

**County of San Diego  
Transportation Impact Fee  
Annual Report  
July 2006 – June 2007**

The County of San Diego adopted the Transportation Impact Fee (TIF) on June 19<sup>th</sup>, 2005. The County fully implemented the TIF program on July 1<sup>st</sup>, 2006. The California Environmental Quality Act (CEQA) was changed in 2002 as a result of a court case which eliminated the “de minimus” exception to the requirement to consider cumulative impacts from development projects. In response to this change in State law, the County of San Diego designed the Transportation Impact Fee. The Transportation Impact Fee allows developers, large and small, to deal with cumulative traffic impacts by paying a fee rather than conducting expensive individual studies. These fees will be used to defray the costs of constructing transportation facilities necessary to accommodate increased traffic generated by future development. When combined with public funds to correct existing capacity deficiencies, there will be resources to provide a transportation system that operates at an acceptable level of service throughout the unincorporated county. To ensure integrity, execution and transparency, State law requires that the County annually publish a TIF summary report within 180 days of the fiscal year end. This report satisfies that reporting requirement and was prepared in accordance with State requirements and Government Code (GC) §66006(b)(1), et seq.

This report summarized the following information as required by the government code.

- A. Brief description of the type of fee in the fund
- B. Amount of fee
- C. Beginning and ending balance of the fund
- D. Amount of fees collected and interest earned
- E. Identification of projects on which fees were expended including the total percentage of the cost that was funded with fees
- F. Approximate date by which construction of the improvements will commence
- G. Description of each interfund transfer or loan made
- H. Amount of refunds

The Board of Supervisors (BOS) shall review the information contained in this report not less than 15 days after this information is made available to the public per GC66006(b)(2). A copy of this report is available at the office of the Clerk of the Board.

**A. DESCRIPTION OF FEE (Gov Code § 66006 (b)(1)(A))**

The Transportation Impact Fee (TIF) enables programs assessing and collecting fees from future development to offset the construction costs of planned transportation facilities necessary to accommodate increased traffic generated by future development. The TIF is consistent with §§66000 et seq. of the California Government Code (Mitigation Fee Act). The TIF is assessed and collected as a condition of approval of a subdivision map or prior to issuance of a development permit, including a building permit, to defray the actual or estimated costs necessary to mitigate increased traffic generated by that development.

Local facilities are classified as collector or minor roads which benefit the local community in which they are located. There are 23 local areas throughout the County.

No	Local No	Description
1	7028	Sweetwater
2	7029	Spring Valley
3	7030	San Dieguito
4	7034	Alpine
5	7035	Crest Dehesa
6	7036	Fallbrook
7	7037	Julian
8	7038	Mountain Empire
9	7039	North Mountain
10	7040	Valle De Oro
11	7041	Ramona
12	7042	Rainbow

No	Local No	Description
13	7043	Pendleton Deluz
14	7044	Pala Pauma
15	7045	Otay
16	7046	Valley Center
17	7047	North County Metro
18	7048	Lakeside*
19	7049	Jamul Dulzura
20	7050	Desert
21	7051	County Islands
22	7052	Central Mountain
23	7053	Bonsall

\* includes Pepper Dr-Bostonia

Regional facilities are roads classified above collector such as prime arterials, arterials, major roads, state routes and other regionally significant facilities which benefit both the community and surrounding areas. The three regions in the County are the North, South and East regions.

No	Regional No	Description
1	7031	North
2	7032	South
3	7033	East

**B. AMOUNT OF FEE (Gov Code § 66006 (b)(1)(B))**

Below are tables of Average Daily Trip (ADT) rate. Per Ordinance, Sec 77.213 Adjustment of Fees, ADT fee rate shall be adjusted annually without further action of the Board of Supervisors, starting on January 1, 2006, and on each January 1<sup>st</sup> thereafter. The adjusted rate shall be applied to a calendar year.

Detailed TIF fee calculation and TIF information are on the County website at <http://www.sdcounty.ca.gov/dpw/land/tif.html> or available at the Department of Public Works (DPW) Land Development Division at 5201 Ruffin Road, Suite D, San Diego, CA 92123.

Table below is of the adjusted ADT rate for January 1, 2007

COMMUNITY PLANNING AREA	REGION	TIF RATE (\$/ADT)		
		REGIONAL	LOCAL	TOTAL
Alpine	South	258	140	398
Bonsall	North	464	490	954
Central Mountain	East	237	-	237
County Islands	South	258	-	258
Crest-Dehesa	South	258	78	336
Desert	East	237	24	261
Fallbrook	North	464	472	936
Jamul-Dulzura	South	258	169	427
Julian	East	237	-	237
Lakeside	South	258	312	570
Mountain Empire	East	237	-	237
North County Metro	North	464	133	597
North Mountain	East	237	-	237
Otay	South	258	51	309
Pala-Pauma	North	464	91	555
Pendleton-De Luz	North	464	1	465
Rainbow	North	464	346	810
Ramona	East	237	460	697
San Dieguito	North	464	251	715
Spring Valley	South	258	51	309
Sweetwater	South	258	101	359
Valle De Oro	South	258	358	616
Valley Center	North	464	200	664

**C. BEGINNING AND ENDING BALANCE OF FUND (Gov Code § 66006 (b)(1)(C))**

The fund available at the end of Fiscal Year 2006-07 is \$12,986,360.

Description	No	Beginning Balance (JUL-06)	Ending Balance (JUN-07)
Sweetwater	7028	\$ 7,426	\$ 15,158
Spring Valley	7029	50,532	63,026
San Dieguito	7030	755,865	926,768
North	7031	2,831,210	5,173,228
South	7032	687,356	1,460,263
East	7033	821,328	1,379,748
Alpine	7034	34,980	128,509
Crest Dehesa	7035	15,296	26,633
Fallbrook	7036	306,711	1,015,903
Julian	7037	-	-
Mountain Empire	7038	-	-
North Mountain	7039	-	-
Valle De Oro	7040	71,146	408,573
Ramona	7041	465,372	850,813
Rainbow	7042	25,824	44,515
Pendleton Deluz	7043	45	136
Pala Pauma	7044	15,786	33,993
Otay	7045	-	-
Valley Center	7046	229,636	357,469
North County Metro	7047	119,277	231,960
Lakeside*	7048	194,750	353,891
Jamul Dulzura	7049	58,001	127,049
Desert	7050	18,329	34,006
County Islands	7051	-	-
Central Mountain	7052	-	-
Bonsall	7053	183,112	354,719
		6,891,982	12,986,360

**D. FEES COLLECTED AND INTEREST EARNED (Gov Code § 66006 (b)(1)(D))**

The table below shows the amount of fees collected and interest earned for each TIF Community Planning Area for fiscal years 2005-06 and 2006-07.

LOCATION	NO.	COLLECTIONS FY 06-07	INTEREST FY 06-07	INTEREST ACCRUAL FY06-07*	COLLECTIONS FY 05-06	INTEREST FY 05-06
SWEETWATER	7028	\$7,322	\$410	\$118	\$7,286	\$140
SPRING VALLEY	7029	10,476	2,018	491	49,249	1,283
SAN DIEGUITO	7030	299,103	32,244	7,219	745,409	14,315
<b>NORTH</b>	7031	2,254,612	143,534	40,337	2,803,815	57,712
<b>SOUTH</b>	7032	751,657	34,586	11,374	692,067	15,034
<b>EAST</b>	7033	581,691	40,739	10,705	809,302	17,444
ALPINE	7034	90,287	3,242	1,001	34,251	730
CREST DEHESA	7035	10,581	756	207	15,003	293
ALLBROOK	7036	702,308	25,557	7,913	313,679	5,658
JULIAN	7037	-	-	-	-	-
MOUNTAIN EMPIRE	7038	-	-	-	-	-
NORTH MOUNTAIN	7039	-	-	-	-	-
VALLE DE ORO	7040	338,047	3,467	3,182	69,754	1,392
RAMONA	7041	374,334	24,558	6,627	464,835	9,122
RAINBOW	7042	17,311	1,381	347	25,164	660
PENDLETON DELUZ	7043	106	4	1	45	1
PALA PAUMA	7044	17,282	926	265	15,461	325
OTAY	7045	-	-	-	-	-
VALLEY CENTER	7046	121,018	10,559	2,784	226,164	5,718
NORTH COUNTY METRO	7047	118,090	6,242	1,807	118,560	2,751
LAKESIDE	7048	156,321	8,760	2,756	212,080	4,263
JAMUL DULZURA	7049	65,676	3,372	990	58,362	928
DESERT	7050	15,427	902	265	18,184	419
COUNTY ISLANDS	7051	-	-	-	-	-
CENTRAL MOUNTAIN	7052	-	-	-	-	-
BONSALL	7053	168,034	7,170	2,763	179,601	3,511
<b>TOTAL</b>		<b>\$6,099,683</b>	<b>\$352,427</b>	<b>\$101,152</b>	<b>\$6,858,271</b>	<b>\$141,699</b>

\* Note: The fourth quarter accrued interest earned in an amount of \$101,152 will be received in Fiscal Year 2007-08.

**E. EXPENDITURES (Gov Code § 66006 (b)(1)(E))**

During fiscal year 2006-07, the Road Fund was reimbursed \$243,118 from TIF collections to cover Capital Improvement Program (CIP) expenditures on eligible TIF roadway facilities. Fourth quarter CIP reimbursement from TIF collections is \$265,847 which was accrued in fiscal year 2006-07 and reimbursed in fiscal year 2007-08. In fiscal year 2005-06, there were no CIP reimbursements from TIF collections because costs incurred were preliminary engineering, and CIP expenditures on those projects will be incurred as the projects move into construction.

<b>Project Description</b>	<b>Oracle Project</b>	<b>Description</b>	<b>Cust #</b>	<b>TIF Actual Costs Reimb in FY06-07</b>	<b>TIF Accrued Costs Reimb in FY07-08</b>	<b>Total TIF Costs</b>	<b>Total CIP Costs</b>	<b>% of Cost</b>
<b>Road Reconstruction</b>								
Dye Road Extension	1009589	East	7033	35,202	8,701	43,903	124,784	35%
Knottwood Way	1003102	Fallbrook	7036	1,205	-	1,205	1,205	100%
Ramona Street Extension	1009591	Ramona	7041	4,335	8,666	13,001	121,004	11%
Rancho Santa Fe Roundabouts	1009758	San Dieguito	7030	160,443	115,433	275,877	275,877	100%
San Vicente Rd South I	1009592	East	7033	8,467	6,825	15,292	103,153	15%
San Vicente Rd South II (East)	1009593	East	7033	7,198	5,350	12,548	84,736	15%
<b>Total Road Reconstruction</b>				216,850	144,975	361,826	710,759	51%
<b>Prelim Engineering</b>								
Stagecoach Lane	1009716	Fallbrook	7036	6,242	2,824	9,066	9,066	100%
Southern Traffic Bypas	1009684	Ramona	7041	63	-	63	63	100%
Per 13th St Maple St	1009685	Ramona	7041	1,283	-	1,283	1,283	100%
Per via Rancho Parkway	1009686	North County Metro	7047	6,036	34,902	40,938	40,938	100%
Per Otay Mesa Rd	1009690	South	7032	5,012	607	5,619	5,619	100%
Per Lone Star Road	1009691	South	7032	466	-	466	466	100%
Per Mission and Ranger	1009692	North	7031	3,215	168	3,384	3,384	100%
Bear Vly Pkwy N	1010404	North	7031	3,883	49,921	53,803	53,803	100%
Bear Vly Pkwy S	1010605	North	7031	68	32,450	32,518	32,518	100%
<b>Total Preliminary Engineering</b>				26,268	120,872	147,140	147,140	100%
<b>Grand Total TIF Expenditures</b>				243,118	265,847	508,966	857,899	59%

***Reimbursement Agreement***

The TIF Ordinance has a provision that the County may enter into reimbursement agreements with developers to ensure efficient and timely construction of transportation improvements and/or to ensure compliance with California Environmental Quality Act (CEQA). Currently, the County has one reimbursement agreement with Granite Construction Company, a California corporation (“Developer”), for 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 of the County, and within the Fallbrook Community Plan Area, adopted by County’s Board of Supervisors on October 19, 2005. Granite Construction Company’s road improvement design is currently being reviewed by Caltrans, and Granite Construction will be eligible collect quarterly TIF reimbursements upon completion of their road improvements.

**F. CONSTRUCTION COMMENCEMENT DATE (Gov Code § 66006 (b)(1)(F))**

State law requires an 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.

No public improvements have been identified for Fiscal Year 2006-07.

**G. INTERFUND TRANSFER OR LOANS (Gov Code § 66006 (b)(1)(G))**

No interfund transfers or loans were made.

**H. REFUNDS (Gov Code § 66006 (b)(1)(H))**

Department of Public Works (DPW) Director shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the record property owner or his/her legally appointed representative if a building permit or development permit expired, cancelled, or voided and if any fees paid pursuant to this Division have not been expended and no construction has taken place pursuant to such a permit.

The table below represents the amount of refunds made during fiscal years 2005-06 and 2006-07.

<b>LOCATION</b>	<b>NO.</b>	<b>REFUNDS Fiscal Year 2006-2007</b>	<b>REFUNDS Fiscal Year 2005-2006</b>
SWEETWATER	7028	\$ -	\$ -
SPRING VALLEY	7029	-	-
SAN DIEGUITO	7030	-	3,859
<b>NORTH</b>	7031	48,961	30,317
<b>SOUTH</b>	7032	7,857	19,746
<b>EAST</b>	7033	13,144	5,418
ALPINE	7034	-	-
CREST DEHESA	7035	-	-
FALLBROOK	7036	11,227	12,626
JULIAN	7037	-	-
MOUNTAIN EMPIRE	7038	-	-
NORTH MOUNTAIN	7039	-	-
VALLE DE ORO	7040	4,088	-
RAMONA	7041	7,770	8,586
RAINBOW	7042	-	-
PENDLETON DELUZ	7043	18	-
PALA PAUMA	7044	-	-
OTAY	7045	-	-
VALLEY CENTER	7046	3,744	2,247
NORTH COUNTY METRO	7047	5,614	2,034
LAKESIDE	7048	5,941	21,593
JAMUL DULZURA	7049	-	1,288
DESERT	7050	652	274
COUNTY ISLANDS	7051	-	-
CENTRAL MOUNTAIN	7052	-	-
BONSALL	7053	5,598	-
		<b>\$ 114,614</b>	<b>\$ 107,988</b>