$11,345	\$11,345	\$15,803	\$22,953	\$42,329	\$65,458	\$13,732			

- Comments:**
 * Where district did not participate in this year's survey, and the fees are from 2020-2021
- (1) Pricing is for Area 8, 4S Ranch.
 - (2) No Sewer, Only Septic
 - (3) Fees based on 3/4" Meter
 - (4) Connection Fee
 - (5) FPLUD - 6" Meter
 - (6) Fees based on 1" Meter
 - (7) \$3,510 per unit = \$877,500 total
 - (8) \$3,510 per unit = \$361,000 total
 - (9) \$3,510 per unit = \$877,500 total
 - (10) Other Fees are applicable for projects within a pumping zone
 - (11) Fees based on 4" Meter
 - (12) Meter installation fees are based on time and material, not fixed cost
 - (13) SFD, APT, TWINN, and CONDO - Does not include any additional freeline installation fees that may be required
 - (14) Fees based on 3" Meter
 - (15) Fees based on 3/4" domestic and 1" fire meter
 - (16) Does not include fees for Fire Protection Line
 - (17) Installation charge based on actual cost incurred (Time and Materials)
 - (18) 5/8" Meter
 - (19a) Engineering and processing fees for review and approval of the overall development would be on a time and material cost basis. The developer would post a plan review deposit and provide additional funding as needed for plan review, approval processing and inspection.
 - (19b) Other Water Fees/Charges - Includes charges for 3/4 inch meter drop in, 3/4 inch backflow device, separate 1 inch fire service meter and 1 inch backflow device; assumes the service lateral is installed with subdivision improvements.
 - (19c) A separate meter is required for each residential unit. The per unit charge shown assumes installation of a separate 5/8-inch meter for each apartment, condominium or townhome unit. A common fire service meter service for each building and a separate irrigation meter for common areas will also be required. Connection and capacity charges for the fire service and irrigation meters have not been included. The SDCWA provides only one cc
 - (20) City installs 1" WM for fire sprinklers, but buy-in & monthly bill as a 3/4" WM
 - (21) If the townhomes each have their own legal lot, a separate meter is required per lot. The capacity fees for a 3/4" meter can be assumed (see Scenario (A)) x 100 lots. Assuming project would require a 1100 LF water main extension. Fees paid to District for water main extension includes: \$10,000 planning fees, \$20,000 fee connection installation, \$35,000 inspection.
 - (22) Jurisdiction requires fire sprinklers. Future unit count confirms a 3/4" meter is adequate. Meter upsized to a 1" meter due to fire sprinkler requirements. 1" meter sold at a 3/4" District and SDCWA capacity fees.
 - (23) Meter Box Fees
 - (24) Capacity fees are those imposed on builders as an impact fee to "buy-meter" existing or future system capacity. As used here, capacity fees are distinct from connection charges for the physical "hook-up" to the system and assumes the parcel is outside Sewer 1D.
 - (25) Jurisdiction requires the sprinklers. Future unit count confirms a 3/4" meter is adequate. Meter upsized to a 1" meter due to fire sprinkler requirements. 1" meter sold at a 3/4" District and SDCWA capacity fees.
 - (26) MXU Fee

School Fees



2024 School District Fees						
School District	Level 1 Res.	Level 1 Res. Dev.	Level 1 COMM/IND. School Fee	Level 2/3 Nexus Study Non	Level 2/3 School Fee	School FAC. Needs
Alpine	\$1.14	Yes	\$0.19	Yes	\$2.34 (Level 2)	No
Bonsall Unified	\$4.27		\$0.78			
Borrego Springs	\$2.62		\$0.42			
Cajon Valley Union	\$2.97		\$0.48			
Cardiff	\$0.90	No	\$0.14	No	No/No	No
Carlsbad Unified	\$4.79	Yes	\$0.78	Yes	No/No	Yes
Chula Vista Elementary	\$2.11		\$0.34			
Coronado Unified	\$3.20		\$0.51			
Dehesa	\$1.63		\$0.26			
Del Mar Union	\$1.80		\$0.29			
Encinitas Union	\$2.27	Yes	\$0.31	No	No/No	No
Escondido Union	\$2.53	Yes	\$0.41	Yes	No/No	Yes
Escondido Union High	\$1.93	Yes	\$0.31	Yes (1)		
Fallbrook Union Elementary	\$3.19	Yes (2)	\$0.52	Yes	No/No	No
Fallbrook Union High	\$1.16	No	\$0.19	No	No/No	No
Grossmont Union High	\$1.20	Yes	\$0.19	No	No/No	No
Jamul-Dulzura Union	\$1.20		\$0.19			
Julian Union	\$1.19		\$0.47			
La Mesa-Spring Valley	\$2.97	Yes	\$0.44	No	No/No	No
Lakeside Union	\$2.53		\$0.41			
Lemon Grove	\$2.97	Yes	\$0.48	Yes	No/No	No
Mountain Empire Unified	\$4.79	Yes	\$0.67	Yes	No/No	No
National	\$1.41		\$0.22			
Oceanside Unified	\$4.08		\$0.66			
Poway Unified	\$4.79	Yes	\$0.78	Yes	No/No	Yes
Ramona Unified	\$4.08		\$0.66			
Rancho Santa Fe	\$2.16		\$0.35			
San Diego Unified	\$4.79		\$0.78			
San Diego Union High	\$2.72		\$0.44			
San Marcos Unified	\$5.17	Yes	\$0.84	Yes	No/No	Yes
San Pasqual Union	\$3.98		\$0.61			
Santee	\$2.97		\$0.48			
San Ysidro	\$3.15 (3)	Yes	\$0.48 per BSF (3a)	Yes (3c)	No/No (3d)	Yes
Solana Beach	\$1.94		\$0.09			
South Bay Union	\$2.11		\$0.34			
Sweetwater Union	\$2.68	No	\$0.44	No	No/No	Yes
Vallecitos	\$2.53		\$0.41			
Valley Center-Pauma Unified	\$4.79		\$0.78			
Vista Unified	\$4.08		\$0.66	No	No/No	No
Warner Unified	\$3.20		\$0.51			

Comments:

- (2) Last study done in 2018
- (3) We have begun working with Woolpert to prepare a fee justification study for approval at a future Board meeting.
- (4) It is anticipated Residential fee will increase to \$3.15 after the completion of the 2024 Developer Fee Justification Study. (Previously \$2.92)(4a) It is anticipated the 2024 Developer Fee Justification Study will be approved at the May 16, 2024 Meeting.
- (3b) \$.11 per BSF for Self Storage
- (4) It is anticipated this will be approved with the 2024 Developer Fee Justification Study will be approved at the May 16, 2024 Meeting
- (4d) The School District will evaluate the ability of the School District to justify a Level 2 fee during the justification of the Level 1 fee.

From: [Marlene Best](#)
To: [James Jeffries](#)
Subject: FW: BIA San Diego Letter: City of Santee, Development Impact Fees
Date: Tuesday, January 7, 2025 1:41:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[BIA San Diego City of Santee Development Impact Fees.pdf](#)
[image001.png](#)

Here is the BIA letter.

Marlene D. Best

City Manager

(619) 258-4100 x295



From: Laura Koval <LKoval@CityofSanteeCa.gov>
Sent: Friday, December 20, 2024 7:56 AM
To: Marlene Best <mbest@CityofSanteeCa.gov>
Subject: Fwd: BIA San Diego Letter: City of Santee, Development Impact Fees

Sent from my iPhone

Begin forwarded message:

From: Adrian Luna <Adrian@biasandiego.org>
Date: December 19, 2024 at 3:38:02 PM PST
To: Laura Koval <LKoval@cityofsanteeca.gov>
Subject: BIA San Diego Letter: City of Santee, Development Impact Fees

Good Afternoon Councilmember Koval,

Please see the attached letter from the Building Industry Association of San Diego County in regards to the City of Santee's proposed revisions to the city's development impact fees.

Thank you,

Adrian Luna

Legislative Aide, Government Affairs
Building Industry Association of San Diego
9201 Spectrum Center Blvd. #110
San Diego, CA 92123
adrian@biasandiego.org
www.biasandiego.org



December 19, 2024

The Honorable John Minto
Mayor
City of Santee
10601 Magnolia Ave
Santee, CA 92071

AFFILIATES

*California Building
Industry Association*

*National Association
of Home Builders*

Re: Recommendations to Proposed Revisions to Development Impact Fees

Dear Mayor Minto,

On behalf of the Building Association of San Diego County (BIA) I'd like to provide our comments and recommendations regarding the City of Santee's (City) proposed Development Impact Fee revisions. We appreciate City staff taking the time to provide a briefing of the proposal to our organization, and answer questions and the opportunity to engage in this important discussion as we work together to support smart, sustainable growth and ensure that development continues to meet the needs of the community.

After careful review of the proposed revisions, the BIA would like to offer the following recommendations for your consideration:

1. Clarification of Grandfathering Provisions for Current Projects

We strongly recommend that the City clarify and formalize the grandfathering provisions for projects that are currently in progress. Specifically, we request that projects "deemed complete" under the City's definition of this term be exempt from any new or increased development impact fees that would otherwise apply under the proposed revisions. This would provide much-needed certainty to developers who have already incurred significant costs based on the existing fee structure. Clear guidelines around what constitutes "deemed complete" should be provided to ensure consistency and transparency in the application of these provisions.

2. Phase-in of Development Impact Fees Over a 5-Year Period

While we understand the need for updated fees to reflect current infrastructure and service demands, we also recognize the potential financial burden that a sharp increase in fees could place on ongoing and future development projects. To mitigate this impact, we recommend that any fee increases be phased in over a 5-year period. This phased approach will allow developers to adjust their project budgets and timelines accordingly, while also ensuring that the City can gradually implement the updated fees without disrupting development activity. A gradual increase will also help maintain a stable housing market and encourage continued investment in the community.

3. More Regular Review of Development Impact Fees

Finally, we encourage the City to adopt a more frequent and structured process for reviewing and adjusting development impact fees. The current approach of infrequent adjustments can create uncertainty and result in significant,

BUILDING INDUSTRY ASSOCIATION OF SAN DIEGO COUNTY

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unpredictable changes in fees. We recommend that the City conduct a formal review of the DIF schedule every 2 to 3 years, rather than waiting for extended periods. This will allow the City to more promptly respond to changes in economic conditions, inflation, and evolving infrastructure needs, ensuring that the fees remain fair, reasonable, and aligned with actual costs.

We believe that these recommendations will help create a more balanced and predictable development environment in Santee, ensuring that new projects can continue to move forward while also meeting the City's infrastructure and community service needs.

The BIA is committed to working collaboratively with the City and its stakeholders to help guide these important decisions. We look forward to discussing these recommendations in further detail and are available to meet with staff or Council members to provide additional input or clarification.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Holt Pfeiler', is written over a light grey rectangular background.

Lori Holt Pfeiler
President & CEO

cc: The Honorable Dustin Trotter, Vice Mayor, District 4
The Honorable Rob McNelis, Councilmember, District 1
The Honorable Ronn Hall, Councilmember, District 2
The Honorable Laura Koval, Councilmember, District 3
Marlene Best, City Manager