



COUNTY OF SAN DIEGO

Department of Public Works

TRANSPORTATION IMPACT FEE (TIF) AND REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP)

COMPREHENSIVE ANNUAL MITIGATION FEES REPORT

FISCAL YEAR 2021-22

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Reporting Requirements

The Mitigation Fee Act, California Government Code § 66000, et seq. (Act), establishes annual and five-year reporting requirements for fees collected as a condition of the approval of a development project. The Act also specifies how these fees must be handled. Within the Act's legal requirements, it stipulates fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, it imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the County and from other funds containing fees collected for other improvements. Interest on each development fee fund must be credited to that fund and used only for those purposes for which the fees were collected.

Annually, Section 66006 of the Act requires the local agency to make available to the public the following information with regard to those funds: (A) Brief description of type of fee in the account or fund; (B) The amount of the fee; (C) The beginning and ending balance of the account or fund; (D) The amount of the fees collected and the interest earned; (E) Identification of each public improvement fees were expended on and amount of expenditures on each improvement, including the total percentage of the cost of improvement funded with fees; (F) Identification of approximate date the construction of the public improvement will commence for projects that are fully funded, as identified in paragraph (2) of subdivision (a) of Section 66001, and the project remains incomplete; (G) Description of each interfund transfer or loan made from the account or fund, including public improvement on which the transferred or loaned fees will be expended, and the date loan will be repaid and rate of interest on loan; (H) The amount of refunds made pursuant to subdivision (e) of Section 66001(e) and allocations pursuant Section 66001(f).

For the fifth fiscal year following the first deposit into the fund and every five years thereafter, Section 66001 of the Act requires the local agency to make the following findings with regard to those funds remaining unexpended: A) Identify the purpose to which the fee is to be put; B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged; C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and D) Identify the approximate dates on which the funding necessary to complete the improvements will be deposited into the fund. The annual and five-year reports are required by Section 66001 of the Act to be combined.

This annual report was made available to the public through the Department of Public Works website within 180-days of the end of the fiscal year at <http://www.sandiegocounty.gov/dpw/land/tif.html> and five-year findings were made by the Board on December 11, 2019 (15).

Description and Purpose of Fees, Gov. Code §§ 66001(d)(1)(A) & 66006(b)(1)(A)

While the County has had a Transportation Impact Fee (TIF) program since June 19, 2005, the current TIF program was adopted as an ordinance (hereinafter "TIF Ordinance") by the Board on October 31, 2012, to reflect the present General Plan and became effective on December 30, 2012. The TIF program has two discrete components: 1) a local TIF program to mitigate cumulative project impacts on local roads; and 2) a Regional Transportation Congestion Improvement Program (RTCIP) fee to mitigate impacts on regional roads identified by the San Diego Association of Government (SANDAG) as part of the Regional Arterial System (RAS). The local TIF was adopted in response to a 2002 court decision prohibiting the use of de minimis findings to avoid mitigating cumulative traffic impacts in accordance with the California Environmental Quality Act (CEQA). The court decision left hundreds of private development projects in the unincorporated county with no financially feasible way to mitigate their cumulative traffic impacts.

The County's local TIF program, which allocated funds to Local, Regional, State Routes, and Ramps accounts, provided a mechanism for development projects to mitigate their cumulative traffic impacts and move forward. The RTCIP fee, which allocates funds to RTCIP/RAS accounts, was adopted

so that the County could obtain a local share of TransNet funds from SANDAG pursuant to the requirements of the voter-approved TransNet Extension Ordinance. Fees collected as part of the local TIF and RTCIP are identified below.

In 2013, the Legislature of the State of California passed Senate Bill 743 (SB 743) which changed how jurisdictions, including the County, identify and mitigate cumulative, project impacts under CEQA. As a result, the County was required to suspend the local TIF for projects approved on or after July 1, 2020. Projects approved before July 1, 2020, continue to pay the local TIF and funds continue to be collected. The RTCIP fee was not affected by the passage of SB 743.

- **TIF Facilities (Local TIF):** Local facilities are roadways classified by the County’s Mobility Element Plan (ME Plan) as having two lanes (or less) that benefit the local community in which they are located. There are 23 local TIF areas:

No.	Accela Trust Acct ID	Description
1	TIF12-ALPINE	Alpine Local
2	TIF12-BONSALL	Bonsall Local
3	TIF12-CNTRL MTN	Central Mountain Local
4	TIF12-CNTY ISLN	County Islands Local
5	TIF12-CR DEHESA	Crest Dehesa Local
6	TIF12-DESERT	Desert Local
7	TIF12-FALLBROOK	Fallbrook Local
8	TIF12-JML DLZRA	Jamul Dulzura Local
9	TIF12-JULIAN	Julian Local
10	TIF12-LAKESIDE	Lakeside Local*
11	TIF12-MTN EMPIR	Mountain Empire Local
12	TIF12-NCNTY MET	North County Metro Local

* includes Pepper Dr-Bostonia

No.	Accela Trust Acct ID	Description
13	TIF12-NORTH MTN	North Mountain Local
14	TIF12-OTAY	Otay Local
15	TIF12-PALA PMA	Pala Pauma Local
16	TIF12-PNDL DLUZ	Pendleton Deluz Local
17	TIF12-RAINBOW	Rainbow Local
18	TIF12-RAMONA	Ramona Local
19	TIF12-SAN DGTO	San Dieguito Local
20	TIF12-SPRING VL	Spring Valley Local
21	TIF12-SWTWATR	Sweetwater Local
22	TIF12-VLE DEORO	Valle De Oro Local
23	TIF12-VLY CENTR	Valley Center Local

- **TIF Regional Facilities (Local TIF):** Regional facilities are roadways classified by the County’s ME Plan as having four or more lanes such as Prime/Major Arterials and Boulevard roads which benefit the community and surrounding areas. The three regions are North, South, and East:

No.	Accela Trust Account ID	Description
1	TIF 12-NORTH REG	North Region
2	TIF 12-SOUTH REG	South Region
3	TIF 12-EAST REG	East Region

- TIF State Routes and Ramps:** State Routes and Ramps are classified as State highways and freeway ramp interchanges located within the unincorporated area and divided into North, South, and East TIF regions. The TIF program identifies specific freeway ramp interchanges and at-grade highway intersections that are eligible to be funded in part by the TIF program:

No.	Accela Trust Account ID	Description
1	TIF 12-N ST RMP	North State Route & Fwy Ramp
2	TIF 12-S ST RMP	South State Route & Fwy Ramp
3	TIF 12-E ST RMP	East State Route & Fwy Ramp

- Regional Transportation Congestion Improvement Program (RTCIP)/Regional Arterial System (RAS) (RTCIP TIF):** The TIF program includes a separate fee for the mitigation of traffic impacts on RAS roads identified in the SANDAG RTCIP. The inclusion of this fee in the TIF program satisfies the RTCIP fee collection requirement of the TransNet Extension Ordinance. The TransNet Extension Ordinance, administered by SANDAG, was approved by voters in San Diego County on November 2, 2004. In order to receive a local distribution of TransNet funds, the County, starting July 1, 2008, was required to begin collecting a fee from each newly constructed residential unit in the unincorporated areas of the county to fund the RTCIP. In accordance with the TransNet Extension Ordinance, the RTCIP is adjusted each year to account for inflation. RTCIP facilities consist of SANDAG RAS roads and collections are deposited in a separate fund.

No.	Accela Trust Acct ID	Description
1	TIF12-RTCIP	RGL TRAN CNGSTN IMP PROG

Annual Requirements under Gov. Code §66006

Amount of Fee, Govt. Code § 66006(b)(1)(B)

Attachment A contains the fee rates as of July 1, 2021, through June 30, 2022. TIF rates are adjusted annually on July 1st to coincide with the required RTCIP fee adjustment as directed by the TransNet Ordinance (Section 77.216 of the San Diego County Code of Regulatory Ordinances). TIF fees are adjusted based on the RTCIP adjustment factor approved by the SANDAG Board of Directors. During FY 2021-22 the RTCIP fee was \$2,635.50 for each new residential unit. The County is required to collect an average minimum amount per residential unit for residential new construction to remain eligible to receive local TransNet distributions. The RTCIP fee amount is annually adjusted without further action by the BOS.

Fees Collected, Interest Earned, and Project Reimbursements, Govt. Code § 66006(b)(1)(C)-(E) & (H)

Fees are collected as a condition of project development and are not combined with other funds when collected. The beginning balance amount may include accumulated interest from the date of payment if made during a prior fiscal year. Deposits, project reimbursements, and administrative costs are identified. Administrative reimbursement up to 3% are authorized under Section 77.209 of the TIF Ordinance. The interest earned during the last fiscal year, any refunds, and ending balance as of June 30, 2022, are also reported. The tables below show the information required to be reported by Govt. Code § 66006(b)(1)(C)-(E) & (H).

Statement of Revenue and Expenditures for Fiscal Year 2021-2022

Location	Beginning Balance (7/1/2021)	Collection	Refund (Principal)	Refund (Interest)	Interest Earned	CIP Reimbursement	Granite Agreement Reimbursement	SANDAG Agreement Reimbursement	Admin Reimbursement	Ending Balance
NORTH REGION	\$519	\$894,257	\$0	\$0	\$651	\$836,152	\$0	\$0	\$18,804	\$40,471
SOUTH REGION	9,335,916	225,482	0	0	69,232	0	0	0	5,725	9,624,904
EAST REGION	243	0	0	0	2	0	0	0	0	245
ALPINE	522,254	0	0	0	3,872	0	0	0	55	526,071
BONSALL	611,645	32,026	0	0	4,541	0	0	0	738	647,474
CENTRAL MOUNTAIN	0	0	0	0	0	0	0	0	0	0
COUNTY ISLANDS	0	0	0	0	0	0	0	0	0	0
CREST DEHESA	899	0	0	0	7	0	0	0	0	906
DESERT	0	0	0	0	0	0	0	0	0	0
FALLBROOK	1,559,259	32,012	0	0	11,557	0	0	0	837	1,601,991
JAMUL DULZURA	283,472	0	0	0	2,101	0	0	0	30	285,543
JULIAN	0	0	0	0	0	0	0	0	0	0
LAKESIDE	1,175,717	389	0	0	8,715	0	0	0	132	1,184,689
MOUNTAIN EMPIRE	0	0	0	0	0	0	0	0	0	0
NORTH COUNTY METRO	323,617	2,751	0	0	2,399	0	0	0	92	328,675
NORTH MOUNTAIN	0	0	0	0	0	0	0	0	0	0

Location	Beginning Balance (7/1/2021)	Collection	Refund (Principal)	Refund (Interest)	Interest Earned	CIP Reimbursement	Granite Agreement Reimbursement	SANDAG Agreement Reimbursement	Admin Reimbursement	Ending Balance
OTAY	0	0	0	0	0	0	0	0	0	0
PALA PAUMA	0	0	0	0	0	0	0	0	0	0
PENDLETON DELUZ	0	0	0	0	0	0	0	0	0	0
RAINBOW	0	0	0	0	0	0	0	0	0	0
RAMONA	2,158,630	2,575	0	0	16,003	0	0	0	282	2,176,927
SAN DIEGUITO	2,316,157	2,593	0	0	17,165	0	0	0	299	2,335,617
SPRING VALLEY	2,138	0	0	0	16	0	0	0	0	2,154
SWEETWATER	0	0	0	0	0	0	0	0	0	0
VALLE DE ORO	2,485	0	0	0	19	0	0	0	0	2,503
VALLEY CENTER	0	0	0	0	0	0	0	0	0	0
STATE ROUTE and RAMP NORTH	-81	322,489	0	0	21	0	0	319,432	6,778	-3,781
STATE ROUTE and RAMP SOUTH	739,488	39,600	0	0	5,485	0	0	0	910	783,662
STATE ROUTE and RAMP EAST	275,024	9,044	0	0	2,042	0	0	0	219	285,891
TOTAL	\$19,307,382	\$1,563,218	\$0	\$0	\$143,828	\$836,152	\$0	\$319,432	\$34,904	\$19,823,940
RTCIP	\$10,787,790	\$4,012,222	\$0	\$0	\$92,069	\$0	\$0	\$0	85,587	\$14,806,494
GRAND TOTAL	\$30,095,172	\$5,575,440	\$0	\$0	\$235,897	\$836,152	\$0	\$319,432	120,491	\$34,630,434

Note: The sum of individual figures may not equal the total for that column or row due to rounding.

TIF & RTCIP Reimbursements on Capital Improvement Projects

Project reimbursements are made based on the identified TIF area and segment. The prior, current year, and cumulative reimbursements for each project are shown. The project phase, TIF program project cost, and TIF eligibility and reimbursement percentage are also shown to ensure projects are reimbursed in accordance with the TIF ordinance requirements. Project reimbursements are divided into the current TIF Program and the original TIF program.

Reimbursements Under Current TIF Program (2013 to Present)

Project Description	TIF Area	TIF Segment	Prior Year Reimbursement	Current-Year Reimbursement	Current Year RTCIP Reimbursement	Current Year Total Reimbursement	Cumulative Reimbursement	Project Phase	TIF Program Project Cost ¹	TIF Eligible % ²	TIF Reimbursement %
Alpine Blvd	South	A2	\$485,061				\$485,061	Complete	\$489,960	99%	99%
Alpine Blvd	South	A3	159,531				159,531	Complete	246,069	65%	65%
South Santa Fe North II	North	NC10	1,579,546	\$836,152		\$836,152	2,415,698	Design	23,680,000	38%	6%
Bear Valley Pkwy N	North	NC1	4,697,431				4,697,431	Complete	12,438,118	38%	38%
E. Vista Way at Gopher Canyon	RTCIP	B4	336,335				336,335	Complete	564,601	99%	60%
E. Vista Way at Gopher Canyon	RTCIP	B5	137,376				137,376	Complete	565,033	53%	24%
SR 67/ Highland/Dye	S. Fwy Ramp	S6	1,019,337				1,019,337	Complete	15,442,864	15%	7%
Alpine Blvd I-8 Ramp to Arnold Way	South	A1	16,183				16,183	No Longer in Plan	5,471,053	99%	0%
Fallbrook St Rd Improvements	Fallbrook	F1	172,798				172,798	Complete	561,134	99%	31%
Fallbrook St Rd Improvements	Fallbrook	F2	843,658				843,658	Complete	1,391,144	99%	61%
Stagecoach /Reche Road Intersection	Fallbrook	F5	66,732				66,732	Complete	131,788	51%	51%
Stagecoach /Reche Road Intersection	Fallbrook	F6	116,951				116,951	Complete	743,954	16%	16%
GRAND TOTAL			\$9,630,939	\$836,152	\$0	\$836,152	\$10,467,091				

¹ CIP Project Cost is cost of the project at the time of TIF reimbursement.

² Effective December 30, 2012, TIF Program included estimated TIF project cost for specific road segments and a corresponding TIF eligible percentage. The project cost is increased annually based on the RTCIP increase amount approved by SANDAG.

Reimbursements Under Original TIF Program (2005 to 2012)

Project Description	TIF Area	Project Phase	TIF/RTCIP Cumulative Reimbursement	CIP Project Cost	TIF Reimbursement %
Alpine Blvd	South	Construction	\$1,089,664	\$1,264,095	86%
Alpine Blvd Drainage	South	Complete	82,186	263,313	31%
Camino Del Rey Old River Rd	Bonsall	Design	453,701	518,259	88%
Stagecoach Lane	Fallbrook	Construction	15,715	15,715	100%
Stagecoach Lane Reche Rd	Fallbrook	Construction	93,134	134,583	69%
Via Rancho Parkway	North County Metro	Inactive	63,504	69,146	92%
South Santa Fe South (Ph II)	North County Metro	Design	152,724	152,724	100%
South Santa Fe South (Ph II)	North	Design	26,999	1,276,202	2%
South Santa Fe North	North	Complete	2,258,736	2,374,494	95%
Cole Grade Rd	North	Design	230,073	1,750,864	13%
Fallbrook St Reche Rd Extension	Fallbrook	Inactive	192,712	431,658	45%
Dye Road Extension	East	Design	627,623	2,373,811	26%
Knottwood Way	Fallbrook	Complete	252,177	425,006	59%
Bear Valley Pkwy N	North	Complete	843,221	843,221	100%
Bear Valley Pkwy S	North	Inactive	75,932	75,932	100%
Lone Star Road	South	Inactive	466	466	100%
Lone Star Road 1C1011	South	Inactive	26,248	367,406	7%
Rancho Santa Fe Roundabouts	North	Design	157,490	168,741	93%
	San Dieguito	Design	892,473	1,809,211	49%
Mission and Ranger	North	Inactive	5,426	5,492	99%
Bradley Ave/SR 67	S Fwy Ramp	Design	69,044	69,044	100%
	Lakeside	Design	719,965	3,344,868	22%
Otay Mesa Road	South	Inactive	333,377	345,445	97%
San Vicente Rd South I	East	Complete	822,807	7,467,941	11%
San Vicente Rd South II (East)	East	Inactive	65,924	65,924	100%
Southern Traffic Bypass	East	Inactive	354	1,062	33%
Ramona Street Extension	Ramona	Design	242,644	1,464,102	17%
13th St Maple St	Ramona	Inactive	115,214	161,804	71%
GRAND TOTAL:			\$9,909,533	\$27,240,529	

GRANITE CONSTRUCTION CO – SR76 REIMBURSEMENT AGREEMENT

On October 18, 2006 (7), the Board approved a reimbursement agreement with Granite Construction Company for construction of improvements to State Route 76 east of Interstate Highway 15 to Couser Canyon Road and various modifications for State Route 76 and Interstate 15 interchange/ramps. These improvements are on “Regional Facilities” located within the TIF North Region. Granite Construction Company’s construction of the road improvement is complete, and reimbursements began in Fiscal Year 2009-10. On September 13, 2017 (03) the Board amended the agreement to include an extension of the reimbursement agreement to 2056. The amendment also included reimbursement options of cash payments and the ability for Granite Construction Company to transfer TIF credits to other developers to reduce the unpaid balance at a faster rate. Credits can only be used on projects that are required to pay the North TIF Region fee as a condition of development. The suspension of the TIF program discussed previously in this report adversely impacted the collection of TIF used to fund payments to Granite to reimburse them for road improvements. The County and Granite subsequently entered into negotiations and on October 12, 2021, the County and Granite entered a settlement agreement in which the County agreed to pay Granite a single lump-sum payment of \$10,465,573 to terminate the reimbursement agreement and settle amounts owed. Total reimbursed and credit amounts in Fiscal Year 2021-2022 were \$10,554,311.

Total Approved for Reimbursement	\$22,838,610
Total Annual Adjustments to Unpaid Balance*	\$2,525,862

Total Approved for Reimbursement **\$25,364,472**

Period Covered	Credit	Payment	Total Reimbursement Amount
Fiscal Year 2009 – 2010		\$6,224,824	\$6,224,824
Fiscal Year 2010 – 2011		392,381	392,381
Fiscal Year 2011 – 2012		503,376	503,376
Fiscal Year 2012 – 2013		604,559	604,559
Fiscal Year 2013 – 2014		233,323	233,323
Fiscal Year 2014 – 2015		283,575	283,575
Fiscal Year 2015 – 2016		260,613	260,613
Fiscal Year 2016 – 2017		316,294	316,294
Fiscal Year 2017 – 2018		698,491	698,491
Fiscal Year 2018 – 2019	\$29,460	742,421	771,881
Fiscal Year 2019 – 2020	181,264	412,999	594,263
Fiscal Year 2020 – 2021	149,979	205,046	355,025
Fiscal Year 2021 - 2022	125,766	10,465,573	10,591,339
Total Reimbursement	\$486,469	\$21,343,475	\$21,829,944
Amount Eligible for future payment:			\$0**

*Per the agreement, includes annual adjustment to unpaid balance as of Sept. 2020

**The Settlement Agreement paid off the debt early resulting in balance of \$0 owed.

In Fiscal Year 2021-2022 there were 18 credits issued, which are described in the table below. The settlement agreement with Granite ended new credit sales. The Transmittal Date in the table below indicates when credits were claimed at the time that building permits were issued, not necessarily their sale date. Therefore, some credits that were sold prior to the settlement agreement may not have been claimed until after the effective date of the settlement agreement.

Transmittal Date	Developer	Description	Units Sold	TIF Fee per Unit	Discount	Discounted Rate per Unit	TIF Value (before Discount)	Total Payment (Discounted)
7/8/2021	Pardee Homes	PARDEE HOMES MEADOWOOD "AVO" LOTS 106-107	2	\$1,226	10%	\$1,103	\$2,452	\$2,207
7/23/2021	Pardee Homes	PARDEE HOMES MEADOWOOD "CASTELLO" PHASE 1 LOTS 81-86	6	817	10%	735	4,902	4,412
8/10/2021	Pardee Homes	PARDEE HOMES MEADOWOOD "POMELO" LOTS 157-162	6	1,226	10%	1,103	7,356	6,620
8/11/2021	Pardee Homes	PARDEE HOMES MEADOWOOD "AVO" PHASE 1, LOTS 109, 127-130	5	1,226	10%	1,103	6,130	5,517
8/18/2021	Pardee Homes	PARDEE HOMES, MEADOWOOD "ZUTANO" BUILDINGS 105-109, UNITS 341-350	10	817	10%	735	8,170	7,353
8/23/2021	Pardee Homes	PARDEE HOMES MEADOWOOD "AVO" LOTS 106-107	2	1,226	10%	1,103	2,452	2,206
8/23/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD "MEYER - BUILDINGS 11 & 13	16	817	10%	735	13,072	11,765
8/23/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD "CASTELLO" PHASE 3	6	1,250	10%	1,125	6,750	4,998*
9/13/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD POMELO PHASE 2	5	1,250	10%	1,125	6,250	5,625

Transmittal Date	Developer	Description	Units Sold	TIF Fee per Unit	Discount	Discounted Rate per Unit	TIF Value (before Discount)	Total Payment (Discounted)
9/27/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD CASTELLO PHASE 3	6	1,250	10%	1,125	6,750	4,998*
9/28/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD "AVO" PHASE 2	6	1,250	10%	1,125	7,500	6,750
9/29/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD "ZUTANO" PHASE 3	10	833	10%	750	8,330	7,497
10/22/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD CASTELLO PHASE 4	6	1,250	10%	1,125	6,750	4,998*
10/22/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD POMELO PHASE 3	5	1,250	10%	1,125	6,250	5,625
10/27/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD "AVO" PHASE 3	6	1,250	10%	1,125	7,500	6,750
12/17/2021	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD CASTELLO PHASE 5 (COUNTY PHASE 6)	7	1,250	10%	1,125	8,750	7,875
1/7/2022	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD MEYER PHASE 4 (COUNTY PHASE 5)	14	833	10%	750	11,662	10,496
1/26/2022	Tri Pointe Homes	TRI POINTE HOMES MEADOWOOD MEYER PHASE 5 (COUNTY PHASE 6)	12	833	10%	750	9,996	8,996
GRAND TOTAL:							\$125,766	

*The original agreement showed a developer fee for the designation of SFD with a price of \$1250. However, Zoning classified these as Multi Family (MF) which changed the entered fee to \$833. This amount is reflected in the TIF Value Credited.

SANDAG TRANSFER COLLECTION AGREEMENT

On May 15, 2013 (3), the Board approved a reimbursement agreement with SANDAG in accordance with Section 77.215 of the TIF Ordinance for reimbursement from collections in the North TIF Region for State Route and Ramp facilities for the SR-76 improvements. The agreement was effective January 1, 2013; the total possible funding from the TIF program is \$13,000,000, which is comprised of \$8,000,000 for the SR-76/I-15 interchange and \$5,000,000 for SR-76 improvements. The agreement automatically terminates on December 31, 2050, or upon full payment of transfer agreement to SANDAG from the North TIF Region State Route and Ramp account or any successor account totaling \$13,000,000. Total funds transferred to SANDAG as of June 30, 2022, is \$2,031,792. Total amount transferred in Fiscal Year 2021-22 was \$319,432.

Phase I - SR-76/I-15 ramp interchange improvements	\$8,000,000
Phase II - Highway widening from South Mission Rd to I-15	5,000,000
Total Transfer Agreement	\$13,000,000

Period Covered	Amount Transferred
January 1, 2013 - June 30, 2014	\$173,995
Fiscal Year 2014 – 2015	169,888
Fiscal Year 2015 – 2016	148,879
Fiscal Year 2016 – 2017	185,248
Fiscal Year 2017 – 2018	299,721
Fiscal Year 2018 – 2019	270,399
Fiscal Year 2019 – 2020	300,791
Fiscal Year 2020 – 2021	163,439
Fiscal Year 2021 – 2022	319,432
Total Transferred	\$2,031,792
Balance for future transfer	\$10,968,208

Construction Commencement Date, Govt. Code § 66006(b)(1)(F)

State law requires identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete. The construction projects listed below have sufficient funds to complete financing and construction:

Project	Construction Date
SR 76 East	Fall 2012 – Construction Complete
South Santa Fe North	Spring 2013 – Construction Complete
Bear Valley Parkway North	Summer 2014 – Construction Complete
San Vicente Road	Fall 2014 – Construction Complete
SR 67 & Dye, Highland Valley Intersection	Summer 2016 – Construction Complete
East Vista Way/Gopher Canyon Road	Winter 2017 – Construction Complete
Alpine Blvd Streetscape Improvements	Fall 2018 – Construction Complete
Fallbrook Street Widening	Fall 2018 – Construction Complete
Stagecoach & Reche Road Intersection	Spring 2020 – Construction Complete
South Santa Fe South	Spring 2025
Woodside Avenue	Summer 2025

Interfund Transfer or Loans, Govt. Code § 66006(b)(1)(G)

There were no interfund transfers or loans during the fiscal year.

Five-Year Impact Fees Report Requirements under Gov. Code §66001

Statement of Revenues, Expenditures and Changes in Fund Balance for the Last Five Fiscal Years

TIF and RTCIP Statements of Revenues, Expenditures and Changes in Fund Balance over the past five years, including unexpended balances.

Description		FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022
REVENUES						
Fee Collections	TIF	\$2,218,717	\$1,973,961	\$3,435,201	\$1,195,818	\$1,563,218
	RTCIP	2,653,605	2,250,150	2,513,411	2,318,919	4,012,222
Total Fee Collections		4,872,322	4,224,111	5,948,612	3,514,737	5,575,440
Less: Refunds	TIF	-41,230	-2,634	-3,918	-4,913	0
	RTCIP	-7,050	-4,916	-5,016	-10,272	0
Total Refunds		-48,280	-7,550	-8,934	-15,185	0
Interest:	TIF	235,738	361,317	340,760	182,067	143,828
	RTCIP	37,171	107,426	143,587	89,111	92,069
Total Interest		272,909	468,743	484,347	271,178	235,897
Total Net Revenues		\$5,096,951	\$4,685,304	\$6,424,025	\$3,770,730	\$5,811,337
EXPENDITURES						
Capital Improvements	TIF	557,232	814,224	593,824	205,046	836,152
	RTCIP	211,384	99,588	0	0	0
Total Capital Improvements		768,616	913,812	593,824	205,046	836,152
Reimbursement Agreements	Granite	698,491	742,421	412,999	205,046	0
	SANDAG	299,721	270,399	300,791	163,439	319,432
Total Reimbursement Agreements		998,212	1,012,820	713,790	368,485	319,432
Administrative Cost	TIF	42,281	43,660	49,699	42,583	34,904
	RTCIP	54,354	45,910	45,089	68,707	85,587
Total Administrative Cost		96,635	89,570	94,788	111,290	120,491
Total Expenditures		\$1,863,463	\$2,016,202	\$1,402,402	\$684,821	\$1,276,075
REVENUES OVER (UNDER) EXPENDITURES		\$3,233,488	\$2,669,102	\$5,021,623	\$3,085,909	\$4,535,262
Fund Balance, Beginning of Year		16,085,050	19,318,538	21,987,640	27,009,263	30,095,172
Fund Balance, End of Year		\$19,318,538	\$21,987,640	\$27,009,263	\$30,095,172	\$34,630,434

Reasonable Apportionment, Gov. Code § 66001(d)(1)(B)

Development projects approved prior to the effective date of SB 743 on July 1, 2020, in the unincorporated county could elect to mitigate cumulative, project traffic impacts on the County's local road network by paying the local TIF rather than building road improvements. Projects approved prior to July 1, 2020, may continue to pay the local TIF to mitigate cumulative impacts. Without the TIF, future development could cause a continued decrease in roadway level of service and overall network capacity. The TIF program is a suitable mechanism for identifying needed transportation facilities to mitigate these cumulative traffic impacts and allocating the associated costs in an equitable fashion. In the absence of the local TIF program, County developers would be required to use alternative means of mitigation (e.g., physical road improvements) to address their project's cumulative traffic impacts.

On August 3, 2011, the Board of Supervisors adopted a new General Plan. As a result, the local TIF program was updated to reflect the new Land Use and Mobility Elements contained in the plan. The adopted General Plan included a reduction in land use densities in many areas and the deletion and downgrading of several planned Mobility Element roads. The changes in the County's General Plan resulted in a reduction of the estimated cost to construct the County's Mobility Element roadway network which in turn impacted the local TIF payments needed to mitigate cumulative traffic impacts on local County roads. The County's current local TIF program was enacted to reflect these changes to the General Plan.

The local TIF program uses Travel Demand Units (TDU's) that account for differing trip generation rates by land use type to account for road improvements needed to mitigate different types of development. Local TIF funds are collected and applied on a regional and community basis to ensure road improvements will serve the development project that paid the fees. The RTCIP fee uses a SANDAG nexus study that identified the impact of residential development on the RAS system of roads included in the RTCIP. The SANDAG nexus study applies a per residential fee amount, as adjusted for inflation each year, to mitigate the impacts of residential development on RAS roads. Both the local TIF and RTCIP TIF when combined with other available funds continue to fund road improvement projects needed to mitigate project impacts on local and RAS roads in proportion to the impact of the projects on the road network. Accordingly, there continues to be a reasonable relationship between the fee's use and the type of development projects on which the fees are imposed all as more fully detailed in the nexus studies for the current TIF program and as set forth herein. Additional information can be found at <https://www.sandiegocounty.gov/dpw/land/tif.html>.

Funding Anticipated for Incomplete Improvements, Gov. Code § 66001(d)(1)(C) & (D)

The goal of the TIF is to ensure that development projects mitigate impacts on the road networks envisioned by the Mobility Element of the General Plan and RAS network identified in the RTCIP. Fees are collected from developers in different TIF regions so that the amount collected in any region can vary depending on the scale and pace of development in that area. When sufficient fees are collected in an area when combined with other available funds to fund work, projects are identified, and funds are appropriated. It can take a significant amount of time to obtain sufficient funding for projects in a TIF region depending on project conditions and the pace of fee-paying development. The table on the next page identifies incomplete improvement projects for the use of the local TIF and the RTCIP TIF. The table includes the project phase, the amount of TIF and other funding, the TIF program project costs, the TIF eligible funding percentage, and the approximate dates on which the funding is expected.

Project & TIF Balance	Project Phase	TIF Funding	TIF Program Project Cost ³	TIF Eligible %	Anticipated Funding Date
Regional Transportation Congestion Improvement Program (RTCIP)					
South Santa Fe Avenue at Buena Creek (NC-10, RAS)	Construction Partially Complete/ Design	9,127,000	24,155,000	37.80%	Reimbursement to Road Fund Ongoing / TIF and other funds currently insufficient and are anticipated in 5-10 years
RCTIP Balance: \$14,806,494	Total:	9,127,000	24,155,000		
South Region					
Riverford Road (L11)	Design	313,000	408,000	76.70%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Riverford Road (L12)	Design	5,936,000	9,937,000	59.70%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Woodside Avenue (L17)	Design	898,700	4,730,000	19.00%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Woodside Avenue (L18)	Design	7,370,000	7,224,595	99.00%	
South Region Balance: \$9,624,904	Total:	14,390,280	22,094,595		
North State Route & Freeway Ramp					
SANDAG Reimbursement Agreement for SR 76	Construction Complete	13,000,000	13,000,000	100.00%	Reimbursement to SANDAG ongoing

³ TIF Program included an estimated TIF project cost for specific road segments and a corresponding TIF eligible percentage. The amount of the project cost is increased annually based on the RTCIP increase amount approved by SANDAG.

Project & TIF Balance	Project Phase	TIF Funding	TIF Program Project Cost ³	TIF Eligible %	Anticipated Funding Date
North Rt. & Ramp Balance: -\$3,781	Total:	13,000,000	13,000,000		
South State Route & Freeway Ramp					
SR 94 from CPA Boundary to Jefferson Road	Pending	7,744,560	28,060,000	27.60%	TIF and other funds currently insufficient and are anticipated in 5-10 years
South Rt. & Ramp Balance: \$783,662	Total:	7,744,560	28,060,000		
East State Route & Freeway Ramp					
SR 67/Highland/Dye	Pending	2,346,750	15,750,000		TIF and other funds currently insufficient and are anticipated in 5-10 years
East Rt. & Ramp Balance: \$285,891	Total:	2,346,750	15,750,000		
Old Hwy 80 Road Improvement	Pending	1,280,000	1,267,200	99.00%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Alpine Balance: \$526,071	Total:	1,280,000	1,267,200		
Bonsall Local					
Osborne St Road Improvement	Pending	3,170,600	7,640,000	41.50%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Bonsall Balance: \$647,474	Total:	3,170,600	7,640,000		
Jamul/Dulzura Local					

Project & TIF Balance	Project Phase	TIF Funding	TIF Program Project Cost ³	TIF Eligible %	Anticipated Funding Date
Jefferson Road Widening	Pending	312,000	2,055,475	15.20%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Jamul/Dulzura Balance: \$285,543	Total:	312,000	2,055,475		
Lakeside Local					
Old Highway 80 Road Improvements	Pending	5,322,000	11,518,000	46.20%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Lakeside Balance: \$1,184,689	Total:	5,215,980	11,290,000		
North County Metro Local					
Harmony Grove Road	Pending	1,963,000	5,230,000	37.50%	TIF and other funds currently insufficient and are anticipated in 5-10 years
No. County Metro Balance: \$328,675	Total:	1,963,000	5,130,000		
Ramona Local					
Highland Valley Road	Pending	12,523,000	34,882,000	35.90%	TIF and other funds currently insufficient and are anticipated in 5-10 years
Ramona Balance: \$2,176,927	Total:	12,523,000	34,882,000		
San Dieguito Local					
El Apajo Road Widening	Pending	2,810,000	2,838,000	99.00%	TIF and other funds currently insufficient and are anticipated in 5-10 years
San Dieguito Balance: \$2,335,617	Total:	2,810,000	2,838,000		

**FEE RATES FOR VILLAGE AREAS, VILLAGE
CORE AREAS, AND NON-VILLAGE AREAS**

FEE RATES FOR VILLAGE AREAS

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(A) Residential - Single-Family Detached (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,635.50	\$168	\$1,597	\$1,044	\$2,809	\$5,444.50
Bonsall	North	\$2,635.50	\$427	\$1,406	\$997	\$2,830	\$5,465.50
Central Mountain	East	\$2,635.50	\$496	\$0	\$0	\$496	\$3,131.50
County Islands	South	\$2,635.50	\$168	\$1,597	\$0	\$1,765	\$4,400.50
Crest-Dehesa	South	\$2,635.50	\$168	\$1,597	\$0	\$1,765	\$4,400.50
Desert	East	\$2,635.50	\$496	\$0	\$0	\$496	\$3,131.50
Fallbrook	North	\$2,635.50	\$427	\$1,406	\$146	\$1,979	\$4,614.50
Jamul-Dulzura	South	\$2,635.50	\$168	\$1,597	\$0	\$1,765	\$4,400.50
Julian	East	\$2,635.50	\$496	\$0	\$0	\$496	\$3,131.50
Lakeside	South	\$2,635.50	\$168	\$1,597	\$296	\$2,061	\$4,696.50
Mountain Empire	East	\$2,635.50	\$496	\$0	\$0	\$496	\$3,131.50
North County Metro	North	\$2,635.50	\$427	\$1,406	\$103	\$1,936	\$4,571.50
North Mountain	East	\$2,635.50	\$496	\$0	\$0	\$496	\$3,131.50
Otay	South	\$2,635.50	\$168	\$687	\$0	\$855	\$3,490.50
Pala-Pauma	North	\$2,635.50	\$427	\$1,406	\$0	\$1,833	\$4,468.50
Pendleton-De Luz	North	\$2,635.50	\$427	\$1,406	\$0	\$1,833	\$4,468.50
Rainbow	North	\$2,635.50	\$427	\$1,406	\$0	\$1,833	\$4,468.50
Ramona	East	\$2,635.50	\$496	\$0	\$1,065	\$1,561	\$4,196.50
San Dieguito	North	\$2,635.50	\$427	\$1,406	\$297	\$2,130	\$4,765.50
Spring Valley	South	\$2,635.50	\$168	\$1,597	\$0	\$1,765	\$4,400.50
Sweetwater	South	\$2,635.50	\$168	\$1,597	\$0	\$1,765	\$4,400.50
Valle De Oro	South	\$2,635.50	\$168	\$1,597	\$0	\$1,765	\$4,400.50
Valley Center	North	\$2,635.50	\$427	\$1,406	\$0	\$1,833	\$4,468.50

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(B) Residential - Multi-Family (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,635.50	\$112	\$1,064	\$696	\$1,872	\$4,507.50
Bonsall	North	\$2,635.50	\$285	\$938	\$665	\$1,888	\$4,523.50
Central Mountain	East	\$2,635.50	\$331	\$0	\$0	\$331	\$2,966.50
County Islands	South	\$2,635.50	\$112	\$1,064	\$0	\$1,176	\$3,811.50
Crest-Dehesa	South	\$2,635.50	\$112	\$1,064	\$0	\$1,176	\$3,811.50
Desert	East	\$2,635.50	\$331	\$0	\$0	\$331	\$2,966.50
Fallbrook	North	\$2,635.50	\$285	\$938	\$97	\$1,320	\$3,955.50
Jamul-Dulzura	South	\$2,635.50	\$112	\$1,064	\$0	\$1,176	\$3,811.50
Julian	East	\$2,635.50	\$331	\$0	\$0	\$331	\$2,966.50
Lakeside	South	\$2,635.50	\$112	\$1,064	\$197	\$1,373	\$4,008.50
Mountain Empire	East	\$2,635.50	\$331	\$0	\$0	\$331	\$2,966.50
North County Metro	North	\$2,635.50	\$285	\$938	\$68	\$1,291	\$3,926.50
North Mountain	East	\$2,635.50	\$331	\$0	\$0	\$331	\$2,966.50
Otay	South	\$2,635.50	\$112	\$459	\$0	\$571	\$3,206.50
Pala-Pauma	North	\$2,635.50	\$285	\$938	\$0	\$1,223	\$3,858.50
Pendleton-De Luz	North	\$2,635.50	\$285	\$938	\$0	\$1,223	\$3,858.50
Rainbow	North	\$2,635.50	\$285	\$938	\$0	\$1,223	\$3,858.50
Ramona	East	\$2,635.50	\$331	\$0	\$710	\$1,041	\$3,676.50
San Dieguito	North	\$2,635.50	\$285	\$938	\$198	\$1,421	\$4,056.50
Spring Valley	South	\$2,635.50	\$112	\$1,064	\$0	\$1,176	\$3,811.50
Sweetwater	South	\$2,635.50	\$112	\$1,064	\$0	\$1,176	\$3,811.50
Valle De Oro	South	\$2,635.50	\$112	\$1,064	\$0	\$1,176	\$3,811.50
Valley Center	North	\$2,635.50	\$285	\$938	\$0	\$1,223	\$3,858.50

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(C) Residential - Non-Permanent (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$69	\$665	\$434	\$1,168	\$1,168
Bonsall	North	\$0	\$178	\$586	\$416	\$1,180	\$1,180
Central Mountain	East	\$0	\$207	\$0	\$0	\$207	\$207
County Islands	South	\$0	\$69	\$665	\$0	\$734	\$734
Crest-Dehesa	South	\$0	\$69	\$665	\$0	\$734	\$734
Desert	East	\$0	\$207	\$0	\$0	\$207	\$207
Fallbrook	North	\$0	\$178	\$586	\$61	\$825	\$825
Jamul-Dulzura	South	\$0	\$69	\$665	\$0	\$734	\$734
Julian	East	\$0	\$207	\$0	\$0	\$207	\$207
Lakeside	South	\$0	\$69	\$665	\$123	\$857	\$857
Mountain Empire	East	\$0	\$207	\$0	\$0	\$207	\$207
North County Metro	North	\$0	\$178	\$586	\$43	\$807	\$807
North Mountain	East	\$0	\$207	\$0	\$0	\$207	\$207
Otay	South	\$0	\$69	\$286	\$0	\$355	\$355
Pala-Pauma	North	\$0	\$178	\$586	\$0	\$764	\$764
Pendleton-De Luz	North	\$0	\$178	\$586	\$0	\$764	\$764
Rainbow	North	\$0	\$178	\$586	\$0	\$764	\$764
Ramona	East	\$0	\$207	\$0	\$444	\$651	\$651
San Dieguito	North	\$0	\$178	\$586	\$124	\$888	\$888
Spring Valley	South	\$0	\$69	\$665	\$0	\$734	\$734
Sweetwater	South	\$0	\$69	\$665	\$0	\$734	\$734
Valle De Oro	South	\$0	\$69	\$665	\$0	\$734	\$734
Valley Center	North	\$0	\$178	\$586	\$0	\$764	\$764

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(D) Residential - Congregate Care (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$35	\$332	\$218	\$585	\$585
Bonsall	North	\$0	\$89	\$293	\$208	\$590	\$590
Central Mountain	East	\$0	\$103	\$0	\$0	\$103	\$103
County Islands	South	\$0	\$35	\$332	\$0	\$367	\$367
Crest-Dehesa	South	\$0	\$35	\$332	\$0	\$367	\$367
Desert	East	\$0	\$103	\$0	\$0	\$103	\$103
Fallbrook	North	\$0	\$89	\$293	\$30	\$412	\$412
Jamul-Dulzura	South	\$0	\$35	\$332	\$0	\$367	\$367
Julian	East	\$0	\$103	\$0	\$0	\$103	\$103
Lakeside	South	\$0	\$35	\$332	\$62	\$429	\$429
Mountain Empire	East	\$0	\$103	\$0	\$0	\$103	\$103
North County Metro	North	\$0	\$89	\$293	\$22	\$404	\$404
North Mountain	East	\$0	\$103	\$0	\$0	\$103	\$103
Otay	South	\$0	\$35	\$144	\$0	\$179	\$179
Pala-Pauma	North	\$0	\$89	\$293	\$0	\$382	\$382
Pendleton-De Luz	North	\$0	\$89	\$293	\$0	\$382	\$382
Rainbow	North	\$0	\$89	\$293	\$0	\$382	\$382
Ramona	East	\$0	\$103	\$0	\$223	\$326	\$326
San Dieguito	North	\$0	\$89	\$293	\$62	\$444	\$444
Spring Valley	South	\$0	\$35	\$332	\$0	\$367	\$367
Sweetwater	South	\$0	\$35	\$332	\$0	\$367	\$367
Valle De Oro	South	\$0	\$35	\$332	\$0	\$367	\$367
Valley Center	North	\$0	\$89	\$293	\$0	\$382	\$382

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
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COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$292	\$2,782	\$1,818	\$4,892	\$4,892
Bonsall	North	\$0	\$743	\$2,450	\$1,737	\$4,930	\$4,930
Central Mountain	East	\$0	\$864	\$0	\$0	\$864	\$864
County Islands	South	\$0	\$292	\$2,782	\$0	\$3,074	\$3,074
Crest-Dehesa	South	\$0	\$292	\$2,782	\$0	\$3,074	\$3,074
Desert	East	\$0	\$864	\$0	\$0	\$864	\$864
Fallbrook	North	\$0	\$743	\$2,450	\$254	\$3,447	\$3,447
Jamul-Dulzura	South	\$0	\$292	\$2,782	\$0	\$3,074	\$3,074
Julian	East	\$0	\$864	\$0	\$0	\$864	\$864
Lakeside	South	\$0	\$292	\$2,782	\$514	\$3,588	\$3,588
Mountain Empire	East	\$0	\$864	\$0	\$0	\$864	\$864
North County Metro	North	\$0	\$743	\$2,450	\$179	\$3,372	\$3,372
North Mountain	East	\$0	\$864	\$0	\$0	\$864	\$864
Otay	South	\$0	\$292	\$1,198	\$0	\$1,490	\$1,490
Pala-Pauma	North	\$0	\$743	\$2,450	\$0	\$3,193	\$3,193
Pendleton-De Luz	North	\$0	\$743	\$2,450	\$0	\$3,193	\$3,193
Rainbow	North	\$0	\$743	\$2,450	\$0	\$3,193	\$3,193
Ramona	East	\$0	\$864	\$0	\$1,857	\$2,721	\$2,721
San Dieguito	North	\$0	\$743	\$2,450	\$518	\$3,711	\$3,711
Spring Valley	South	\$0	\$292	\$2,782	\$0	\$3,074	\$3,074
Sweetwater	South	\$0	\$292	\$2,782	\$0	\$3,074	\$3,074
Valle De Oro	South	\$0	\$292	\$2,782	\$0	\$3,074	\$3,074
Valley Center	North	\$0	\$743	\$2,450	\$0	\$3,193	\$3,193

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$40	\$381	\$249	\$670	\$670
Bonsall	North	\$0	\$102	\$336	\$238	\$676	\$676
Central Mountain	East	\$0	\$118	\$0	\$0	\$118	\$118
County Islands	South	\$0	\$40	\$381	\$0	\$421	\$421
Crest-Dehesa	South	\$0	\$40	\$381	\$0	\$421	\$421
Desert	East	\$0	\$118	\$0	\$0	\$118	\$118
Fallbrook	North	\$0	\$102	\$336	\$35	\$473	\$473
Jamul-Dulzura	South	\$0	\$40	\$381	\$0	\$421	\$421
Julian	East	\$0	\$118	\$0	\$0	\$118	\$118
Lakeside	South	\$0	\$40	\$381	\$71	\$492	\$492
Mountain Empire	East	\$0	\$118	\$0	\$0	\$118	\$118
North County Metro	North	\$0	\$102	\$336	\$24	\$462	\$462
North Mountain	East	\$0	\$118	\$0	\$0	\$118	\$118
Otay	South	\$0	\$40	\$164	\$0	\$204	\$204
Pala-Pauma	North	\$0	\$102	\$336	\$0	\$438	\$438
Pendleton-De Luz	North	\$0	\$102	\$336	\$0	\$438	\$438
Rainbow	North	\$0	\$102	\$336	\$0	\$438	\$438
Ramona	East	\$0	\$118	\$0	\$254	\$372	\$372
San Dieguito	North	\$0	\$102	\$336	\$71	\$509	\$509
Spring Valley	South	\$0	\$40	\$381	\$0	\$421	\$421
Sweetwater	South	\$0	\$40	\$381	\$0	\$421	\$421
Valle De Oro	South	\$0	\$40	\$381	\$0	\$421	\$421
Valley Center	North	\$0	\$102	\$336	\$0	\$438	\$438

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$129	\$1,225	\$800	\$2,154	\$2,154
Bonsall	North	\$0	\$327	\$1,079	\$765	\$2,171	\$2,171
Central Mountain	East	\$0	\$381	\$0	\$0	\$381	\$381
County Islands	South	\$0	\$129	\$1,225	\$0	\$1,354	\$1,354
Crest-Dehesa	South	\$0	\$129	\$1,225	\$0	\$1,354	\$1,354
Desert	East	\$0	\$381	\$0	\$0	\$381	\$381
Fallbrook	North	\$0	\$327	\$1,079	\$112	\$1,518	\$1,518
Jamul-Dulzura	South	\$0	\$129	\$1,225	\$0	\$1,354	\$1,354
Julian	East	\$0	\$381	\$0	\$0	\$381	\$381
Lakeside	South	\$0	\$129	\$1,225	\$226	\$1,580	\$1,580
Mountain Empire	East	\$0	\$381	\$0	\$0	\$381	\$381
North County Metro	North	\$0	\$327	\$1,079	\$79	\$1,485	\$1,485
North Mountain	East	\$0	\$381	\$0	\$0	\$381	\$381
Otay	South	\$0	\$129	\$528	\$0	\$657	\$657
Pala-Pauma	North	\$0	\$327	\$1,079	\$0	\$1,406	\$1,406
Pendleton-De Luz	North	\$0	\$327	\$1,079	\$0	\$1,406	\$1,406
Rainbow	North	\$0	\$327	\$1,079	\$0	\$1,406	\$1,406
Ramona	East	\$0	\$381	\$0	\$817	\$1,198	\$1,198
San Dieguito	North	\$0	\$327	\$1,079	\$227	\$1,633	\$1,633
Spring Valley	South	\$0	\$129	\$1,225	\$0	\$1,354	\$1,354
Sweetwater	South	\$0	\$129	\$1,225	\$0	\$1,354	\$1,354
Valle De Oro	South	\$0	\$129	\$1,225	\$0	\$1,354	\$1,354
Valley Center	North	\$0	\$327	\$1,079	\$0	\$1,406	\$1,406

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$231	\$2,200	\$1,438	\$3,869	\$3,869
Bonsall	North	\$0	\$589	\$1,938	\$1,374	\$3,901	\$3,901
Central Mountain	East	\$0	\$684	\$0	\$0	\$684	\$684
County Islands	South	\$0	\$231	\$2,200	\$0	\$2,431	\$2,431
Crest-Dehesa	South	\$0	\$231	\$2,200	\$0	\$2,431	\$2,431
Desert	East	\$0	\$684	\$0	\$0	\$684	\$684
Fallbrook	North	\$0	\$589	\$1,938	\$201	\$2,728	\$2,728
Jamul-Dulzura	South	\$0	\$231	\$2,200	\$0	\$2,431	\$2,431
Julian	East	\$0	\$684	\$0	\$0	\$684	\$684
Lakeside	South	\$0	\$231	\$2,200	\$406	\$2,837	\$2,837
Mountain Empire	East	\$0	\$684	\$0	\$0	\$684	\$684
North County Metro	North	\$0	\$589	\$1,938	\$142	\$2,669	\$2,669
North Mountain	East	\$0	\$684	\$0	\$0	\$684	\$684
Otay	South	\$0	\$231	\$947	\$0	\$1,178	\$1,178
Pala-Pauma	North	\$0	\$589	\$1,938	\$0	\$2,527	\$2,527
Pendleton-De Luz	North	\$0	\$589	\$1,938	\$0	\$2,527	\$2,527
Rainbow	North	\$0	\$589	\$1,938	\$0	\$2,527	\$2,527
Ramona	East	\$0	\$684	\$0	\$1,469	\$2,153	\$2,153
San Dieguito	North	\$0	\$589	\$1,938	\$410	\$2,937	\$2,937
Spring Valley	South	\$0	\$231	\$2,200	\$0	\$2,431	\$2,431
Sweetwater	South	\$0	\$231	\$2,200	\$0	\$2,431	\$2,431
Valle De Oro	South	\$0	\$231	\$2,200	\$0	\$2,431	\$2,431
Valley Center	North	\$0	\$589	\$1,938	\$0	\$2,527	\$2,527

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$ / 1,000 sq ft)						TOTAL FEE (RTCIP+TIF)
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL TIF	
			State Facilities	Regional Facilities	Local Facilities	TOTAL		
Alpine	South	\$0	\$56	\$536	\$350	\$942	\$942	
Bonsall	North	\$0	\$144	\$472	\$334	\$950	\$950	
Central Mountain	East	\$0	\$167	\$0	\$0	\$167	\$167	
County Islands	South	\$0	\$56	\$536	\$0	\$592	\$592	
Crest-Dehesa	South	\$0	\$56	\$536	\$0	\$592	\$592	
Desert	East	\$0	\$167	\$0	\$0	\$167	\$167	
Fallbrook	North	\$0	\$144	\$472	\$49	\$665	\$665	
Jamul-Dulzura	South	\$0	\$56	\$536	\$0	\$592	\$592	
Julian	East	\$0	\$167	\$0	\$0	\$167	\$167	
Lakeside	South	\$0	\$56	\$536	\$99	\$691	\$691	
Mountain Empire	East	\$0	\$167	\$0	\$0	\$167	\$167	
North County Metro	North	\$0	\$144	\$472	\$34	\$650	\$650	
North Mountain	East	\$0	\$167	\$0	\$0	\$167	\$167	
Otay	South	\$0	\$56	\$231	\$0	\$287	\$287	
Pala-Pauma	North	\$0	\$144	\$472	\$0	\$616	\$616	
Pendleton-De Luz	North	\$0	\$144	\$472	\$0	\$616	\$616	
Rainbow	North	\$0	\$144	\$472	\$0	\$616	\$616	
Ramona	East	\$0	\$167	\$0	\$358	\$525	\$525	
San Dieguito	North	\$0	\$144	\$472	\$100	\$716	\$716	
Spring Valley	South	\$0	\$56	\$536	\$0	\$592	\$592	
Sweetwater	South	\$0	\$56	\$536	\$0	\$592	\$592	
Valle De Oro	South	\$0	\$56	\$536	\$0	\$592	\$592	
Valley Center	North	\$0	\$144	\$472	\$0	\$616	\$616	

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$137	\$1,312	\$857	\$2,306	\$2,306
Bonsall	North	\$0	\$352	\$1,155	\$820	\$2,327	\$2,327
Central Mountain	East	\$0	\$407	\$0	\$0	\$407	\$407
County Islands	South	\$0	\$137	\$1,312	\$0	\$1,449	\$1,449
Crest-Dehesa	South	\$0	\$137	\$1,312	\$0	\$1,449	\$1,449
Desert	East	\$0	\$407	\$0	\$0	\$407	\$407
Fallbrook	North	\$0	\$352	\$1,155	\$120	\$1,627	\$1,627
Jamul-Dulzura	South	\$0	\$137	\$1,312	\$0	\$1,449	\$1,449
Julian	East	\$0	\$407	\$0	\$0	\$407	\$407
Lakeside	South	\$0	\$137	\$1,312	\$242	\$1,691	\$1,691
Mountain Empire	East	\$0	\$407	\$0	\$0	\$407	\$407
North County Metro	North	\$0	\$352	\$1,155	\$85	\$1,592	\$1,592
North Mountain	East	\$0	\$407	\$0	\$0	\$407	\$407
Otay	South	\$0	\$137	\$566	\$0	\$703	\$703
Pala-Pauma	North	\$0	\$352	\$1,155	\$0	\$1,507	\$1,507
Pendleton-De Luz	North	\$0	\$352	\$1,155	\$0	\$1,507	\$1,507
Rainbow	North	\$0	\$352	\$1,155	\$0	\$1,507	\$1,507
Ramona	East	\$0	\$407	\$0	\$876	\$1,283	\$1,283
San Dieguito	North	\$0	\$352	\$1,155	\$244	\$1,751	\$1,751
Spring Valley	South	\$0	\$137	\$1,312	\$0	\$1,449	\$1,449
Sweetwater	South	\$0	\$137	\$1,312	\$0	\$1,449	\$1,449
Valle De Oro	South	\$0	\$137	\$1,312	\$0	\$1,449	\$1,449
Valley Center	North	\$0	\$352	\$1,155	\$0	\$1,507	\$1,507

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(K) Select Industrial (\$ / trip)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$16	\$156	\$102	\$274	\$274
Bonsall	North	\$0	\$41	\$137	\$97	\$275	\$275
Central Mountain	East	\$0	\$49	\$0	\$0	\$49	\$49
County Islands	South	\$0	\$16	\$156	\$0	\$172	\$172
Crest-Dehesa	South	\$0	\$16	\$156	\$0	\$172	\$172
Desert	East	\$0	\$49	\$0	\$0	\$49	\$49
Fallbrook	North	\$0	\$41	\$137	\$15	\$193	\$193
Jamul-Dulzura	South	\$0	\$16	\$156	\$0	\$172	\$172
Julian	East	\$0	\$49	\$0	\$0	\$49	\$49
Lakeside	South	\$0	\$16	\$156	\$29	\$201	\$201
Mountain Empire	East	\$0	\$49	\$0	\$0	\$49	\$49
North County Metro	North	\$0	\$41	\$137	\$10	\$188	\$188
North Mountain	East	\$0	\$49	\$0	\$0	\$49	\$49
Otay	South	\$0	\$16	\$67	\$0	\$83	\$83
Pala-Pauma	North	\$0	\$41	\$137	\$0	\$178	\$178
Pendleton-De Luz	North	\$0	\$41	\$137	\$0	\$178	\$178
Rainbow	North	\$0	\$41	\$137	\$0	\$178	\$178
Ramona	East	\$0	\$49	\$0	\$105	\$154	\$154
San Dieguito	North	\$0	\$41	\$137	\$29	\$207	\$207
Spring Valley	South	\$0	\$16	\$156	\$0	\$172	\$172
Sweetwater	South	\$0	\$16	\$156	\$0	\$172	\$172
Valle De Oro	South	\$0	\$16	\$156	\$0	\$172	\$172
Valley Center	North	\$0	\$41	\$137	\$0	\$178	\$178

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

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³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

FEE RATES FOR VILLAGE CORE AREAS

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(A) Residential - Single-Family Detached (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,635.50	\$150	\$1,419	\$928	\$2,497	\$5,132.50
Bonsall	North	\$2,635.50	\$379	\$1,250	\$887	\$2,516	\$5,151.50
Central Mountain	East	\$2,635.50	\$440	\$0	\$0	\$440	\$3,075.50
County Islands	South	\$2,635.50	\$150	\$1,419	\$0	\$1,569	\$4,204.50
Crest-Dehesa	South	\$2,635.50	\$150	\$1,419	\$0	\$1,569	\$4,204.50
Desert	East	\$2,635.50	\$440	\$0	\$0	\$440	\$3,075.50
Fallbrook	North	\$2,635.50	\$379	\$1,250	\$130	\$1,759	\$4,394.50
Jamul-Dulzura	South	\$2,635.50	\$150	\$1,419	\$0	\$1,569	\$4,204.50
Julian	East	\$2,635.50	\$440	\$0	\$0	\$440	\$3,075.50
Lakeside	South	\$2,635.50	\$150	\$1,419	\$263	\$1,832	\$4,467.50
Mountain Empire	East	\$2,635.50	\$440	\$0	\$0	\$440	\$3,075.50
North County Metro	North	\$2,635.50	\$379	\$1,250	\$91	\$1,720	\$4,355.50
North Mountain	East	\$2,635.50	\$440	\$0	\$0	\$440	\$3,075.50
Otay	South	\$2,635.50	\$150	\$611	\$0	\$761	\$3,396.50
Pala-Pauma	North	\$2,635.50	\$379	\$1,250	\$0	\$1,629	\$4,264.50
Pendleton-De Luz	North	\$2,635.50	\$379	\$1,250	\$0	\$1,629	\$4,264.50
Rainbow	North	\$2,635.50	\$379	\$1,250	\$0	\$1,629	\$4,264.50
Ramona	East	\$2,635.50	\$440	\$0	\$947	\$1,387	\$4,022.50
San Dieguito	North	\$2,635.50	\$379	\$1,250	\$264	\$1,893	\$4,528.50
Spring Valley	South	\$2,635.50	\$150	\$1,419	\$0	\$1,569	\$4,204.50
Sweetwater	South	\$2,635.50	\$150	\$1,419	\$0	\$1,569	\$4,204.50
Valle De Oro	South	\$2,635.50	\$150	\$1,419	\$0	\$1,569	\$4,204.50
Valley Center	North	\$2,635.50	\$379	\$1,250	\$0	\$1,629	\$4,264.50

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(B) Residential - Multi-Family (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,635.50	\$100	\$946	\$618	\$1,664	\$4,299.50
Bonsall	North	\$2,635.50	\$253	\$833	\$591	\$1,677	\$4,312.50
Central Mountain	East	\$2,635.50	\$293	\$0	\$0	\$293	\$2,928.50
County Islands	South	\$2,635.50	\$100	\$946	\$0	\$1,046	\$3,681.50
Crest-Dehesa	South	\$2,635.50	\$100	\$946	\$0	\$1,046	\$3,681.50
Desert	East	\$2,635.50	\$293	\$0	\$0	\$293	\$2,928.50
Fallbrook	North	\$2,635.50	\$253	\$833	\$86	\$1,172	\$3,807.50
Jamul-Dulzura	South	\$2,635.50	\$100	\$946	\$0	\$1,046	\$3,681.50
Julian	East	\$2,635.50	\$293	\$0	\$0	\$293	\$2,928.50
Lakeside	South	\$2,635.50	\$100	\$946	\$175	\$1,221	\$3,856.50
Mountain Empire	East	\$2,635.50	\$293	\$0	\$0	\$293	\$2,928.50
North County Metro	North	\$2,635.50	\$253	\$833	\$61	\$1,147	\$3,782.50
North Mountain	East	\$2,635.50	\$293	\$0	\$0	\$293	\$2,928.50
Otay	South	\$2,635.50	\$100	\$407	\$0	\$507	\$3,142.50
Pala-Pauma	North	\$2,635.50	\$253	\$833	\$0	\$1,086	\$3,721.50
Pendleton-De Luz	North	\$2,635.50	\$253	\$833	\$0	\$1,086	\$3,721.50
Rainbow	North	\$2,635.50	\$253	\$833	\$0	\$1,086	\$3,721.50
Ramona	East	\$2,635.50	\$293	\$0	\$631	\$924	\$3,559.50
San Dieguito	North	\$2,635.50	\$253	\$833	\$176	\$1,262	\$3,897.50
Spring Valley	South	\$2,635.50	\$100	\$946	\$0	\$1,046	\$3,681.50
Sweetwater	South	\$2,635.50	\$100	\$946	\$0	\$1,046	\$3,681.50
Valle De Oro	South	\$2,635.50	\$100	\$946	\$0	\$1,046	\$3,681.50
Valley Center	North	\$2,635.50	\$253	\$833	\$0	\$1,086	\$3,721.50

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(C) Residential - Non-Permanent (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$62	\$591	\$387	\$1,040	\$1,040
Bonsall	North	\$0	\$158	\$521	\$370	\$1,049	\$1,049
Central Mountain	East	\$0	\$184	\$0	\$0	\$184	\$184
County Islands	South	\$0	\$62	\$591	\$0	\$653	\$653
Crest-Dehesa	South	\$0	\$62	\$591	\$0	\$653	\$653
Desert	East	\$0	\$184	\$0	\$0	\$184	\$184
Fallbrook	North	\$0	\$158	\$521	\$54	\$733	\$733
Jamul-Dulzura	South	\$0	\$62	\$591	\$0	\$653	\$653
Julian	East	\$0	\$184	\$0	\$0	\$184	\$184
Lakeside	South	\$0	\$62	\$591	\$109	\$762	\$762
Mountain Empire	East	\$0	\$184	\$0	\$0	\$184	\$184
North County Metro	North	\$0	\$158	\$521	\$38	\$717	\$717
North Mountain	East	\$0	\$184	\$0	\$0	\$184	\$184
Otay	South	\$0	\$62	\$254	\$0	\$316	\$316
Pala-Pauma	North	\$0	\$158	\$521	\$0	\$679	\$679
Pendleton-De Luz	North	\$0	\$158	\$521	\$0	\$679	\$679
Rainbow	North	\$0	\$158	\$521	\$0	\$679	\$679
Ramona	East	\$0	\$184	\$0	\$395	\$579	\$579
San Dieguito	North	\$0	\$158	\$521	\$111	\$790	\$790
Spring Valley	South	\$0	\$62	\$591	\$0	\$653	\$653
Sweetwater	South	\$0	\$62	\$591	\$0	\$653	\$653
Valle De Oro	South	\$0	\$62	\$591	\$0	\$653	\$653
Valley Center	North	\$0	\$158	\$521	\$0	\$679	\$679

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(D) Residential - Congregate Care (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$32	\$296	\$193	\$521	\$521
Bonsall	North	\$0	\$79	\$260	\$185	\$524	\$524
Central Mountain	East	\$0	\$91	\$0	\$0	\$91	\$91
County Islands	South	\$0	\$32	\$296	\$0	\$328	\$328
Crest-Dehesa	South	\$0	\$32	\$296	\$0	\$328	\$328
Desert	East	\$0	\$91	\$0	\$0	\$91	\$91
Fallbrook	North	\$0	\$79	\$260	\$27	\$366	\$366
Jamul-Dulzura	South	\$0	\$32	\$296	\$0	\$328	\$328
Julian	East	\$0	\$91	\$0	\$0	\$91	\$91
Lakeside	South	\$0	\$32	\$296	\$55	\$383	\$383
Mountain Empire	East	\$0	\$91	\$0	\$0	\$91	\$91
North County Metro	North	\$0	\$79	\$260	\$19	\$358	\$358
North Mountain	East	\$0	\$91	\$0	\$0	\$91	\$91
Otay	South	\$0	\$32	\$128	\$0	\$160	\$160
Pala-Pauma	North	\$0	\$79	\$260	\$0	\$339	\$339
Pendleton-De Luz	North	\$0	\$79	\$260	\$0	\$339	\$339
Rainbow	North	\$0	\$79	\$260	\$0	\$339	\$339
Ramona	East	\$0	\$91	\$0	\$197	\$288	\$288
San Dieguito	North	\$0	\$79	\$260	\$55	\$394	\$394
Spring Valley	South	\$0	\$32	\$296	\$0	\$328	\$328
Sweetwater	South	\$0	\$32	\$296	\$0	\$328	\$328
Valle De Oro	South	\$0	\$32	\$296	\$0	\$328	\$328
Valley Center	North	\$0	\$79	\$260	\$0	\$339	\$339

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$259	\$2,473	\$1,616	\$4,348	\$4,348
Bonsall	North	\$0	\$660	\$2,177	\$1,545	\$4,382	\$4,382
Central Mountain	East	\$0	\$767	\$0	\$0	\$767	\$767
County Islands	South	\$0	\$259	\$2,473	\$0	\$2,732	\$2,732
Crest-Dehesa	South	\$0	\$259	\$2,473	\$0	\$2,732	\$2,732
Desert	East	\$0	\$767	\$0	\$0	\$767	\$767
Fallbrook	North	\$0	\$660	\$2,177	\$226	\$3,063	\$3,063
Jamul-Dulzura	South	\$0	\$259	\$2,473	\$0	\$2,732	\$2,732
Julian	East	\$0	\$767	\$0	\$0	\$767	\$767
Lakeside	South	\$0	\$259	\$2,473	\$457	\$3,189	\$3,189
Mountain Empire	East	\$0	\$767	\$0	\$0	\$767	\$767
North County Metro	North	\$0	\$660	\$2,177	\$159	\$2,996	\$2,996
North Mountain	East	\$0	\$767	\$0	\$0	\$767	\$767
Otay	South	\$0	\$259	\$1,064	\$0	\$1,323	\$1,323
Pala-Pauma	North	\$0	\$660	\$2,177	\$0	\$2,837	\$2,837
Pendleton-De Luz	North	\$0	\$660	\$2,177	\$0	\$2,837	\$2,837
Rainbow	North	\$0	\$660	\$2,177	\$0	\$2,837	\$2,837
Ramona	East	\$0	\$767	\$0	\$1,650	\$2,417	\$2,417
San Dieguito	North	\$0	\$660	\$2,177	\$460	\$3,297	\$3,297
Spring Valley	South	\$0	\$259	\$2,473	\$0	\$2,732	\$2,732
Sweetwater	South	\$0	\$259	\$2,473	\$0	\$2,732	\$2,732
Valle De Oro	South	\$0	\$259	\$2,473	\$0	\$2,732	\$2,732
Valley Center	North	\$0	\$660	\$2,177	\$0	\$2,837	\$2,837

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$35	\$338	\$217	\$590	\$590
Bonsall	North	\$0	\$90	\$298	\$207	\$595	\$595
Central Mountain	East	\$0	\$103	\$0	\$0	\$103	\$103
County Islands	South	\$0	\$35	\$338	\$0	\$373	\$373
Crest-Dehesa	South	\$0	\$35	\$338	\$0	\$373	\$373
Desert	East	\$0	\$105	\$0	\$0	\$105	\$105
Fallbrook	North	\$0	\$90	\$298	\$30	\$418	\$418
Jamul-Dulzura	South	\$0	\$35	\$338	\$0	\$373	\$373
Julian	East	\$0	\$105	\$0	\$0	\$105	\$105
Lakeside	South	\$0	\$35	\$338	\$62	\$435	\$435
Mountain Empire	East	\$0	\$105	\$0	\$0	\$105	\$105
North County Metro	North	\$0	\$90	\$298	\$22	\$410	\$410
North Mountain	East	\$0	\$105	\$0	\$0	\$105	\$105
Otay	South	\$0	\$35	\$146	\$0	\$181	\$181
Pala-Pauma	North	\$0	\$90	\$298	\$0	\$388	\$388
Pendleton-De Luz	North	\$0	\$90	\$298	\$0	\$388	\$388
Rainbow	North	\$0	\$90	\$298	\$0	\$388	\$388
Ramona	East	\$0	\$105	\$0	\$226	\$331	\$331
San Dieguito	North	\$0	\$90	\$298	\$63	\$451	\$451
Spring Valley	South	\$0	\$35	\$338	\$0	\$373	\$373
Sweetwater	South	\$0	\$35	\$338	\$0	\$373	\$373
Valle De Oro	South	\$0	\$35	\$338	\$0	\$373	\$373
Valley Center	North	\$0	\$90	\$298	\$0	\$388	\$388

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$114	\$1,089	\$712	\$1,915	\$1,915
Bonsall	North	\$0	\$291	\$960	\$680	\$1,931	\$1,931
Central Mountain	East	\$0	\$338	\$0	\$0	\$338	\$338
County Islands	South	\$0	\$114	\$1,089	\$0	\$1,203	\$1,203
Crest-Dehesa	South	\$0	\$114	\$1,089	\$0	\$1,203	\$1,203
Desert	East	\$0	\$338	\$0	\$0	\$338	\$338
Fallbrook	North	\$0	\$291	\$960	\$100	\$1,351	\$1,351
Jamul-Dulzura	South	\$0	\$114	\$1,089	\$0	\$1,203	\$1,203
Julian	East	\$0	\$338	\$0	\$0	\$338	\$338
Lakeside	South	\$0	\$114	\$1,089	\$201	\$1,404	\$1,404
Mountain Empire	East	\$0	\$338	\$0	\$0	\$338	\$338
North County Metro	North	\$0	\$291	\$960	\$71	\$1,322	\$1,322
North Mountain	East	\$0	\$338	\$0	\$0	\$338	\$338
Otay	South	\$0	\$114	\$468	\$0	\$582	\$582
Pala-Pauma	North	\$0	\$291	\$960	\$0	\$1,251	\$1,251
Pendleton-De Luz	North	\$0	\$291	\$960	\$0	\$1,251	\$1,251
Rainbow	North	\$0	\$291	\$960	\$0	\$1,251	\$1,251
Ramona	East	\$0	\$338	\$0	\$727	\$1,065	\$1,065
San Dieguito	North	\$0	\$291	\$960	\$203	\$1,454	\$1,454
Spring Valley	South	\$0	\$114	\$1,089	\$0	\$1,203	\$1,203
Sweetwater	South	\$0	\$114	\$1,089	\$0	\$1,203	\$1,203
Valle De Oro	South	\$0	\$114	\$1,089	\$0	\$1,203	\$1,203
Valley Center	North	\$0	\$291	\$960	\$0	\$1,251	\$1,251

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$206	\$1,956	\$1,278	\$3,440	\$3,440
Bonsall	North	\$0	\$523	\$1,722	\$1,221	\$3,466	\$3,466
Central Mountain	East	\$0	\$607	\$0	\$0	\$607	\$607
County Islands	South	\$0	\$206	\$1,956	\$0	\$2,162	\$2,162
Crest-Dehesa	South	\$0	\$206	\$1,956	\$0	\$2,162	\$2,162
Desert	East	\$0	\$607	\$0	\$0	\$607	\$607
Fallbrook	North	\$0	\$523	\$1,722	\$179	\$2,424	\$2,424
Jamul-Dulzura	South	\$0	\$206	\$1,956	\$0	\$2,162	\$2,162
Julian	East	\$0	\$607	\$0	\$0	\$607	\$607
Lakeside	South	\$0	\$206	\$1,956	\$361	\$2,523	\$2,523
Mountain Empire	East	\$0	\$607	\$0	\$0	\$607	\$607
North County Metro	North	\$0	\$523	\$1,722	\$126	\$2,371	\$2,371
North Mountain	East	\$0	\$607	\$0	\$0	\$607	\$607
Otay	South	\$0	\$206	\$842	\$0	\$1,048	\$1,048
Pala-Pauma	North	\$0	\$523	\$1,722	\$0	\$2,245	\$2,245
Pendleton-De Luz	North	\$0	\$523	\$1,722	\$0	\$2,245	\$2,245
Rainbow	North	\$0	\$523	\$1,722	\$0	\$2,245	\$2,245
Ramona	East	\$0	\$607	\$0	\$1,305	\$1,912	\$1,912
San Dieguito	North	\$0	\$523	\$1,722	\$364	\$2,609	\$2,609
Spring Valley	South	\$0	\$206	\$1,956	\$0	\$2,162	\$2,162
Sweetwater	South	\$0	\$206	\$1,956	\$0	\$2,162	\$2,162
Valle De Oro	South	\$0	\$206	\$1,956	\$0	\$2,162	\$2,162
Valley Center	North	\$0	\$523	\$1,722	\$0	\$2,245	\$2,245

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$50	\$477	\$305	\$832	\$832
Bonsall	North	\$0	\$128	\$420	\$292	\$840	\$840
Central Mountain	East	\$0	\$148	\$0	\$0	\$148	\$148
County Islands	South	\$0	\$50	\$477	\$0	\$527	\$527
Crest-Dehesa	South	\$0	\$50	\$477	\$0	\$527	\$527
Desert	East	\$0	\$148	\$0	\$0	\$148	\$148
Fallbrook	North	\$0	\$128	\$420	\$44	\$592	\$592
Jamul-Dulzura	South	\$0	\$50	\$477	\$0	\$527	\$527
Julian	East	\$0	\$148	\$0	\$0	\$148	\$148
Lakeside	South	\$0	\$50	\$477	\$88	\$615	\$615
Mountain Empire	East	\$0	\$148	\$0	\$0	\$148	\$148
North County Metro	North	\$0	\$128	\$420	\$30	\$578	\$578
North Mountain	East	\$0	\$148	\$0	\$0	\$148	\$148
Otay	South	\$0	\$50	\$206	\$0	\$256	\$256
Pala-Pauma	North	\$0	\$128	\$420	\$0	\$548	\$548
Pendleton-De Luz	North	\$0	\$128	\$420	\$0	\$548	\$548
Rainbow	North	\$0	\$128	\$420	\$0	\$548	\$548
Ramona	East	\$0	\$148	\$0	\$317	\$465	\$465
San Dieguito	North	\$0	\$128	\$420	\$89	\$637	\$637
Spring Valley	South	\$0	\$50	\$477	\$0	\$527	\$527
Sweetwater	South	\$0	\$50	\$477	\$0	\$527	\$527
Valle De Oro	South	\$0	\$50	\$477	\$0	\$527	\$527
Valley Center	North	\$0	\$128	\$420	\$0	\$548	\$548

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$123	\$1,166	\$763	\$2,052	\$2,052
Bonsall	North	\$0	\$311	\$1,028	\$729	\$2,068	\$2,068
Central Mountain	East	\$0	\$362	\$0	\$0	\$362	\$362
County Islands	South	\$0	\$123	\$1,166	\$0	\$1,289	\$1,289
Crest-Dehesa	South	\$0	\$123	\$1,166	\$0	\$1,289	\$1,289
Desert	East	\$0	\$362	\$0	\$0	\$362	\$362
Fallbrook	North	\$0	\$311	\$1,028	\$107	\$1,446	\$1,446
Jamul-Dulzura	South	\$0	\$123	\$1,166	\$0	\$1,289	\$1,289
Julian	East	\$0	\$362	\$0	\$0	\$362	\$362
Lakeside	South	\$0	\$123	\$1,166	\$215	\$1,504	\$1,504
Mountain Empire	East	\$0	\$362	\$0	\$0	\$362	\$362
North County Metro	North	\$0	\$311	\$1,028	\$75	\$1,414	\$1,414
North Mountain	East	\$0	\$362	\$0	\$0	\$362	\$362
Otay	South	\$0	\$123	\$502	\$0	\$625	\$625
Pala-Pauma	North	\$0	\$311	\$1,028	\$0	\$1,339	\$1,339
Pendleton-De Luz	North	\$0	\$311	\$1,028	\$0	\$1,339	\$1,339
Rainbow	North	\$0	\$311	\$1,028	\$0	\$1,339	\$1,339
Ramona	East	\$0	\$362	\$0	\$778	\$1,140	\$1,140
San Dieguito	North	\$0	\$311	\$1,028	\$218	\$1,557	\$1,557
Spring Valley	South	\$0	\$123	\$1,166	\$0	\$1,289	\$1,289
Sweetwater	South	\$0	\$123	\$1,166	\$0	\$1,289	\$1,289
Valle De Oro	South	\$0	\$123	\$1,166	\$0	\$1,289	\$1,289
Valley Center	North	\$0	\$311	\$1,028	\$0	\$1,339	\$1,339

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(K) Select Industrial (\$ / trip)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$15	\$139	\$91	\$245	\$245
Bonsall	North	\$0	\$38	\$123	\$86	\$247	\$247
Central Mountain	East	\$0	\$43	\$0	\$0	\$43	\$43
County Islands	South	\$0	\$15	\$139	\$0	\$154	\$154
Crest-Dehesa	South	\$0	\$15	\$139	\$0	\$154	\$154
Desert	East	\$0	\$43	\$0	\$0	\$43	\$43
Fallbrook	North	\$0	\$38	\$123	\$12	\$173	\$173
Jamul-Dulzura	South	\$0	\$15	\$139	\$0	\$154	\$154
Julian	East	\$0	\$43	\$0	\$0	\$43	\$43
Lakeside	South	\$0	\$15	\$139	\$26	\$180	\$180
Mountain Empire	East	\$0	\$43	\$0	\$0	\$43	\$43
North County Metro	North	\$0	\$38	\$123	\$9	\$170	\$170
North Mountain	East	\$0	\$43	\$0	\$0	\$43	\$43
Otay	South	\$0	\$15	\$60	\$0	\$75	\$75
Pala-Pauma	North	\$0	\$38	\$123	\$0	\$161	\$161
Pendleton-De Luz	North	\$0	\$38	\$123	\$0	\$161	\$161
Rainbow	North	\$0	\$38	\$123	\$0	\$161	\$161
Ramona	East	\$0	\$43	\$0	\$92	\$135	\$135
San Dieguito	North	\$0	\$38	\$123	\$26	\$187	\$187
Spring Valley	South	\$0	\$15	\$139	\$0	\$154	\$154
Sweetwater	South	\$0	\$15	\$139	\$0	\$154	\$154
Valle De Oro	South	\$0	\$15	\$139	\$0	\$154	\$154
Valley Center	North	\$0	\$38	\$123	\$0	\$161	\$161

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

FEE RATES FOR NON-VILLAGE AREAS

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(A) Residential - Single-Family Detached (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,635.50	\$186	\$1,773	\$1,159	\$3,118	\$5,753.50
Bonsall	North	\$2,635.50	\$474	\$1,563	\$1,108	\$3,145	\$5,780.50
Central Mountain	East	\$2,635.50	\$551	\$0	\$0	\$551	\$3,186.50
County Islands	South	\$2,635.50	\$186	\$1,773	\$0	\$1,959	\$4,594.50
Crest-Dehesa	South	\$2,635.50	\$186	\$1,773	\$0	\$1,959	\$4,594.50
Desert	East	\$2,635.50	\$551	\$0	\$0	\$551	\$3,186.50
Fallbrook	North	\$2,635.50	\$474	\$1,563	\$162	\$2,199	\$4,834.50
Jamul-Dulzura	South	\$2,635.50	\$186	\$1,773	\$0	\$1,959	\$4,594.50
Julian	East	\$2,635.50	\$551	\$0	\$0	\$551	\$3,186.50
Lakeside	South	\$2,635.50	\$186	\$1,773	\$328	\$2,287	\$4,922.50
Mountain Empire	East	\$2,635.50	\$551	\$0	\$0	\$551	\$3,186.50
North County Metro	North	\$2,635.50	\$474	\$1,563	\$114	\$2,151	\$4,786.50
North Mountain	East	\$2,635.50	\$551	\$0	\$0	\$551	\$3,186.50
Otay	South	\$2,635.50	\$186	\$764	\$0	\$950	\$3,585.50
Pala-Pauma	North	\$2,635.50	\$474	\$1,563	\$0	\$2,037	\$4,672.50
Pendleton-De Luz	North	\$2,635.50	\$474	\$1,563	\$0	\$2,037	\$4,672.50
Rainbow	North	\$2,635.50	\$474	\$1,563	\$0	\$2,037	\$4,672.50
Ramona	East	\$2,635.50	\$551	\$0	\$1,185	\$1,736	\$4,371.50
San Dieguito	North	\$2,635.50	\$474	\$1,563	\$331	\$2,368	\$5,003.50
Spring Valley	South	\$2,635.50	\$186	\$1,773	\$0	\$1,959	\$4,594.50
Sweetwater	South	\$2,635.50	\$186	\$1,773	\$0	\$1,959	\$4,594.50
Valle De Oro	South	\$2,635.50	\$186	\$1,773	\$0	\$1,959	\$4,594.50
Valley Center	North	\$2,635.50	\$474	\$1,563	\$0	\$2,037	\$4,672.50

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(B) Residential - Multi-Family (\$ / unit)					
		SANDAG RTCIP Fee ^{1,2}	County TIF ^{2,3,4,5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,635.50	\$124	\$1,182	\$772	\$2,078	\$4,713.50
Bonsall	North	\$2,635.50	\$316	\$1,041	\$738	\$2,095	\$4,730.50
Central Mountain	East	\$2,635.50	\$367	\$0	\$0	\$367	\$3,002.50
County Islands	South	\$2,635.50	\$124	\$1,182	\$0	\$1,306	\$3,941.50
Crest-Dehesa	South	\$2,635.50	\$124	\$1,182	\$0	\$1,306	\$3,941.50
Desert	East	\$2,635.50	\$367	\$0	\$0	\$367	\$3,002.50
Fallbrook	North	\$2,635.50	\$316	\$1,041	\$108	\$1,465	\$4,100.50
Jamul-Dulzura	South	\$2,635.50	\$124	\$1,182	\$0	\$1,306	\$3,941.50
Julian	East	\$2,635.50	\$367	\$0	\$0	\$367	\$3,002.50
Lakeside	South	\$2,635.50	\$124	\$1,182	\$219	\$1,525	\$4,160.50
Mountain Empire	East	\$2,635.50	\$367	\$0	\$0	\$367	\$3,002.50
North County Metro	North	\$2,635.50	\$316	\$1,041	\$77	\$1,434	\$4,069.50
North Mountain	East	\$2,635.50	\$367	\$0	\$0	\$367	\$3,002.50
Otay	South	\$2,635.50	\$124	\$510	\$0	\$634	\$3,269.50
Pala-Pauma	North	\$2,635.50	\$316	\$1,041	\$0	\$1,357	\$3,992.50
Pendleton-De Luz	North	\$2,635.50	\$316	\$1,041	\$0	\$1,357	\$3,992.50
Rainbow	North	\$2,635.50	\$316	\$1,041	\$0	\$1,357	\$3,992.50
Ramona	East	\$2,635.50	\$367	\$0	\$789	\$1,156	\$3,791.50
San Dieguito	North	\$2,635.50	\$316	\$1,041	\$220	\$1,577	\$4,212.50
Spring Valley	South	\$2,635.50	\$124	\$1,182	\$0	\$1,306	\$3,941.50
Sweetwater	South	\$2,635.50	\$124	\$1,182	\$0	\$1,306	\$3,941.50
Valle De Oro	South	\$2,635.50	\$124	\$1,182	\$0	\$1,306	\$3,941.50
Valley Center	North	\$2,635.50	\$316	\$1,041	\$0	\$1,357	\$3,992.50

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(C) Residential - Non-Permanent (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$78	\$739	\$483	\$1,300	\$1,300
Bonsall	North	\$0	\$197	\$651	\$462	\$1,310	\$1,310
Central Mountain	East	\$0	\$230	\$0	\$0	\$230	\$230
County Islands	South	\$0	\$78	\$739	\$0	\$817	\$817
Crest-Dehesa	South	\$0	\$78	\$739	\$0	\$817	\$817
Desert	East	\$0	\$230	\$0	\$0	\$230	\$230
Fallbrook	North	\$0	\$197	\$651	\$68	\$916	\$916
Jamul-Dulzura	South	\$0	\$78	\$739	\$0	\$817	\$817
Julian	East	\$0	\$230	\$0	\$0	\$230	\$230
Lakeside	South	\$0	\$78	\$739	\$136	\$953	\$953
Mountain Empire	East	\$0	\$230	\$0	\$0	\$230	\$230
North County Metro	North	\$0	\$197	\$651	\$47	\$895	\$895
North Mountain	East	\$0	\$230	\$0	\$0	\$230	\$230
Otay	South	\$0	\$78	\$319	\$0	\$397	\$397
Pala-Pauma	North	\$0	\$197	\$651	\$0	\$848	\$848
Pendleton-De Luz	North	\$0	\$197	\$651	\$0	\$848	\$848
Rainbow	North	\$0	\$197	\$651	\$0	\$848	\$848
Ramona	East	\$0	\$230	\$0	\$494	\$724	\$724
San Dieguito	North	\$0	\$197	\$651	\$137	\$985	\$985
Spring Valley	South	\$0	\$78	\$739	\$0	\$817	\$817
Sweetwater	South	\$0	\$78	\$739	\$0	\$817	\$817
Valle De Oro	South	\$0	\$78	\$739	\$0	\$817	\$817
Valley Center	North	\$0	\$197	\$651	\$0	\$848	\$848

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(D) Residential - Congregate Care (\$ / unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$39	\$370	\$242	\$651	\$651
Bonsall	North	\$0	\$99	\$326	\$231	\$656	\$656
Central Mountain	East	\$0	\$114	\$0	\$0	\$114	\$114
County Islands	South	\$0	\$39	\$370	\$0	\$409	\$409
Crest-Dehesa	South	\$0	\$39	\$370	\$0	\$409	\$409
Desert	East	\$0	\$114	\$0	\$0	\$114	\$114
Fallbrook	North	\$0	\$99	\$326	\$34	\$459	\$459
Jamul-Dulzura	South	\$0	\$39	\$370	\$0	\$409	\$409
Julian	East	\$0	\$114	\$0	\$0	\$114	\$114
Lakeside	South	\$0	\$39	\$370	\$68	\$477	\$477
Mountain Empire	East	\$0	\$114	\$0	\$0	\$114	\$114
North County Metro	North	\$0	\$99	\$326	\$24	\$449	\$449
North Mountain	East	\$0	\$114	\$0	\$0	\$114	\$114
Otay	South	\$0	\$39	\$159	\$0	\$198	\$198
Pala-Pauma	North	\$0	\$99	\$326	\$0	\$425	\$425
Pendleton-De Luz	North	\$0	\$99	\$326	\$0	\$425	\$425
Rainbow	North	\$0	\$99	\$326	\$0	\$425	\$425
Ramona	East	\$0	\$114	\$0	\$247	\$361	\$361
San Dieguito	North	\$0	\$99	\$326	\$69	\$494	\$494
Spring Valley	South	\$0	\$39	\$370	\$0	\$409	\$409
Sweetwater	South	\$0	\$39	\$370	\$0	\$409	\$409
Valle De Oro	South	\$0	\$39	\$370	\$0	\$409	\$409
Valley Center	North	\$0	\$99	\$326	\$0	\$425	\$425

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

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³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$325	\$3,091	\$2,020	\$5,436	\$5,436
Bonsall	North	\$0	\$826	\$2,722	\$1,930	\$5,478	\$5,478
Central Mountain	East	\$0	\$960	\$0	\$0	\$960	\$960
County Islands	South	\$0	\$325	\$3,091	\$0	\$3,416	\$3,416
Crest-Dehesa	South	\$0	\$325	\$3,091	\$0	\$3,416	\$3,416
Desert	East	\$0	\$960	\$0	\$0	\$960	\$960
Fallbrook	North	\$0	\$826	\$2,722	\$282	\$3,830	\$3,830
Jamul-Dulzura	South	\$0	\$325	\$3,091	\$0	\$3,416	\$3,416
Julian	East	\$0	\$960	\$0	\$0	\$960	\$960
Lakeside	South	\$0	\$325	\$3,091	\$572	\$3,988	\$3,988
Mountain Empire	East	\$0	\$960	\$0	\$0	\$960	\$960
North County Metro	North	\$0	\$826	\$2,722	\$199	\$3,747	\$3,747
North Mountain	East	\$0	\$960	\$0	\$0	\$960	\$960
Otay	South	\$0	\$325	\$1,331	\$0	\$1,656	\$1,656
Pala-Pauma	North	\$0	\$826	\$2,722	\$0	\$3,548	\$3,548
Pendleton-De Luz	North	\$0	\$826	\$2,722	\$0	\$3,548	\$3,548
Rainbow	North	\$0	\$826	\$2,722	\$0	\$3,548	\$3,548
Ramona	East	\$0	\$960	\$0	\$2,063	\$3,023	\$3,023
San Dieguito	North	\$0	\$826	\$2,722	\$575	\$4,123	\$4,123
Spring Valley	South	\$0	\$325	\$3,091	\$0	\$3,416	\$3,416
Sweetwater	South	\$0	\$325	\$3,091	\$0	\$3,416	\$3,416
Valle De Oro	South	\$0	\$325	\$3,091	\$0	\$3,416	\$3,416
Valley Center	North	\$0	\$826	\$2,722	\$0	\$3,548	\$3,548

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$45	\$423	\$276	\$744	\$744
Bonsall	North	\$0	\$113	\$372	\$264	\$749	\$749
Central Mountain	East	\$0	\$131	\$0	\$0	\$131	\$131
County Islands	South	\$0	\$45	\$423	\$0	\$468	\$468
Crest-Dehesa	South	\$0	\$45	\$423	\$0	\$468	\$468
Desert	East	\$0	\$131	\$0	\$0	\$131	\$131
Fallbrook	North	\$0	\$113	\$372	\$39	\$524	\$524
Jamul-Dulzura	South	\$0	\$45	\$423	\$0	\$468	\$468
Julian	East	\$0	\$131	\$0	\$0	\$131	\$131
Lakeside	South	\$0	\$45	\$423	\$78	\$546	\$546
Mountain Empire	East	\$0	\$131	\$0	\$0	\$131	\$131
North County Metro	North	\$0	\$113	\$372	\$27	\$512	\$512
North Mountain	East	\$0	\$131	\$0	\$0	\$131	\$131
Otay	South	\$0	\$45	\$182	\$0	\$227	\$227
Pala-Pauma	North	\$0	\$113	\$372	\$0	\$485	\$485
Pendleton-De Luz	North	\$0	\$113	\$372	\$0	\$485	\$485
Rainbow	North	\$0	\$113	\$372	\$0	\$485	\$485
Ramona	East	\$0	\$131	\$0	\$282	\$413	\$413
San Dieguito	North	\$0	\$113	\$372	\$79	\$564	\$564
Spring Valley	South	\$0	\$45	\$423	\$0	\$468	\$468
Sweetwater	South	\$0	\$45	\$423	\$0	\$468	\$468
Valle De Oro	South	\$0	\$45	\$423	\$0	\$468	\$468
Valley Center	North	\$0	\$113	\$372	\$0	\$485	\$485

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS

(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1,2}	County TIF ^{2,3,4,5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$144	\$1,361	\$889	\$2,394	\$2,394
Bonsall	North	\$0	\$364	\$1,199	\$850	\$2,413	\$2,413
Central Mountain	East	\$0	\$422	\$0	\$0	\$422	\$422
County Islands	South	\$0	\$144	\$1,361	\$0	\$1,505	\$1,505
Crest-Dehesa	South	\$0	\$144	\$1,361	\$0	\$1,505	\$1,505
Desert	East	\$0	\$422	\$0	\$0	\$422	\$422
Fallbrook	North	\$0	\$364	\$1,199	\$124	\$1,687	\$1,687
Jamul-Dulzura	South	\$0	\$144	\$1,361	\$0	\$1,505	\$1,505
Julian	East	\$0	\$422	\$0	\$0	\$422	\$422
Lakeside	South	\$0	\$144	\$1,361	\$252	\$1,757	\$1,757
Mountain Empire	East	\$0	\$422	\$0	\$0	\$422	\$422
North County Metro	North	\$0	\$364	\$1,199	\$88	\$1,651	\$1,651
North Mountain	East	\$0	\$422	\$0	\$0	\$422	\$422
Otay	South	\$0	\$144	\$586	\$0	\$730	\$730
Pala-Pauma	North	\$0	\$364	\$1,199	\$0	\$1,563	\$1,563
Pendleton-De Luz	North	\$0	\$364	\$1,199	\$0	\$1,563	\$1,563
Rainbow	North	\$0	\$364	\$1,199	\$0	\$1,563	\$1,563
Ramona	East	\$0	\$422	\$0	\$909	\$1,331	\$1,331
San Dieguito	North	\$0	\$364	\$1,199	\$253	\$1,816	\$1,816
Spring Valley	South	\$0	\$144	\$1,361	\$0	\$1,505	\$1,505
Sweetwater	South	\$0	\$144	\$1,361	\$0	\$1,505	\$1,505
Valle De Oro	South	\$0	\$144	\$1,361	\$0	\$1,505	\$1,505
Valley Center	North	\$0	\$364	\$1,199	\$0	\$1,563	\$1,563

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2018)

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$257	\$2,445	\$1,598	\$4,300	\$4,300
Bonsall	North	\$0	\$653	\$2,153	\$1,526	\$4,332	\$4,332
Central Mountain	East	\$0	\$759	\$0	\$0	\$759	\$759
County Islands	South	\$0	\$257	\$2,445	\$0	\$2,702	\$2,702
Crest-Dehesa	South	\$0	\$257	\$2,445	\$0	\$2,702	\$2,702
Desert	East	\$0	\$759	\$0	\$0	\$759	\$759
Fallbrook	North	\$0	\$653	\$2,153	\$224	\$3,030	\$3,030
Jamul-Dulzura	South	\$0	\$257	\$2,445	\$0	\$2,702	\$2,702
Julian	East	\$0	\$759	\$0	\$0	\$759	\$759
Lakeside	South	\$0	\$257	\$2,445	\$452	\$3,154	\$3,154
Mountain Empire	East	\$0	\$759	\$0	\$0	\$759	\$759
North County Metro	North	\$0	\$653	\$2,153	\$158	\$2,964	\$2,964
North Mountain	East	\$0	\$759	\$0	\$0	\$759	\$759
Otay	South	\$0	\$257	\$1,052	\$0	\$1,309	\$1,309
Pala-Pauma	North	\$0	\$653	\$2,153	\$0	\$2,806	\$2,806
Pendleton-De Luz	North	\$0	\$653	\$2,153	\$0	\$2,806	\$2,806
Rainbow	North	\$0	\$653	\$2,153	\$0	\$2,806	\$2,806
Ramona	East	\$0	\$759	\$0	\$1,632	\$2,391	\$2,391
San Dieguito	North	\$0	\$653	\$2,153	\$455	\$3,261	\$3,261
Spring Valley	South	\$0	\$257	\$2,445	\$0	\$2,702	\$2,702
Sweetwater	South	\$0	\$257	\$2,445	\$0	\$2,702	\$2,702
Valle De Oro	South	\$0	\$257	\$2,445	\$0	\$2,702	\$2,702
Valley Center	North	\$0	\$653	\$2,153	\$0	\$2,806	\$2,806

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2018)

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1,2}	County TIF ^{2,3,4,5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$62	\$596	\$389	\$1,047	\$1,047
Bonsall	North	\$0	\$159	\$524	\$372	\$1,055	\$1,055
Central Mountain	East	\$0	\$185	\$0	\$0	\$185	\$185
County Islands	South	\$0	\$62	\$596	\$0	\$658	\$658
Crest-Dehesa	South	\$0	\$62	\$596	\$0	\$658	\$658
Desert	East	\$0	\$185	\$0	\$0	\$185	\$185
Fallbrook	North	\$0	\$159	\$524	\$55	\$738	\$738
Jamul-Dulzura	South	\$0	\$62	\$596	\$0	\$658	\$658
Julian	East	\$0	\$185	\$0	\$0	\$185	\$185
Lakeside	South	\$0	\$62	\$596	\$111	\$769	\$769
Mountain Empire	East	\$0	\$185	\$0	\$0	\$185	\$185
North County Metro	North	\$0	\$159	\$524	\$39	\$722	\$722
North Mountain	East	\$0	\$185	\$0	\$0	\$185	\$185
Otay	South	\$0	\$62	\$257	\$0	\$319	\$319
Pala-Pauma	North	\$0	\$159	\$524	\$0	\$683	\$683
Pendleton-De Luz	North	\$0	\$159	\$524	\$0	\$683	\$683
Rainbow	North	\$0	\$159	\$524	\$0	\$683	\$683
Ramona	East	\$0	\$185	\$0	\$398	\$583	\$583
San Dieguito	North	\$0	\$159	\$524	\$111	\$794	\$794
Spring Valley	South	\$0	\$62	\$596	\$0	\$658	\$658
Sweetwater	South	\$0	\$62	\$596	\$0	\$658	\$658
Valle De Oro	South	\$0	\$62	\$596	\$0	\$658	\$658
Valley Center	North	\$0	\$159	\$524	\$0	\$683	\$683

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,635.50 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2018)

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$ / 1,000 sq ft)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$153	\$1,458	\$954	\$2,565	\$2,565
Bonsall	North	\$0	\$390	\$1,284	\$911	\$2,585	\$2,585
Central Mountain	East	\$0	\$452	\$0	\$0	\$452	\$452
County Islands	South	\$0	\$153	\$1,458	\$0	\$1,611	\$1,611
Crest-Dehesa	South	\$0	\$153	\$1,458	\$0	\$1,611	\$1,611
Desert	East	\$0	\$452	\$0	\$0	\$452	\$452
Fallbrook	North	\$0	\$390	\$1,284	\$134	\$1,808	\$1,808
Jamul-Dulzura	South	\$0	\$153	\$1,458	\$0	\$1,611	\$1,611
Julian	East	\$0	\$452	\$0	\$0	\$452	\$452
Lakeside	South	\$0	\$153	\$1,458	\$270	\$1,881	\$1,881
Mountain Empire	East	\$0	\$452	\$0	\$0	\$452	\$452
North County Metro	North	\$0	\$390	\$1,284	\$94	\$1,768	\$1,768
North Mountain	East	\$0	\$452	\$0	\$0	\$452	\$452
Otay	South	\$0	\$153	\$628	\$0	\$781	\$781
Pala-Pauma	North	\$0	\$390	\$1,284	\$0	\$1,674	\$1,674
Pendleton-De Luz	North	\$0	\$390	\$1,284	\$0	\$1,674	\$1,674
Rainbow	North	\$0	\$390	\$1,284	\$0	\$1,674	\$1,674
Ramona	East	\$0	\$452	\$0	\$973	\$1,425	\$1,425
San Dieguito	North	\$0	\$390	\$1,284	\$271	\$1,945	\$1,945
Spring Valley	South	\$0	\$153	\$1,458	\$0	\$1,611	\$1,611
Sweetwater	South	\$0	\$153	\$1,458	\$0	\$1,611	\$1,611
Valle De Oro	South	\$0	\$153	\$1,458	\$0	\$1,611	\$1,611
Valley Center	North	\$0	\$390	\$1,284	\$0	\$1,674	\$1,674

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program
FEE RATES FOR NON-VILLAGE AREAS
(Effective July 1, 2021)

COMMUNITY PLANNING AREA	TIF REGION	(K) Select Industrial (\$ / trip)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$18	\$174	\$113	\$305	\$305
Bonsall	North	\$0	\$46	\$153	\$108	\$307	\$307
Central Mountain	East	\$0	\$54	\$0	\$0	\$54	\$54
County Islands	South	\$0	\$18	\$174	\$0	\$192	\$192
Crest-Dehesa	South	\$0	\$18	\$174	\$0	\$192	\$192
Desert	East	\$0	\$54	\$0	\$0	\$54	\$54
Fallbrook	North	\$0	\$46	\$153	\$16	\$215	\$215
Jamul-Dulzura	South	\$0	\$18	\$174	\$0	\$192	\$192
Julian	East	\$0	\$54	\$0	\$0	\$54	\$54
Lakeside	South	\$0	\$18	\$174	\$32	\$224	\$224
Mountain Empire	East	\$0	\$54	\$0	\$0	\$54	\$54
North County Metro	North	\$0	\$46	\$153	\$11	\$210	\$210
North Mountain	East	\$0	\$54	\$0	\$0	\$54	\$54
Otay	South	\$0	\$18	\$74	\$0	\$92	\$92
Pala-Pauma	North	\$0	\$46	\$153	\$0	\$199	\$199
Pendleton-De Luz	North	\$0	\$46	\$153	\$0	\$199	\$199
Rainbow	North	\$0	\$46	\$153	\$0	\$199	\$199
Ramona	East	\$0	\$54	\$0	\$116	\$170	\$170
San Dieguito	North	\$0	\$46	\$153	\$33	\$232	\$232
Spring Valley	South	\$0	\$18	\$174	\$0	\$192	\$192
Sweetwater	South	\$0	\$18	\$174	\$0	\$192	\$192
Valle De Oro	South	\$0	\$18	\$174	\$0	\$192	\$192
Valley Center	North	\$0	\$46	\$153	\$0	\$199	\$199

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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