

County of San Diego
Transportation Impact Fee
Annual Report
July 2007 – June 2008

The County of San Diego adopted the Transportation Impact Fee (TIF) on June 19th, 2005. The County fully implemented the TIF program on July 1st, 2006. On January 30th, 2008, the County Board of Supervisors adopted an update to the TIF program and these updates went into effect on April 27th, 2008. 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 located at **1600 Pacific Highway, Room 402, San Diego, CA 92101** and on the County of San Diego Department of Public Works Land Development Division’s TIF website that can be located at <http://www.sdcounty.ca.gov/dpw/land.html>.

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 the cumulative impacts of 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 twenty-three 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

Freeway Ramps are classified as Freeway Ramp North, South, and East. As part of the April 2008 TIF update, the County identified specific Freeway ramp interchanges and at-grade highway intersections are to be funded in part by the TIF program. These facilities were not included in the Prior Reports. Based on currently available traffic data, a number of freeway ramp interchanges and at-grade highway intersections were identified as necessary to accommodate growth.

No	Freeway Ramp No	Description
1	9634	Freeway Ramp North
2	9635	Freeway Ramp South
3	9636	Freeway Ramp East

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

Below are tables of TIF fees. Per Ordinance, Sec 77.213 Adjustment of Fees, the fee rate shall be adjusted annually without further action of the Board of Supervisors, starting on January 1, 2006, and on each January 1st 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/tif2008.html> or available at the Department of Public Works (DPW) Land Development Division at 5201 Ruffin Road, Suite D, San Diego, CA 92123.

RESIDENTIAL TIF FEES

TIF AREA	COST PER SINGLE FAMILY DETACHED (SFD) RESIDENTIAL UNIT			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$150	\$1,812	\$3,294	\$5,256
Bonsall	\$41	\$6,312	\$5,942	\$12,295
Central Mountain	\$3	\$0	\$2,194	\$2,198
County Islands	\$150	\$0	\$3,294	\$3,444
Crest-Dehesa	\$150	\$1,008	\$3,294	\$4,452
Desert	\$3	\$312	\$2,196	\$2,511
Fallbrook	\$41	\$6,084	\$5,942	\$12,067
Jamul-Dulzura	\$150	\$2,184	\$3,294	\$5,628
Julian	\$3	\$0	\$2,195	\$2,198
Lakeside *	\$150	\$4,032	\$3,294	\$7,476
Mountain Empire	\$3	\$0	\$2,195	\$2,198
North County Metro	\$41	\$1,716	\$5,942	\$7,699
North Mountain	\$3	\$0	\$2,195	\$2,198
Otay	\$150	\$660	\$3,294	\$4,104
Pala-Pauma	\$41	\$1,176	\$5,942	\$7,159
Pendleton-De Luz	\$41	\$8	\$5,942	\$5,991
Rainbow	\$41	\$4,464	\$5,942	\$10,447
Ramona	\$3	\$5,940	\$2,196	\$8,139
San Dieguito	\$41	\$3,240	\$5,942	\$9,223
Spring Valley	\$150	\$660	\$3,294	\$4,104
Sweetwater	\$150	\$1,308	\$3,294	\$4,752
Valle de Ore	\$150	\$4,608	\$3,294	\$8,052
Valley Center	\$41	\$2,568	\$5,942	\$8,551

* includes Pepper Dr-Bostonia

To determine the TIF for other residential land uses other than single-family detached (SFD) residential units, the following formula shall be used:

- (1) Multi-family attached home, condominium, apartment, lodging including hotel rooms and time-share units, and accessory apartment (granny flat): 67% of SFD fee per unit
- (2) Mobile home, agricultural labor residential (non-primary residence), and retirement community: 33% of SFD fee per unit
- (3) Congregate Care Facility for persons unable to care for themselves: 20% of SFD fee per unit

For residential project, credits may be available for direct impact improvements constructed to improve a TIF roadway facility or an alternate TIF facility.

NON-RESIDENTIAL TIF FEES

General Commercial TIF fee = Cost per 1,000 Square Foot multiplied by the Facility Floor Square Footage divided by 1,000

TIF AREA	COST PER 1,000 SQUARE FOOT FOR GENERAL COMMERCIAL			
	Freeway Ramp	Local	Regional	Total
Alpine	\$467	\$5,426	\$3,342	\$9,235
Bonsall	\$108	\$18,901	\$2,946	\$21,955
Central Mountain	\$9	\$0	\$5,066	\$5,075
County Islands	\$467	\$0	\$5,534	\$6,001
Crest-Dehesa	\$467	\$3,018	\$4,312	\$7,797
Desert	\$9	\$934	\$5,067	\$6,010
Fallbrook	\$108	\$18,217	\$3,234	\$21,559
Jamul-Dulzura	\$467	\$6,539	\$2,874	\$9,880
Julian	\$9	\$0	\$5,066	\$5,075
Lakeside *	\$467	\$12,073	\$647	\$13,187
Mountain Empire	\$9	\$0	\$5,066	\$5,075
North County Metro	\$108	\$5,138	\$8,516	\$13,762
North Mountain	\$9	\$0	\$5,066	\$5,075
Otay	\$467	\$1,976	\$4,743	\$7,186
Pala-Pauma	\$108	\$3,521	\$9,163	\$12,792
Pendleton-De Luz	\$108	\$36	\$10,564	\$10,708
Rainbow	\$108	\$13,367	\$5,174	\$18,649
Ramona	\$9	\$16,026	\$0	\$16,035
San Dieguito	\$108	\$9,702	\$6,647	\$16,457
Spring Valley	\$467	\$1,976	\$4,743	\$7,186
Sweetwater	\$467	\$3,916	\$3,916	\$8,299
Valle de Ore	\$467	\$13,762	\$0	\$14,229
Valley Center	\$108	\$7,689	\$7,474	\$15,271

* includes Pepper Dr-Bostonia

To determine the TIF for other non-residential commercial and industrial land uses other than general commercial, the following formula shall be used:

- (1) Furniture Stores: 14% of general commercial fee
- (2) General Industrial: 37% of general commercial fee
- (3) Storage, Warehousing, Wineries, Non-residential Agricultural: 14% of general commercial fee
- (4) Offices: 56% of general commercial fee
- (5) Schools and Government/Institutional: 32% of general commercial fee

Direct Improvement Credits for non-residential developments have already been included in the County's overall program for non-residential TIF rates, so direct improvement costs for improvements to TIF roadway facilities or alternate TIF facilities shall not be used as a TIF credit or reduction for non-residential development. The non-residential TIF fee shall be computed based on the applicable TIF rate for the primary use of a building or the primary use of each individual storefront for mixed use buildings.

SELECT INDUSTRIAL

Some select industrial uses generate traffic but do not construct facilities of a size that will generate a TIF payment to adequately mitigate for the project's traffic impacts. These select industrial uses include but are not limited to: quarry operations, mining operations, borrow pit operations, landfill operations, and concrete and asphalt production facilities including batch plants. For these industrial uses, they shall perform a traffic study to determine the traffic impacts of their project. The traffic study shall specifically convert heavy vehicle trips to Passenger Vehicle Equivalent trips. These industrial projects' TIF payment shall be calculated using the applicable total cost-per trip from the table below multiplied by the expected number of average daily trips (ADT) their project will generate. Credits and reductions shall be as shown for non-residential developments in Section 77.208.2. Costs in the table below will be updated annually as shown in Section 77.213 Adjustment of Fees.

TIF Payment = Cost/trip X Number of Average Daily Trips

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TIF AREA	COST PER TRIP FOR SELECT INDUSTRIAL USES			
	Freeway Ramp	Local	Regional	Total
Alpine	\$12	\$151	\$94	\$257
Bonsall	\$3	\$526	\$81	\$610
Central Mountain	\$0	\$0	\$140	\$140
County Islands	\$12	\$0	\$155	\$167
Crest-Dehesa	\$12	\$84	\$121	\$217
Desert	\$0	\$26	\$140	\$166
Fallbrook	\$0	\$0	\$0	\$0
Jamul-Dulzura	\$12	\$182	\$81	\$275
Julian	\$0	\$0	\$140	\$140
Lakeside*	\$12	\$336	\$19	\$367
Mountain Empire	\$0	\$0	\$140	\$140
North County Metro	\$3	\$143	\$236	\$382
North Mountain	\$0	\$0	\$140	\$140
Otay	\$12	\$55	\$133	\$200
Pala-Pauma	\$3	\$98	\$254	\$355
Pendleton-De Luz	\$3	\$1	\$294	\$298
Rainbow	\$3	\$372	\$143	\$518
Ramona	\$0	\$445	\$0	\$445
San Dieguito	\$3	\$270	\$184	\$457
Spring Valley	\$12	\$55	\$133	\$200
Sweetwater	\$12	\$109	\$111	\$232
Valle de Ore	\$12	\$383	\$0	\$395
Valley Center	\$3	\$214	\$207	\$424

* includes Pepper Dr-Bostonia

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

The TIF funds available at the end of fiscal year 2007-08 were \$18,411,720

Description	No	Beginning Balance (JUL-07)	Ending Balance (JUN-08)
NORTH	7031	\$ 5,173,228	\$ 7,135,853
SOUTH	7032	1,460,263	2,416,941
EAST	7033	1,379,748	1,742,760
ALPINE	7034	128,509	183,035
BONSALL	7053	354,719	389,778
CENTRAL MOUNTAIN	7052	-	-
COUNTY ISLANDS	7051	-	-
CREST DEHESA	7035	26,633	42,784
DESERT	7050	34,006	44,420
FALLBROOK	7036	1,015,903	1,701,190
JAMUL DULZURA	7049	127,049	190,260
JULIAN	7037	-	-
LAKESIDE	7048	353,891	447,978
MOUNTAIN EMPIRE	7038	-	-
NORTH COUNTY METRO	7047	231,960	242,328
NORTH MOUNTAIN	7039	-	-
OTAY	7045	-	-
PALA PAUMA	7044	33,993	41,849
PENDLETON DELUZ	7043	136	154
RAINBOW	7042	44,515	57,031
RAMONA	7041	850,813	868,470
SAN DIEGUITO	7030	926,768	1,085,828
SPRING VALLEY	7029	63,026	68,340
SWEETWATER	7028	15,158	21,588
VALLE DE ORO	7040	408,573	1,255,503
VALLEY CENTER	7046	357,469	468,726
FREEWAY RAMP NORTH	9634	-	3,484
FREEWAY RAMP SOUTH	9635	-	3,365
FREEWAY RAMP EAST	9636	-	55
		12,986,360	18,411,720

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 2006-07 and 2007-08. The fees collected in fiscal year 2007-08 were \$6,158,560 and the interest earned was \$652,284.

LOCATION	NO.	COLLECTIONS		INTEREST	COLLECTIONS	
		FY 07-08	FY 07-08	ACCURAL FY 07-08*	FY 06-07	INTEREST FY 06-07
NORTH	7031	2,042,709	256,805	59,885	2,254,612	183,871
SOUTH	7032	911,016	82,044	20,283	751,657	45,960
EAST	7033	534,145	67,906	14,626	581,691	51,444
ALPINE	7034	48,069	6,457	1,536	90,287	4,243
BONSALL	7053	109,242	16,722	3,271	168,034	11,933
CENTRAL MOUNTAIN	7052	-	-	-	-	-
COUNTY ISLANDS	7051	-	-	-	-	-
CREST DEHESA	7035	16,484	1,483	359	10,581	963
DESERT	7050	8,707	1,707	373	15,427	1,167
FALLBROOK	7036	655,221	53,779	14,277	702,308	33,470
JAMUL DULZURA	7049	56,825	6,385	1,597	65,676	4,362
JULIAN	7037	-	-	-	-	-
LAKESIDE	7048	97,824	18,217	3,760	156,321	11,516
MOUNTAIN EMPIRE	7038	-	-	-	-	-
NORTH COUNTY METRO	7047	101,348	10,415	2,034	118,090	8,049
NORTH MOUNTAIN	7039	-	-	-	-	-
OTAY	7045	-	-	-	-	-
PALA PAUMA	7044	7,388	1,609	351	17,282	1,191
PENDLETON DELUZ	7043	12	6	1	106	5
RAINBOW	7042	14,328	2,215	479	17,311	1,728
RAMONA	7041	230,242	30,858	7,288	374,334	31,185
SAN DIEGUITO	7030	398,706	40,916	9,112	299,103	39,463
SPRING VALLEY	7029	3,318	2,833	574	10,476	2,509
SWEETWATER	7028	6,759	812	181	7,322	528
VALLE DE ORO	7040	815,626	33,544	10,536	338,047	6,649
VALLEY CENTER	7046	93,686	17,571	3,934	121,018	13,343
FREEWAY RAMP NORTH	9634	3,485	-	29	-	-
FREEWAY RAMP SOUTH	9635	3,365	-	28	-	-
FREEWAY RAMP EAST	9636	55	-	-	-	-
		6,158,560	652,284	154,514	6,099,683	453,579

* Note: The fourth quarter accrued interest earned in an amount of \$154,514 will be received in Fiscal Year 2008-09.

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

TIF reimbursed expenditures in prior years were \$243,118. During fiscal year 2007-08, the Road Fund was reimbursed \$1,037,545 from TIF collections to cover Capital Improvement Program (CIP) expenditures on eligible TIF roadway facilities. Fourth quarter CIP reimbursement from TIF collections is \$580,650 which was accrued in fiscal year 2007-08 and reimbursed in fiscal year 2008-09. Total TIF expenditures since the TIF program inception are \$1,861,313; these costs include expenditures in prior years, fiscal year 2007-08, and for fourth quarter expenditures reimbursed in fiscal year 2008-09. The table below shows the TIF expended for CIP projects.

Project Description	Oracle Project	Description	Cust #	Prior Yrs TIF Actual Costs Reimbursed	TIF Actual Costs Reimb in FY07-08	TIF Accrued Costs Reimb in FY08-09	Total TIF Costs	Total CIP Costs	% of Cost
Cole Grade Rd	1003046	North	7031	-	25,422	82,600	108,022	109,086	99%
Dye Road Extension	1009589	East	7033	35,202	67,416	26,635	129,253	210,134	62%
Knottwood Way	1003102	Fallbrook	7036	1,205	-	98	1,303	1,402	93%
Ramona Street Extension	1009591	Ramona	7041	4,335	98,666	-	103,001	434,324	24%
Rancho Santa Fe Roundabouts	1009758	San Dieguito	7030	160,443	263,796	149,719	573,958	599,417	96%
San Vicente Rd South I	1009592	East	7033	8,467	61,906	33,504	103,877	293,245	35%
San Vicente Rd South II (East)	1009593	East	7033	7,198	54,782	3,944	65,924	145,248	45%
South Santa FE Phase II	1010123	North Cnty Mtro	7047	-	51,131	101,593	152,724	152,724	100%
SR76 Granite Construction	1012209	North	7031	-	-	5,663	5,663	5,663	100%
Stagecoach Lane	1009716	Fallbrook	7036	6,242	9,408	65	15,715	15,715	100%
Southern Traffic Bypas	1009684	Ramona	7041	63	-	-	63	63	100%
Per 13th St Maple St	1009685	Ramona	7041	1,283	7,845	5,704	14,832	22,454	66%
Per via Rancho Parkway	1009686	North Cnty Mtro	7047	6,036	48,717	8,752	63,505	69,146	92%
Per Otay Mesa Rd	1009690	South	7032	5,012	1,020	515	6,547	6,547	100%
Per Lone Star Road	1009691	South	7032	466	-	-	466	466	100%
Per Mission and Ranger	1009692	North	7031	3,215	1,424	-	4,639	4,639	100%
Bear Vly Pkwy N	1010404	North	7031	3,883	192,655	102,910	299,448	299,447	100%
Bear Vly Pkwy S	1010605	North	7031	68	59,204	16,659	75,931	75,932	100%
Camino Del Rey Old River Rd	1007263	Bonsall	7053	-	85,202	29,888	115,090	115,090	100%
Stagecoach Ln Reche Rd	1009693	Fallbrook	7036	-	8,951	12,401	21,352	62,802	34%
Grand Total TIF Expenditures				243,118	1,037,545	580,650	1,861,313	2,623,544	71%

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 to 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. There are two projects for which sufficient funds have been collected to complete financing:

- Ramona Street Extension-August 2009 (Approximate Construction Commencement Date)
- Dye Road Extension-August 2010 (Approximate Construction Commencement Date)

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 2007-08 and 2006-07. The total amount of refunds made in fiscal year 2007-08 was \$347,939.

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LOCATION	NO.	REFUNDS	REFUNDS
		(PRINCIPAL) Fiscal Year 2007-2008	(PRINCIPAL) Fiscal Year 2006 -2007
NORTH	7031	58,185	48,961
SOUTH	7032	35,361	7,857
EAST	7033	54,933	13,144
ALPINE	7034	-	-
BONSALL	7053	5,704	5,598
CENTRAL MOUNTAIN	7052	-	-
COUNTY ISLANDS	7051	-	-
CREST DEHESA	7035	1,816	-
DESERT	7050	-	652
FALLBROOK	7036	5,354	11,227
JAMUL DULZURA	7049	-	-
JULIAN	7037	-	-
LAKESIDE	7048	21,952	5,941
MOUNTAIN EMPIRE	7038	-	-
NORTH COUNTY METRO	7047	1,548	5,614
NORTH MOUNTAIN	7039	-	-
OTAY	7045	-	-
PALA PAUMA	7044	1,141	-
PENDLETON DELUZ	7043	-	18
RAINBOW	7042	4,027	-
RAMONA	7041	136,932	7,770
SAN DIEGUITO	7030	16,767	-
SPRING VALLEY	7029	837	-
SWEETWATER	7028	1,141	-
VALLE DE ORO	7040	2,241	4,088
VALLEY CENTER	7046	-	3,744
FREEWAY RAMP NORTH	9634	-	-
FREEWAY RAMP SOUTH	9635	-	-
FREEWAY RAMP EAST	9636	-	-
		347,939	114,614