



County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS

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December 31, 2013

TO: Supervisor Greg Cox, Chairman
Supervisor Dianne Jacob, Vice-Chair
Supervisor Bill Horn
Supervisor Dave Roberts
Supervisor Ron Roberts

FROM: Richard E. Crompton, Director
Department of Public Works

ANNUAL REPORT OF TRANSPORTATION IMPACT FEES FOR FISCAL YEAR 2012-2013 (District: All)

On April 20, 2005, the Board approved the County's Transportation Impact Fee (TIF) program to defray the costs of constructing transportation facilities necessary to accommodate increased traffic generated by future development and mitigate their cumulative traffic impacts. The County of San Diego Board of Supervisors approved an update to the TIF program on October 31, 2012 (agenda item 3) and established an effective date of January 2013. Government Code section 66006(b)(1) requires the Transportation Impact Fee account information be made available to the public within 180 days after the last day of each fiscal year. The Board of Supervisors is required to review this information at the next regularly scheduled public meeting. The report includes amounts collected and the projects for which the money has been collected and will spent. A brief summary of the report is set forth below.

County Trust Deposits Balance Summary

Beginning balance July 1, 2012 (C.1, page 6)	\$14,521,006
Plus:	
Collection (D.1, page 7)	\$1,246,149
Interest (D.1, page 7)	\$53,693
Less:	
Expended on Capital improvements (E.1, page 8)	\$1,334,708
Granite reimbursement agreement (E.2, page 9)	\$604,559
Administrative costs (E.2, page 10)	\$43,131
Refunds (H.1, page 12)	\$273,419
Inter-fund Transfer (G.1, page 11)	\$19,126
Ending balance as of June 30, 2013 (C.1, page 6)	<u>\$13,545,905</u>

These funds remain on deposits to construct specified improvements.

To date, Department of Public Works has expended a total of \$10,531,659 from the County TIF Trust Fund on Road Reconstruction and Preliminary Engineering.

The January 2013 TIF update also created a fourth account specifically for the Regional Transportation Improvement Program (RTCIP) fee. Below is the summary of the Cash Balance. (Annual Report B.2, page 5)

RTCIP Trust Deposits Balance Summary

Beginning balance January 1, 2013	\$19,126
Plus:	
Collection	\$257,635
Interest	\$215
Ending balance as of June 30, 2013	<u>\$276,976</u>

If you have any questions or need additional information, please contact me at (858) 694-2233.

Respectfully,

Handwritten signature of Kathleen A. Flannery in cursive script, followed by the words "on behalf of".

RICHARD E. CROMPTON, Director
Department of Public Works

Attachment: Transportation Impact Fee and Regional Transportation Congestion
Improvement Program Annual Report July 2012-2013



County of San Diego

Transportation Impact Fee and Regional Transportation Congestion Improvement Program Annual Report July 2012–June 2013

State law requires the county to publish an annual Transportation Impact Fee (TIF) summary report within 180-days of the Fiscal Year end. The Transportation Impact Fee and Regional Transportation Congestion Improvement Program Annual Report satisfies that requirement and was prepared in accordance with state requirements and Government Code (GC) §66006(b) (1).

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 GC § 66006(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.sdcountry.ca.gov/dpw/land/tif.html>

Background

The Board of Supervisors (Board) adopted the Transportation Impact Fee (TIF) program for the unincorporated county on April 20, 2005 (10) and the program became operative on June 19, 2005. The TIF program 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 TIF program provided a mechanism for development projects to mitigate their impacts and move forward.

The TIF program enables large and small development projects to mitigate their cumulative traffic impacts by allowing developers to pay a fee. Without the TIF option, developers would be required to construct physical road improvements to fully mitigate cumulative traffic impacts. For some projects, the cost of having to build substantial road improvements would greatly exceed any possible economic return on their development. The only alternative to constructing the road improvements would be for the County to prepare an Environmental Impact Report (EIR) with a statement of overriding considerations (CEQA Guidelines section 15093). The EIR process would likely be a much more costly task for the developer instead of using a more appropriate and less costly level of environmental/CEQA review such as a negative declaration. To override the need for mitigation, the County is required to find that economic, social, or other limited benefits outweigh the project's unavoidable adverse environmental effects. Since the traffic impacts are frequently avoidable and hence capable of being mitigated, it is often impossible to make the override findings. The TIF program provides a cost effective mechanism for the mitigation of cumulative traffic impacts resulting from County development projects.

January 2013 TIF Update

In August 2011 the County completed a major update to the General Plan and associated road network called the Mobility Element (ME). This required an update to the TIF program to adjust for changes to the Mobility Element Road network. The County of San Diego Board of Supervisors approved the TIF update on October 31, 2012 (agenda item 3) and established an effective date of January 2013. The new General Plan reduced the overall allowable land use development and deleted or downsized many Mobility Element roads. As a

result, an overall reduction occurred in residential and non-residential TIF fee rates to reflect the changes to the Mobility Element.

The January 2013 TIF update also restructured the funding accounts. The prior program consisted of three TIF accounts: local, regional, and ramp interchanges. The January TIF update moved State Routes from Regional TIF account and combined the Routes with Ramp Interchange accounts so that all State/Caltrans facilities were part of one TIF account (State Routes and Ramps). The January 2013 TIF update also created a fourth account specifically for the Regional Transportation Congestion Improvement Program (RTCIP) fee.

Regional Transportation Congestion Improvement Program (RTCIP)

The County's TIF is the funding mechanism that fulfills the TransNet Extension Ordinance and RTCIP fee collection requirement. The TransNet Extension Ordinance, administered by SANDAG and approved by voters on November 2, 2004, requires that starting July 1, 2008, the County exact \$2,000 from new developments for each newly constructed residential unit in the unincorporated areas of the County to fund the RTCIP. The exaction amount is annually adjusted without further action of the Board of Supervisors. This annual report contains RTCIP collection and expenditure information and satisfies the annual RTCIP reporting requirements.

Summary

This annual report includes the first half of the Fiscal Year 2012-13 (under the prior TIF program) and the second half of Fiscal Year 2012-13 (under the updated TIF program). This report summarizes 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

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

The TIF Ordinance authorizes the imposition and collection of fees from future development to offset the construction costs of planned transportation facilities necessary to accommodate increased traffic generated by future development. The TIF was established in accordance with the Mitigation Fee Act (GC § 66000 et seq.). The TIF is assessed and collected at issuance of a development permit, including a building permit, to proportionally provide the funding necessary to mitigate the cumulative impacts due to increased traffic generated by future development.

The TIF collects funds based on local, regional, State Routes and Ramps, and RTCIP/Regional Arterial System (RAS) facility needs. The fee accounts and descriptions are outlined below.

Local Facilities

Local facilities are roadways classified by the County's ME Plan as having two lanes (and below) which benefit the local community in which they are located. There are twenty-three local TIF areas throughout the County.

TABLE A.1 – TIF LOCAL AREAS (July to December 2012)

No	Local No	Description	No	Local No	Description
1	7028	Sweetwater	13	7043	Pendleton Deluz
2	7029	Spring Valley	14	7044	Pala Pauma
3	7030	San Dieguito	15	7045	Otay
4	7034	Alpine	16	7046	Valley Center
5	7035	Crest Dehesa	17	7047	North County Metro
6	7036	Fallbrook	18	7048	Lakeside*
7	7037	Julian	19	7049	Jamul Dulzura
8	7038	Mountain Empire	20	7050	Desert
9	7039	North Mountain	21	7051	County Islands
10	7040	Valle De Oro	22	7052	Central Mountain
11	7041	Ramona	23	7053	Bonsall
12	7042	Rainbow			

* includes Pepper Dr-Bostonia

TABLE A.2 – TIF LOCAL AREAS (As of January 2013)

No	Accela Trust Acct ID	Description	No	Accela Trust Acct ID	Description
1	TIF12-ALPINE	Alpine Local	13	TIF12-NORTH MTN	North Mountain Local
2	TIF12-BONSALL	Bonsall Local	14	TIF12-OTAY	Otay Local
3	TIF12-CNTRL MTN	Central Mountain Local	15	TIF12-PALA PMA	Pala Pauma Local
4	TIF12-CNTY ISLN	County Islands Local	16	TIF12-PNDL DLUZ	Pendleton Deluz Local
5	TIF12-CR DEHESA	Crest Dehesa Local	17	TIF12-RAINBOW	Rainbow Local
6	TIF12-DESERT	Desert Local	18	TIF12-RAMONA	Ramona Local
7	TIF12-FALLBROOK	Fallbrook Local	19	TIF12-SAN DGTO	San Dieguito Local
8	TIF12-JML DLZRA	Jamul Dulzura Local	20	TIF12-SPRING VL	Spring Valley Local
9	TIF12-JULIAN	Julian Local	21	TIF12-SWTWATR	Sweetwater Local
10	TIF12-LAKESIDE	Lakeside Local*	22	TIF12-VLE DEORO	Valle De Oro Local
11	TIF12-MTN EMPIR	Mountain Empire Local	23	TIF12-VLY CENTR	Valley Center Local
12	TIF12-NCNTY MET	North County Metro Local			

* includes Pepper Dr-Bostonia

Regional Facilities

Regional facilities are roadways classified by the County's ME Plan as having four or more lanes such as Prime Arterials, Major, and Boulevard roads which benefit both the community and surrounding areas. The three regions in the County are the North, South and East regions. State Routes were considered Regional facilities in the pre-January 2013 TIF program. The 2012 TIF Update combined State/Caltrans facilities into the State Routes and Ramp account.

TABLE A.3 – TIF REGIONAL AREAS (July to December 2012)

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

TABLE A.4 – TIF REGIONAL AREAS (As of January 2013)

No	Accela Trust Acct ID	Description
1	TIF12-NORTH REG	North Region
2	TIF12-SOUTH REG	South Region
3	TIF12-EAST REG	East Region

State Routes and Ramps

State Routes and Ramps are classified as State and Freeway Ramp Interchanges Highways 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 to be funded in part by the TIF program.

TABLE A.5 – TIF STATE ROUTES & RAMPS AREAS
(July to December 2012)

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

TABLE A.6 – TIF STATE ROUTES & RAMPS AREAS
(As of January 2013)

No	Accela Trust Acct ID	Description
1	TIF12-N ST RMP	North State Rte & Fwy Ramp
2	TIF12-S ST RMP	South State Rte & Fwy Ramp
3	TIF12-E ST RMP	East State Rte & Fwy Ramp

RTCIP Facilities

RTCIP facilities consist of SANDAG RAS roads and are also TIF eligible facilities. In the prior program, RTCIP/RAS facilities were part of the TIF Regional facilities. As of January 2013, collections are part of a separate TIF fund.

TABLE A.7 – RTCIP

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

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

Attachment A contains the July to December 2012 fee rates and Attachment B contains the fee rates as of January 2013. Additional TIF information is available at <http://www.sdcounty.ca.gov/dpw/land/tif.html> or at the Department of Public Works (DPW) Land Development Division at 5510 Overland Ave., San Diego CA 92123.

Under the January 2013 TIF program, the fee rates are adjusted annually on July 1st to coincide with the required RTCIP fee adjustment as directed by the TransNet Ordinance (SEC. 77.216 of the San Diego County Code of Regulatory Ordinances). TIF fees are adjusted annually based on the RTCIP adjustment factor approved by the SANDAG Board of Directors.

B.1) REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP)

The Regional Transportation Congestion Program (RTCIP) under the TransNet Extension Ordinance Section 9(A)(B)) requires the County to collect an average minimum amount per residential unit for residential new construction. The TransNet Extension Ordinance requires annual adjustments, starting July 1, 2009 to the RTCIP collection amount. As required by SANDAG, on March 28, 2012 (07), the San Diego County Board of Supervisors adopted a resolution making the annual adjustment and raising the fee to \$2,165. The County is in compliance with this requirement as the average residential rate collected across all TIF areas for the first half of Fiscal Year 2012-13 was \$3,844 as shown below in table B.1. For the second half of the fiscal year (under the January 2013 TIF Update) RTCIP collections were exactly \$2,165 for each new residential unit as required. Tables B.1 and B.2 provide a summary of RTCIP program statistics, collections, refunds, interest, and expenditures for Fiscal Year 2012-13.

TABLE B.1 – RTCIP PROGRAM (July 1 to December 30 ,2012)

ANNUAL REPORT, For Fiscal Year 2012-13 for Period: JUL-12 through DEC-12

Beginning Balance, July 1, 2012 \$ -

COLLECTIONS

Location	No of Residential Units	Amount	
RTCIP North	66	\$ 350,988	
RTCIP South	25	\$ 84,806	
RTCIP East	27	\$ 21,418	
TOTAL	118	\$ 457,212	\$ 457,212

REFUNDS

		Principal	Interest	
RTCIP North	2	\$ 12,987	\$ 21	
RTCIP South	0	\$ -	\$ -	
RTCIP East	1	\$ 2,195	\$ 102	
TOTAL	3	\$ 15,182	\$ 123	\$ (15,305)

Net Balance: \$ 441,907

INTEREST EARNED

RTCIP North	\$ 360	
RTCIP South	\$ 342	
RTCIP East	\$ 5	
TOTAL Interest	\$ 707	\$ 707

TOTAL Collections (Net balance plus interest) \$ 442,614

TIF PROJECT EXPENDITURES:

South Santa Fe North Project (NORTH)	\$ 166,451	
SR76 Reimbursement Agreement (NORTH)	\$ 171,889	
Alpine Blvd., (SOUTH)	\$ 85,148	
TOTAL Expenditures	\$ 423,488	\$ 423,488

Net Ending balance \$ 19,126

Actual RTCIP Average Residential Collection rate per unit:

Net collections* \$ 442,030	
# of Residential units 115	= \$ 3,844
which exceeds minimum required collection rate of \$2,165	
*Net Collections are Collections minus Refunds of Principal with no interest. (\$457,212 minus \$15,182)	

TABLE B.2 – RTCIP PROGRAM (January 1 to June 30, 2013)REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM
ANNUAL REPORT, For Fiscal Year 2012-13 for Period: JAN-13 through JUN-13

Beginning Balance, January 1, 2013 \$ 19,126

COLLECTIONS

	No of Residential Units	Amount	
3rd Qtr	57	\$ 123,405	
4th Qtr	62	\$ 134,230	
TOTAL	119	\$ 257,635	\$ 257,635

REFUNDS

		Principal	Interest	
3rd Qtr		\$ -	\$ -	
4th Qtr		\$ -	\$ -	
TOTAL	0	\$ -	\$ -	\$ -

Net Balance: \$ 276,761

INTEREST EARNED

3rd Qtr	54	
4th Qtr (ACCRUED)	162	
TOTAL Interest	215	\$ 215

TOTAL Collections (Net balance plus interest) \$ 276,976

TIF PROJECT EXPENDITURES:

South Santa Fe North Project (NORTH)	\$ -	
SR76 Reimbursement Agreement (NORTH)	\$ -	
Alpine Blvd., (SOUTH)	\$ -	
TOTAL Expenditures	\$ -	\$ -

Net Ending balance, as of June 31, 2013 \$ 276,976

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

The total TIF funds available, includes the first half of Fiscal Year 2012-13 (under the prior TIF program) and the second half (under the January 2013 Updated program) reflect the balances below. Available funds after expenditures, at the end of Fiscal Year 2012-13 are \$13,545,905.

TABLE C.1 – TIF BEGINNING AND ENDING BALANCE

TIF AREA	Beginning Balance (JUL-12)	Ending Balance (DEC-12)	TIF AREA	Beginning Balance (JAN-13)	Ending Balance (JUN-13)
NORTH *	\$ 201,506	\$ 180,516	NORTH	\$ 897,405	\$ 34,130
SOUTH *	3,173,180	2,992,399	SOUTH	5,265,874	4,900,971
EAST *	867,460	888,292	EAST	-	-
ALPINE	293,898	300,476	ALPINE	300,476	308,457
BONSALL	262,014	283,430	BONSALL	283,430	268,864
CENTRAL MOUNTAIN	-	-	CENTRAL MOUNTAIN	-	-
COUNTY ISLANDS	-	-	COUNTY ISLANDS	-	-
CREST DEHESA	59,207	59,323	CREST DEHESA	-	-
DESERT	58,864	59,094	DESERT	-	-
FALLBROOK	2,427,883	2,443,883	FALLBROOK	2,443,883	2,436,046
JAMUL DULZURA	276,500	289,158	JAMUL DULZURA	257,321	257,537
JULIAN	-	-	JULIAN	-	-
LAKESIDE	797,636	846,723	LAKESIDE	846,723	821,244
MOUNTAIN EMPIRE	-	-	MOUNTAIN EMPIRE	-	-
NORTH COUNTY METRO	239,759	253,261	NORTH COUNTY METRO	253,261	247,536
NORTH MOUNTAIN	-	-	NORTH MOUNTAIN	-	-
OTAY	162,050	162,369	OTAY	-	-
PALA PAUMA	58,327	58,449	PALA PAUMA	-	-
PENDLETON DELUZ	206	218	PENDLETON DELUZ	-	-
RAINBOW	79,357	84,446	RAINBOW	-	-
RAMONA	1,397,838	1,514,370	RAMONA	1,514,370	1,522,600
SAN DIEGUITO	1,555,757	1,721,831	SAN DIEGUITO	1,721,831	1,687,465
SPRING VALLEY	128,689	130,402	SPRING VALLEY	-	-
SWEETWATER	34,757	71,725	SWEETWATER	-	-
VALLE DE ORO	1,805,765	1,817,818	VALLE DE ORO	-	-
VALLEY CENTER	563,213	573,776	VALLEY CENTER	-	-
STATE ROUTE and RAMP NORTH	29,535	32,409	STATE ROUTE and RAMP NORTH	32,409	59,283
STATE ROUTE and RAMP SOUTH	46,838	55,023	STATE ROUTE and RAMP SOUTH	55,023	62,375
STATE ROUTE and RAMP EAST	766	838	STATE ROUTE and RAMP EAST	929,097	939,396
			RTCIP**	19,127	
	\$14,521,006	\$14,820,229		\$ 14,820,229	\$13,545,905

*These regions include RTCIP fees collected and interest earned for FY 2012-13, JUL-12 through DEC-12.

**After January 2013, the beginning balance of the RTCIP was transferred to a separate fund (see table B.1).

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 Area for Fiscal Year 2012-13, first half (under the prior TIF program) and second half (under January 2013 TIF Update) . Collection amounts for North, South, and East Regional Areas starting in Fiscal Year 2008-09 to Fiscal Year 2012-13 ending period DEC-12 includes RTCIP collections for residential units. The total combined fees collected in Fiscal Year 2012-13 were \$1,246,149 and the interest earned was \$53,693.

TABLE D.1 – TIF COLLECTIONS AND INTEREST

	Collections	Interest
JUL-12 thru DEC-12	\$ 982,917	\$ 28,584
JAN-13 thru JUN-13	\$ 263,232	\$ 25,109
Total	\$ 1,246,149	\$ 53,693

	July 1 to December 31, 2012		January 1 to June 30, 2013		
TIF AREA	COLLECTIONS	INTEREST ^{*(2)}	COLLECTIONS	INTEREST ^{*(2)}	INTEREST ACCRUED FY 12-13 ^{*(1)}
NORTH**	376,911	399	88,598	1,435	27
SOUTH**	119,094	6,010	89,627	8,663	3,906
EAST**	21,418	1,710	-	-	
ALPINE	5,997	581	8,653	530	246
BONSALL	20,901	516	3,733	480	214
CREST DEHESA	-	117	-	-	
DESERT	114	116	-	-	
FALLBROOK	13,430	4,786	2,135	4,251	1,942
JAMUL DULZURA	12,106	552	-	459	205
LAKESIDE	47,499	1,587	2,433	1,450	655
NORTH COUNTY METRO	13,024	479	418	436	197
OTAY	-	319	-	-	
PALA PAUMA	8	115	-	-	
PENDLETON DELUZ	11	0	-	-	
RAINBOW	4,927	161	-	-	
RAMONA	113,693	2,839	11,971	2,636	1,214
SAN DIEGUITO	166,441	3,150	9,494	2,963	1,345
SPRING VALLEY	1,460	253	-	-	
SWEETWATER	36,897	71	-	-	
VALLE DE ORO	8,494	3,559	-	-	
VALLEY CENTER	9,454	1,109	-	-	
STATE ROUTE and RAMP NORTH	2,875	60	26,890	68	47
STATE ROUTE and RAMP SOUTH	8,090	94	9,573	100	50
STATE ROUTE and RAMP EAST	73	2	9,707	1,638	749
TOTAL	982,917	28,584	263,232	25,109	10,796

*Notes: (1) The fourth quarter accrued interest earned in the amount of \$10,796 will be received in Fiscal Year 2013-14.

(2) Interest calculation was based on the YTD balance amount.

** These regions include RTCIP fees collected and interest earned for FY 2012-13, JUL-12 through DEC-12.

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

During Fiscal Year 2012-13, the Road Fund was reimbursed \$1,334,708 from TIF collections for Capital Improvement Program (CIP) expenditures on eligible TIF roadway facilities. Fourth quarter CIP reimbursement from TIF collections is \$182,163 which was accrued in Fiscal Year 2012-13 and will be reimbursed in Fiscal Year 2013-14. Total TIF expenditures since the TIF program inception are \$10,531,659; these costs include expenditures in prior years, Fiscal Year 2012-13, and for fourth quarter expenditures to be reimbursed in Fiscal Year 2013-14. The table below shows the TIF and RTCIP amounts expended for CIP projects and the actual percentage of TIF funding on the project at this time.

TABLE E.1 – TIF EXPENDITURES ON CIP PROJECTS

Project Description	RTCIP - FUNDED	TIF AREA	Prior Yr CIP Expenses	FY 12-13 CIP Expenses	4Q Accrual to be Reimbursed in FY 13-14	Total TIF/RTCIP REIMB	Total CIP Costs	TIF % of Proj Cost
Cole Grade Rd	YES	North	230,073			230,073	1,152,311	20%
South Santa Fe North	YES	North	2,000,455	632,321	14,820	2,647,595	40,848,398	6%
Rancho Santa Fe Roundabouts	YES	North	157,490			157,490	157,490	100%
South Santa Fe South (Phase II)	YES	North	26,999			26,999	1,275,818	2%
Bear Vly Pkwy N	YES	North	843,221			843,221	12,765,693	7%
Bear Vly Pkwy S	YES	North	75,932			75,932	75,932	100%
Mission and Ranger	YES	North	5,426			5,426	5,492	99%
Bradley Ave / SR 67	NO	S. FWY Ramp	69,044			69,044	69,044	100%
Bradley Ave / SR 67	NO	Lakeside	719,965			719,965	2,996,721	24%
Lone Star Rd 1C1011	YES	South	26,248			26,248	356,025	7%
Otay Mesa Rd	YES	South	333,377			333,377	345,445	97%
Lone Star Road	NO	South	466			466	466	100%
Alpine Blvd	YES	South	469,462	620,201	167,343	1,257,007	2,050,684	61%
Alpine Blvd Drainage	YES	South	0	82,186		82,186	263,313	31%
Dye Road Extension	YES	East	627,623			627,623	2,295,066	27%
San Vicente Rd South I	YES	East	888,731			888,731	5,428,156	16%
San Vicente Rd South II (East)	NO	East	65,924			65,924	65,924	100%
Southern Traffic Bypas	YES	East	354			354	1,062	33%
Camino Del Rey Old River Rd	NO	Bonsall	453,701			453,701	518,259	88%
Knottwood Way	NO	Fallbrook	252,177			252,177	408,929	62%
Stagecoach Ln Reche Rd	NO	Fallbrook	93,134			93,134	134,583	69%
Stagecoach Lane	NO	Fallbrook	15,715			15,715	15,715	100%
Via Rancho Parkway	NO	North Cnty Mtro	63,504			63,504	69,146	92%
South Santa FE South (Phase II)	NO	North Cnty Mtro	152,724			152,724	152,724	100%
Ramona Street Extension	NO	Ramona	242,644			242,644	1,362,516	18%
Per 13th St Maple St	NO	Ramona	115,214			115,214	160,481	72%
Rancho Santa Fe Roundabouts	NO	San Dieguito	892,473			892,473	1,726,003	52%
Fallbrook St Reche Rd Extension	NO	Fallbrook	192,712			192,712	431,658	45%
Grand Total TIF Expenditures			9,014,788	1,334,708	182,163	10,531,659	75,150,641	14%

E.1) REIMBURSEMENT AGREEMENTS

The TIF Ordinance includes 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 CEQA. During FY2012-13, the County had only one reimbursement agreement. The agreement with Granite Construction Company is 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 of the County. Granite Construction Company's construction of the road improvement is complete, and the total amount reimbursed as June 30, 2013 is \$7,725,140. Total reimbursed amount in Fiscal Year 2012-13 was \$604,559.

TABLE E.2 – GRANITE CONSTRUCTION CO – SR76 REIMBURSEMENT AGREEMENT

Total Contract Amount	25,216,022
Approved Requested Amount	22,102,240
Reimbursements	
Amount Reimbursed FY 09/10	6,224,824
Amount Reimbursed FY 10/11	392,382
Amount Reimbursed FY 11/12	503,376
Amount Reimbursed FY 12/13	604,559
Total Reimbursed (as of 6/30/13)	7,725,140
Amount Eligible for Future Payment	14,377,100

*Accrued expenditures for fourth quarter are not included in the FY12-13 reimbursement amount.

E.2) ADMINISTRATIVE COST REIMBURSEMENT

Table 4 of the 2008 TIF Update Report, outlines the planning level costs associated with the TIF program which includes 2% administrative costs. TIF administrative costs are based on estimates provided in SANDAG's Regional Transportation Plan which are not to exceed 2%. In Fiscal Year 2012-13, the County continued to update the Transportation Impact Fee Program and incurred \$43,131 in TIF funded consultant expenses through Contract 535329 with EFS Engineering, Inc. The total reimbursement for administrative costs to date is \$500,000 and is below the 2% collections. The allowable administrative cost was increased to 3% as part of the updated TIF program effective January 2013 and the fourth quarter accrual of \$6,846 will be reimbursed in Fiscal Year 2013-14.

TABLE E.2 – TIF ADMINISTRATIVE COST REIMBURSEMENT

LOCATION	2% Administrative Cost				3% Administrative Cost (as of January 2013)		
	FY10-11	FY11-12	FY12-13	TOTAL	FY12-13 DPW (ACCRUED)	FY12-13 PDS (ACCRUED)	FY12-13 Total (ACCRUED)
NORTH REGION	-	132,416	31,773	164,190	1,089	1,089	2,179
SOUTH REGION	62,291		4,273	66,564	1,171	1,171	2,341
EAST REGION	45,157			45,157			
ALPINE	4,179		249	4,428	115	115	230
BONSALL	11,246		225	11,471			
CREST DEHESA	996			996			
DESERT	991			991			
FALLBROOK	-	47,664	2,008	49,672			
JAMUL DULZURA	5,019		236	5,254			
LAKESIDE	22,963		678	23,640	37	37	73

	2% Administrative Cost				3% Administrative Cost (as of January 2013)		
LOCATION	FY10-11	FY11-12	FY12-13	TOTAL	FY12-13 DPW (ACCRUED)	FY12-13 PDS (ACCRUED)	FY12-13 Total (ACCRUED)
NORTH COUNTY METRO	7,831		205	8,036			
OTAY	1,960			1,960			
PALA PAUMA	1,147			1,147			
PENDLETON DELUZ	3			3			
RAINBOW	1,503			1,503			
RAMONA	-	30,268	1,245	31,513	180	180	359
SAN DIEGUITO	7,516	28,008	1,383	36,908	142	142	285
SPRING VALLEY	1,445			1,445			
SWEETWATER	477			477			
VALLE DE ORO	31,626			31,626			
VALLEY CENTER	10,641			10,641			
STATE ROUTE and RAMP NORTH	262		27	289	402	402	805
STATE ROUTE and RAMP SOUTH	1,249		44	1,293	141	141	282
STATE ROUTE and RAMP EAST	11		785	796	146	146	291
TOTAL	218,514	238,356	43,131	500,000	3,423	3,423	6,846

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 three construction projects with sufficient funds to complete financing:

Project	Construction Commencement
South Santa Fe North	Spring 2010 – Construction Complete
Bear Valley Parkway North	Spring 2014
San Vicente Road	Spring 2014

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

The January 2013 TIF update restructured the funding accounts and interfund transfers were required. The prior TIF program consisted of three TIF accounts: local, regional, and ramp interchanges. The January TIF update moved State Routes from Regional TIF account and combined the Routes with Ramp Interchange accounts so that all State/Caltrans facilities were part of one TIF account (State Routes and Ramps). The January 2013 TIF update also created a fourth account specifically for the Regional Transportation Congestion Improvement Program (RTCIP) fee. Total interfund transfer to new RTCIP Trust Fund was \$19,126.

TABLE G.1 – INTERFUND TRANSFERS

LOCATION	CASH BALANCE DEC-12 (FUND 44582)	TIF REGION	Funds in Excess of Local Costs (1)	Funds in Excess of Regional Costs (2)	Funds in Excess of SR/Ramps Costs (3)	Transfer to RTCIP (FUND- 44587)	Transfer (TIF ORD SEC 77.217; BOS 10/31/12 # 3)	BEGINNING BALANCE after Transfer DEC- 2012
NORTH REGION	180,516	North					716,889	897,405
SOUTH REGION	2,992,399	South		-			2,273,475	5,265,874
EAST REGION	888,292	East		888,292				-
ALPINE	300,476	South	-					300,476
BONSALL	283,430	North	-					283,430
CREST DEHESA	59,323	South	59,323					-
DESERT	59,094	East	59,094					-
FALLBROOK	2,443,883	North	-					2,443,883
JAMUL DULZURA	289,158	South	31,837					257,321
LAKESIDE	846,723	South	-					846,723
NORTH COUNTY METRO	253,261	North	-					253,261
OTAY	162,369	South	162,369					-
PALA PAUMA	58,449	North	58,449					-
PENDLETON DELUZ	218	North	218					-
RAINBOW	84,446	North	84,446					-
RAMONA	1,514,370	East	-					1,514,370
SAN DIEGUITO	1,721,831	North	-					1,721,831
SPRING VALLEY	130,402	South	130,402					-
SWEETWATER	71,725	South	71,725					-
VALLE DE ORO	1,817,818	South	1,817,818					-
VALLEY CENTER	573,776	North	573,776					-
STATE ROUTE and RAMP NORTH	32,409	North			-			32,409
STATE ROUTE and RAMP SOUTH	55,023	South			-			55,023
STATE ROUTE and RAMP EAST	838	East			-	19,126	928,259	929,097
RTCIP - FUND 44587								19,126
TOTAL	14,820,229		3,049,458	888,292	-	19,126	3,918,623	14,820,229

- (1) Amount to be transferred to corresponding "Regional" account. A zero value indicates all current funds to be transferred to corresponding "Local" account.
- (2) Amount to be transferred to corresponding "State Route/Ramps" account. A zero value indicates all current funds to be transferred to corresponding "Regional" account.
- (3) A zero value indicates all current funds to be transferred to corresponding "State Route/Ramps" account.
- (4) Since Local Desert falls under the EAST REGION and no EAST Regional facilities, this amount will be transferred to the EAST Region "State Routes/Ramps" account less the amount transferred to RTCIP balance of \$19,126.45.

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

The 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 shows the amount of refunds made on first half of the Fiscal Year 2012-13 (under the prior TIF program) and the second half of Fiscal Year 2012-13 amount (under the updated TIF program). The January 2013 TIF Update (TIF Ordinance Sec.77.214(c)) increased the amount of refunds on the second half of Fiscal Year 2012-13. The total refunds in Fiscal Year 2012-13 were \$273,419.

TABLE H.1 – TIF REFUNDS

TIF AREA	July 1 to December 30, 2012	January 1 to June 30, 2013
NORTH **	8,614	74,340
SOUTH **	-	62,418
EAST **	2,297	-
ALPINE	-	952
BONSALL	-	18,555
FALLBROOK	2,216	12,215
JAMUL DULZURA	-	8
LAKESIDE	-	28,684
NORTH COUNTY METRO	-	6,374
RAMONA	-	5,132
SAN DIEGUITO	3,518	45,439
STATE ROUTE and RAMP NORTH	60	57
STATE ROUTE and RAMP SOUTH	-	2,277
STATE ROUTE and RAMP EAST	3	260
TOTAL	16,708	256,711
GRAND TOTAL	\$ 273,419	

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER SINGLE FAMILY DETACHED (SFD) RESIDENTIAL UNIT (A)			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$165	\$1,999	\$3,635	\$5,799
Bonsall	\$46	\$6,967	\$6,558	\$13,571
Central Mountain	\$3	\$0	\$2,424	\$2,427
County Islands	\$165	\$0	\$3,635	\$3,800
Crest-Dehesa	\$165	\$1,112	\$3,635	\$4,912
Desert	\$3	\$345	\$2,425	\$2,773
Fallbrook	\$46	\$6,715	\$6,558	\$13,319
Jamul-Dulzura	\$165	\$2,410	\$3,635	\$6,210
Julian	\$3	\$0	\$2,424	\$2,427
Lakeside (includes Pepper Dr- Bostonia)	\$165	\$4,451	\$3,635	\$8,251
Mountain Empire	\$3	\$0	\$2,424	\$2,427
North County Metro	\$46	\$1,893	\$6,558	\$8,497
North Mountain	\$3	\$0	\$2,424	\$2,427
Otay	\$165	\$728	\$3,635	\$4,528
Pala-Pauma	\$46	\$1,298	\$6,558	\$7,902
Pendleton-De Luz	\$46	\$8	\$6,558	\$6,612
Rainbow	\$46	\$4,927	\$6,558	\$11,531
Ramona	\$3	\$6,556	\$2,425	\$8,984
San Dieguito	\$46	\$3,576	\$6,558	\$10,180
Spring Valley	\$165	\$728	\$3,635	\$4,528
Sweetwater	\$165	\$1,443	\$3,635	\$5,243
Valle De Oro	\$165	\$5,086	\$3,635	\$8,886
Valley Center	\$46	\$2,834	\$6,558	\$9,438

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER MULTI-FAMILY ATTACHED HOME, CONDOMINIUM, APARTMENT, LODGING INCLUDING HOTEL ROOMS AND TIME-SHARE UNITS, AND ACCESSORY APARTMENT (B)			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$111	\$1,339	\$2,436	\$3,886
Bonsall	\$31	\$4,668	\$4,394	\$9,093
Central Mountain	\$2	\$0	\$1,624	\$1,626
County Islands	\$111	\$0	\$2,436	\$2,547
Crest-Dehesa	\$111	\$745	\$2,436	\$3,292
Desert	\$2	\$231	\$1,625	\$1,858
Fallbrook	\$31	\$4,499	\$4,394	\$8,924
Jamul-Dulzura	\$111	\$1,615	\$2,436	\$4,162
Julian	\$2	\$0	\$1,624	\$1,626
Lakeside (includes Pepper Dr- Bostonia)	\$111	\$2,982	\$2,436	\$5,529
Mountain Empire	\$2	\$0	\$1,624	\$1,626
North County Metro	\$31	\$1,268	\$4,394	\$5,693
North Mountain	\$2	\$0	\$1,624	\$1,626
Otay	\$111	\$488	\$2,436	\$3,035
Pala-Pauma	\$31	\$870	\$4,394	\$5,295
Pendleton-De Luz	\$31	\$5	\$4,394	\$4,430
Rainbow	\$31	\$3,301	\$4,394	\$7,726
Ramona	\$2	\$4,392	\$1,625	\$6,019
San Dieguito	\$31	\$2,396	\$4,394	\$6,821
Spring Valley	\$111	\$488	\$2,436	\$3,035
Sweetwater	\$111	\$967	\$2,436	\$3,514
Valle De Oro	\$111	\$3,408	\$2,436	\$5,955
Valley Center	\$31	\$1,898	\$4,394	\$6,323

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER MOBILE HOME, AGRICULTURE LABOR RESIDENTIAL (NON-PRIMARY RESIDENCE), AND RETIREMENT COMMUNITY (C)			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$54	\$660	\$1,200	\$1,914
Bonsall	\$15	\$2,299	\$2,164	\$4,478
Central Mountain	\$1	\$0	\$800	\$801
County Islands	\$54	\$0	\$1,200	\$1,254
Crest-Dehesa	\$54	\$367	\$1,200	\$1,621
Desert	\$1	\$114	\$800	\$915
Fallbrook	\$15	\$2,216	\$2,164	\$4,395
Jamul-Dulzura	\$54	\$795	\$1,200	\$2,049
Julian	\$1	\$0	\$800	\$801
Lakeside (includes Pepper Dr- Bostonia)	\$54	\$1,469	\$1,200	\$2,723
Mountain Empire	\$1	\$0	\$800	\$801
North County Metro	\$15	\$625	\$2,164	\$2,804
North Mountain	\$1	\$0	\$800	\$801
Otay	\$54	\$240	\$1,200	\$1,494
Pala-Pauma	\$15	\$428	\$2,164	\$2,607
Pendleton-De Luz	\$15	\$3	\$2,164	\$2,182
Rainbow	\$15	\$1,626	\$2,164	\$3,805
Ramona	\$1	\$2,163	\$800	\$2,964
San Dieguito	\$15	\$1,180	\$2,164	\$3,359
Spring Valley	\$54	\$240	\$1,200	\$1,494
Sweetwater	\$54	\$476	\$1,200	\$1,730
Valle De Oro	\$54	\$1,678	\$1,200	\$2,932
Valley Center	\$15	\$935	\$2,164	\$3,114

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER CONGREGATE CARE FACILITY* (D) *per room			
	Freeway Ramp	Local	Regional	Total per Unit
Alpine	\$33	\$400	\$727	\$1,160
Bonsall	\$9	\$1,393	\$1,312	\$2,714
Central Mountain	\$1	\$0	\$485	\$486
County Islands	\$33	\$0	\$727	\$760
Crest-Dehesa	\$33	\$222	\$727	\$982
Desert	\$1	\$69	\$485	\$555
Fallbrook	\$9	\$1,343	\$1,312	\$2,664
Jamul-Dulzura	\$33	\$482	\$727	\$1,242
Julian	\$1	\$0	\$485	\$486
Lakeside (includes Pepper Dr- Bostonia)	\$33	\$890	\$727	\$1,650
Mountain Empire	\$1	\$0	\$485	\$486
North County Metro	\$9	\$379	\$1,312	\$1,700
North Mountain	\$1	\$0	\$485	\$486
Otay	\$33	\$146	\$727	\$906
Pala-Pauma	\$9	\$260	\$1,312	\$1,581
Pendleton-De Luz	\$9	\$2	\$1,312	\$1,323
Rainbow	\$9	\$985	\$1,312	\$2,306
Ramona	\$1	\$1,311	\$485	\$1,797
San Dieguito	\$9	\$715	\$1,312	\$2,036
Spring Valley	\$33	\$146	\$727	\$906
Sweetwater	\$33	\$289	\$727	\$1,049
Valle De Oro	\$33	\$1,017	\$727	\$1,777
Valley Center	\$9	\$567	\$1,312	\$1,888

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER 1,000 SQUARE FOOT FOR GENERAL COMMERCIAL (E)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$515	\$5,988	\$3,688	\$10,191
Bonsall	\$118	\$20,860	\$3,252	\$24,230
Central Mountain	\$9	\$0	\$5,591	\$5,600
County Islands	\$515	\$0	\$6,108	\$6,623
Crest-Dehesa	\$515	\$3,330	\$4,758	\$8,603
Desert	\$9	\$1,031	\$5,593	\$6,633
Fallbrook	\$118	\$20,104	\$3,570	\$23,792
Jamul-Dulzura	\$515	\$7,218	\$3,171	\$10,904
Julian	\$9	\$0	\$5,591	\$5,600
Lakeside (includes Pepper Dr- Bostonia)	\$515	\$13,324	\$714	\$14,553
Mountain Empire	\$9	\$0	\$5,591	\$5,600
North County Metro	\$118	\$5,671	\$9,398	\$15,187
North Mountain	\$9	\$0	\$5,591	\$5,600
Otay	\$515	\$2,182	\$5,236	\$7,933
Pala-Pauma	\$118	\$3,886	\$10,112	\$14,116
Pendleton-De Luz	\$118	\$40	\$11,659	\$11,817
Rainbow	\$118	\$14,752	\$5,710	\$20,580
Ramona	\$9	\$17,688	\$0	\$17,697
San Dieguito	\$118	\$10,708	\$7,336	\$18,162
Spring Valley	\$515	\$2,182	\$5,236	\$7,933
Sweetwater	\$515	\$4,322	\$4,322	\$9,159
Valle De Oro	\$515	\$15,188	\$0	\$15,703
Valley Center	\$118	\$8,486	\$8,249	\$16,853

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER 1,000 SQUARE FOOT FOR FURNITURE STORE (F)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$72	\$838	\$516	\$1,426
Bonsall	\$17	\$2,920	\$455	\$3,392
Central Mountain	\$1	\$0	\$783	\$784
County Islands	\$72	\$0	\$855	\$927
Crest-Dehesa	\$72	\$466	\$666	\$1,204
Desert	\$1	\$144	\$783	\$928
Fallbrook	\$17	\$2,815	\$500	\$3,332
Jamul-Dulzura	\$72	\$1,011	\$444	\$1,527
Julian	\$1	\$0	\$783	\$784
Lakeside (includes Pepper Dr- Bostonia)	\$72	\$1,865	\$100	\$2,037
Mountain Empire	\$1	\$0	\$783	\$784
North County Metro	\$17	\$794	\$1,316	\$2,127
North Mountain	\$1	\$0	\$783	\$784
Otay	\$72	\$305	\$733	\$1,110
Pala-Pauma	\$17	\$544	\$1,416	\$1,977
Pendleton-De Luz	\$17	\$6	\$1,632	\$1,655
Rainbow	\$17	\$2,065	\$799	\$2,881
Ramona	\$1	\$2,476	\$0	\$2,477
San Dieguito	\$17	\$1,499	\$1,027	\$2,543
Spring Valley	\$72	\$305	\$733	\$1,110
Sweetwater	\$72	\$605	\$605	\$1,282
Valle De Oro	\$72	\$2,126	\$0	\$2,198
Valley Center	\$17	\$1,188	\$1,155	\$2,360

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER 1,000 SQUARE FOOT FOR GENERAL INDUSTRIAL (G)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$191	\$2,216	\$1,365	\$3,772
Bonsall	\$44	\$7,718	\$1,203	\$8,965
Central Mountain	\$3	\$0	\$2,069	\$2,072
County Islands	\$191	\$0	\$2,260	\$2,451
Crest-Dehesa	\$191	\$1,232	\$1,761	\$3,184
Desert	\$3	\$382	\$2,069	\$2,454
Fallbrook	\$44	\$7,439	\$1,321	\$8,804
Jamul-Dulzura	\$191	\$2,670	\$1,173	\$4,034
Julian	\$3	\$0	\$2,069	\$2,072
Lakeside (includes Pepper Dr- Bostonia)	\$191	\$4,930	\$264	\$5,385
Mountain Empire	\$3	\$0	\$2,069	\$2,072
North County Metro	\$44	\$2,098	\$3,477	\$5,619
North Mountain	\$3	\$0	\$2,069	\$2,072
Otay	\$191	\$807	\$1,937	\$2,935
Pala-Pauma	\$44	\$1,438	\$3,741	\$5,223
Pendleton-De Luz	\$44	\$15	\$4,314	\$4,373
Rainbow	\$44	\$5,458	\$2,113	\$7,615
Ramona	\$3	\$6,544	\$0	\$6,547
San Dieguito	\$44	\$3,962	\$2,714	\$6,720
Spring Valley	\$191	\$807	\$1,937	\$2,935
Sweetwater	\$191	\$1,599	\$1,599	\$3,389
Valle De Oro	\$191	\$5,619	\$0	\$5,810
Valley Center	\$44	\$3,140	\$3,052	\$6,236

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER 1,000 SQUARE FOOT FOR OFFICES (H)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$288	\$3,354	\$2,065	\$5,707
Bonsall	\$66	\$11,682	\$1,821	\$13,569
Central Mountain	\$5	\$0	\$3,131	\$3,136
County Islands	\$288	\$0	\$3,420	\$3,708
Crest-Dehesa	\$288	\$1,865	\$2,665	\$4,818
Desert	\$5	\$577	\$3,132	\$3,714
Fallbrook	\$66	\$11,258	\$1,999	\$13,323
Jamul-Dulzura	\$288	\$4,042	\$1,776	\$6,106
Julian	\$5	\$0	\$3,131	\$3,136
Lakeside (includes Pepper Dr- Bostonia)	\$288	\$7,462	\$400	\$8,150
Mountain Empire	\$5	\$0	\$3,131	\$3,136
North County Metro	\$66	\$3,176	\$5,263	\$8,505
North Mountain	\$5	\$0	\$3,131	\$3,136
Otay	\$288	\$1,222	\$2,932	\$4,442
Pala-Pauma	\$66	\$2,176	\$5,663	\$7,905
Pendleton-De Luz	\$66	\$22	\$6,529	\$6,617
Rainbow	\$66	\$8,261	\$3,198	\$11,525
Ramona	\$5	\$9,905	\$0	\$9,910
San Dieguito	\$66	\$5,996	\$4,108	\$10,170
Spring Valley	\$288	\$1,222	\$2,932	\$4,442
Sweetwater	\$288	\$2,420	\$2,420	\$5,128
Valle De Oro	\$288	\$8,505	\$0	\$8,793
Valley Center	\$66	\$4,752	\$4,619	\$9,437

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

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TIF AREA	COST PER 1,000 SQUARE FOOT FOR STORAGE, WAREHOUSING, WINERIES, NON-RESIDENTIAL AGRICULTURE (I)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$72	\$838	\$516	\$1,426
Bonsall	\$17	\$2,920	\$455	\$3,392
Central Mountain	\$1	\$0	\$783	\$784
County Islands	\$72	\$0	\$855	\$927
Crest-Dehesa	\$72	\$466	\$666	\$1,204
Desert	\$1	\$144	\$783	\$928
Fallbrook	\$17	\$2,815	\$500	\$3,332
Jamul-Dulzura	\$72	\$1,011	\$444	\$1,527
Julian	\$1	\$0	\$783	\$784
Lakeside (includes Pepper Dr- Bostonia)	\$72	\$1,865	\$100	\$2,037
Mountain Empire	\$1	\$0	\$783	\$784
North County Metro	\$17	\$794	\$1,316	\$2,127
North Mountain	\$1	\$0	\$783	\$784
Otay	\$72	\$305	\$733	\$1,110
Pala-Pauma	\$17	\$544	\$1,416	\$1,977
Pendleton-De Luz	\$17	\$6	\$1,632	\$1,655
Rainbow	\$17	\$2,065	\$799	\$2,881
Ramona	\$1	\$2,476	\$0	\$2,477
San Dieguito	\$17	\$1,499	\$1,027	\$2,543
Spring Valley	\$72	\$305	\$733	\$1,110
Sweetwater	\$72	\$605	\$605	\$1,282
Valle De Oro	\$72	\$2,126	\$0	\$2,198
Valley Center	\$17	\$1,188	\$1,155	\$2,360

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

TIF AREA	Calendar Year 2012 COST PER 1,000 SQUARE FOOT FOR SCHOOLS AND GOVERNMENT /INSTITUTIONAL (J)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$165	\$1,916	\$1,180	\$3,261
Bonsall	\$38	\$6,675	\$1,041	\$7,754
Central Mountain	\$3	\$0	\$1,789	\$1,792
County Islands	\$165	\$0	\$1,954	\$2,119
Crest-Dehesa	\$165	\$1,066	\$1,523	\$2,754
Desert	\$3	\$330	\$1,790	\$2,123
Fallbrook	\$38	\$6,433	\$1,142	\$7,613
Jamul-Dulzura	\$165	\$2,310	\$1,015	\$3,490
Julian	\$3	\$0	\$1,789	\$1,792
Lakeside (includes Pepper Dr- Bostonia)	\$165	\$4,264	\$228	\$4,657
Mountain Empire	\$3	\$0	\$1,789	\$1,792
North County Metro	\$38	\$1,815	\$3,007	\$4,860
North Mountain	\$3	\$0	\$1,789	\$1,792
Otay	\$165	\$698	\$1,675	\$2,538
Pala-Pauma	\$38	\$1,244	\$3,236	\$4,518
Pendleton-De Luz	\$38	\$13	\$3,731	\$3,782
Rainbow	\$38	\$4,721	\$1,827	\$6,586
Ramona	\$3	\$5,660	\$0	\$5,663
San Dieguito	\$38	\$3,427	\$2,347	\$5,812
Spring Valley	\$165	\$698	\$1,675	\$2,538
Sweetwater	\$165	\$1,383	\$1,383	\$2,931
Valle De Oro	\$165	\$4,860	\$0	\$5,025
Valley Center	\$38	\$2,716	\$2,640	\$5,394

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Attachment A - TIF Rates July 1 to December 31, 2012

Calendar Year 2012

TIF AREA	COST PER TRIP FOR SELECT INDUSTRIAL USES (K)			
	Freeway Ramp	Local	Regional	Total
Alpine	\$12	\$166	\$104	\$282
Bonsall	\$3	\$580	\$90	\$673
Central Mountain	\$0	\$0	\$155	\$155
County Islands	\$12	\$0	\$170	\$182
Crest-Dehesa	\$12	\$93	\$134	\$239
Desert	\$0	\$30	\$155	\$185
Fallbrook	\$3	\$560	\$98	\$661
Jamul-Dulzura	\$12	\$201	\$90	\$303
Julian	\$0	\$0	\$155	\$155
Lakeside (includes Pepper Dr- Bostonia)	\$12	\$371	\$20	\$403
Mountain Empire	\$0	\$0	\$155	\$155
North County Metro	\$3	\$158	\$261	\$422
North Mountain	\$0	\$0	\$155	\$155
Otay	\$12	\$60	\$147	\$219
Pala-Pauma	\$3	\$108	\$279	\$390
Pendleton-De Luz	\$3	\$1	\$324	\$328
Rainbow	\$3	\$410	\$158	\$571
Ramona	\$0	\$491	\$0	\$491
San Dieguito	\$3	\$298	\$204	\$505
Spring Valley	\$12	\$60	\$147	\$219
Sweetwater	\$12	\$119	\$122	\$253
Valle De Oro	\$12	\$423	\$0	\$435
Valley Center	\$3	\$237	\$227	\$467

* As required by the TIF ordinance (Sec. 77.213), TIF rates are updated annually on January 1 based on the September-to-September Engineering News Record Construction Cost Index (ENR CCI) for the Los Angeles Area or 2.0%, whichever is greater. The applicable September 2010-to-September 2011 ENR CCI was 1.3%, therefore rates must increase by 2% (the greater amount). The TIF rate increase applied on January 1, 2012 was an increase of 2%. All TIF rates are rounded to the nearest dollar.

Assignment of Land Uses to TIF Categories Based on primary use of facility

Residential*

Single Family (A)*

Single Family Dwelling (SFD) Residential including Primary & Second Dwellings units	Manufactured Homes
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Multifamily (B)*

Accessory Apartment (granny flat)	Apartment
Attached homes	Modular Homes
Condominium	including mobile home in mobile home park

Non-Permanent Residential (C)

Agriculture labor residential (non-primary residence)	Lodging: hotel rooms and timeshares
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Congregate Care (D)

Assisted living facilities	Convalescent & Nursing Homes
Retirement Community/Senior Housing	

* RTCIP collection required and included in fee rate

Non-Residential

General Commercial (E)

Automotive	Commercial Boxing and Martial Arts Studios	Key Shop
- Body Shop, Upholstery	Commercial Dance Studios	Laundromat/Self-Serve Laundry
- Car Wash	Commercial Plant Nurseries	Lumber Stores
- Electronics, Alarm, Stereo Sales &/or Repair	Commercial Strip Malls	Medical Supply Sales
- Gas Stations	Computer Sales & Service	Metal Supply Sales
- Parts sales	Computer Sales, Leasing, or Repair	Mobile Home Sales
- Rental and/or leasing	Concert Halls	Motorcycle Sales & Repair
- Repair &/or Service	Convenience Stores	Museums
- Sales	Craft Shops	Night Clubs
- Tire Sales &/or Repair	Department Stores	Office Supplies
- Window Tinting	Dry Cleaner Shop	Paint Store
- Windshield and Glass Repair	Eating Establishments	Photography or Photo Processing Store
Appliance Sales, Installation, and/or Repair	Electronics Retail Stores	Postal, Copying, Shipping, &/or Printing Stores
Arcades	Entertainment Facilities	Rental Stores
Art Galleries & Dealers	Fast Food Restaurants	Restaurants
Bakeries (retail)	Feed Stores	Retail Eyeglass Store
Barber Shop, Beauty Salon, Nail Salon, Spa	Florist Shop	Retail Stores
Bars	Gardening Stores/Commercial Nurseries	Shopping Centers
Boat Sales and Repair	Golf Pro Shop	Tattoo Parlors
Bowling Alleys	Grocery Stores	Theaters
Carpet or Flooring Store	Gun Shops	Ticket Agencies
Chemical Sales Store	Gymnasiums & Health and Fitness Clubs	Truck Stop or Travel Center
Coffee Shops	Hardware Stores	Video or Computer Game Stores
Commercial Aviation Facilities/Terminals	Juice Bars	Weight-Loss or Nutrition Stores (retail)

Attachment A - TIF Rates July 1 to December 31, 2012

Furniture Store (F)

Antique Store
Estate Liquidators
Furniture Store
Office Furniture Supply & Installation

General Industrial (G)

Animal Shelter/Kennel	Facility Alarm System Installation & Repair	Light Industrial Service Facilities
Armored Car Service	Film Production Studio	- Air Duct Cleaning
Assembling & Fabrication Facilities	Fuel Distribution Facilities	- Appliance Repair
Automotive Salvage	Gun Shooting Range (no on-site sales)	- Carpet Cleaning
Automotive Towing	Hazardous Waste Removal	- Carpet Installation (no on-site sales)
Bakeries (Manufacturing w/no on-site sales)	Heavy Construction Equipment Leasing	- Computer Cable Installation
Bathroom and Kitchen Renovation (no on-site sales)	Heavy Construction Equipment Repair	- Electric Vehicle Charging Station
Bottled gas supply (acetylene, etc.)	Heavy Construction Equipment Sales	- Elevator Maintenance
Churches, Synagogues, Mosques, or Temples	Home Remodeling	- Garage Door Repair
Community Centers or Youth Centers	Laboratories for Research & Development	- Glass Repair & Replacement
Computer Server Facilities (non-commercial)	Large Truck Repair	- HVAC, Plumber, Electrician, Welder, etc.
Construction &/or Demolition Companies	Laundry Processing (no on-site sales)	- Industrial Equipment Supply and Repair
Distribution Centers (no on-site sales)	Manufacturing/Processing Facilities	- Instrumentation Calibration & Repair
- Food &/or Beverage	Medical Equipment Maintenance	- Irrigation System Installation & Repair
- Catalogue Sales	Medical Supply Wholesale	- Janitors or Specialized Cleaning
- Other Non-Retail Distribution Centers	Not-for-Profit Recreation Centers (e.g. YMCA)	- Landscaping Maintenance
- Florist Distributor	Parking Garages (non-residential)	- Limousine Service
- Freight, Packages, and Mail	Photographic Processing Lab (no on-site sales)	- Machine Shop
- Fuel (gasoline, propane, natural gas)	Pool Installation	- Pest Control
- Chemicals	Reprographic Facilities	- Security Guard Service
Diving Salvage Facilities (no on-site sales)	Sandblasting Facility	
Document Destruction	Telephone Call Centers	
Drilling Companies	Telephone Service Facilities	
Furniture Repair	Trucking Companies	
	Video Production Facilities	

Offices (H)

Accountant Offices	Drug Rehabilitation Offices	Optometrist Office
Advertising Agencies	Engineering/Architectural Design Offices	Photography
Attorney Offices	Financial Planner Offices	Real Estate Offices
Bail Bond Office	Insurance Sales and Service	Tax Preparation Services
Banks and Savings & Loans	Mapping Services	Travel Agencies
Chiropractic Clinics	Medical Clinics	Veterinary Clinics
Computer Software Development	Medical Offices	
Counseling Offices	Mortuaries	
Currency Exchange	Offices for Research	
Dental & Orthodontic Clinics	Offices for Development	

Attachment A - TIF Rates July 1 to December 31, 2012

Storage, Warehousing, Wineries, Non-residential Agricultural (I)

Agricultural Packing Facilities	Horse Stables	Wholesale Nurseries
Aircraft Hangars & General Aviation Facilities	Mini-Storage Warehouses	Wine Tasting Rooms
Cemeteries	Moving Companies	Wineries
Document Storage Facilities	Storage Warehouses	

Schools, and Government / Institutional (J)

Academic Testing Centers	Language Schools	Traffic Schools
Acting Schools	Library	Tutoring Centers
Day Care/Pre-School	Police Station	County Capital Projects
Elementary, Middle, and High Schools	Post Office	Parks
Fire Station	Prisons & Jails	Hospitals
Kindergartens	Technical Schools	

Select Industrial (K)*

*trip rates based off PDS/DPW approved traffic study or SANDAG rates (when available)

Borrow Pit Operations	RV Parks & Campgrounds (per space) 4	Cell/Mobile Phone Towers/Trees/Units
Concrete & Asphalt Production (Batch Plants)	Recycling Centers	Wireless Communication Facilities*
Landfills		*see PDS guidance for CEQA findings and
Mining Operations	Fuel Pumps (added to existing facility)	unique trip rate (1 ADT)
Power Generation Plants (all kinds)		
Quarry Operations		

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

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	\$2,165	\$153	\$1,458	\$953	\$2,564	\$4,729
Bonsall	North	\$2,165	\$390	\$1,285	\$911	\$2,586	\$4,751
Central Mountain	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
County Islands	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Crest-Dehesa	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Desert	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
Fallbrook	North	\$2,165	\$390	\$1,285	\$133	\$1,808	\$3,973
Jamul-Dulzura	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Julian	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
Lakeside	South	\$2,165	\$153	\$1,458	\$270	\$1,881	\$4,046
Mountain Empire	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
North County Metro	North	\$2,165	\$390	\$1,285	\$94	\$1,769	\$3,934
North Mountain	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
Otay	South	\$2,165	\$153	\$628	\$0	\$781	\$2,946
Pala-Pauma	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840
Pendleton-De Luz	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840
Rainbow	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840
Ramona	East	\$2,165	\$453	\$0	\$974	\$1,427	\$3,592
San Dieguito	North	\$2,165	\$390	\$1,285	\$272	\$1,947	\$4,112
Spring Valley	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Sweetwater	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Valle De Oro	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Valley Center	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

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	\$2,165	\$102	\$972	\$635	\$1,709	\$3,874
Bonsall	North	\$2,165	\$260	\$856	\$607	\$1,723	\$3,888
Central Mountain	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
County Islands	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Crest-Dehesa	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Desert	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
Fallbrook	North	\$2,165	\$260	\$856	\$89	\$1,205	\$3,370
Jamul-Dulzura	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Julian	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
Lakeside	South	\$2,165	\$102	\$972	\$180	\$1,254	\$3,419
Mountain Empire	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
North County Metro	North	\$2,165	\$260	\$856	\$63	\$1,179	\$3,344
North Mountain	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
Otay	South	\$2,165	\$102	\$419	\$0	\$521	\$2,686
Pala-Pauma	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281
Pendleton-De Luz	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281
Rainbow	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281
Ramona	East	\$2,165	\$302	\$0	\$649	\$951	\$3,116
San Dieguito	North	\$2,165	\$260	\$856	\$181	\$1,297	\$3,462
Spring Valley	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Sweetwater	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Valle De Oro	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Valley Center	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

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	\$64	\$608	\$397	\$1,069	\$1,069
Bonsall	North	\$0	\$162	\$535	\$380	\$1,077	\$1,077
Central Mountain	East	\$0	\$189	\$0	\$0	\$189	\$189
County Islands	South	\$0	\$64	\$608	\$0	\$672	\$672
Crest-Dehesa	South	\$0	\$64	\$608	\$0	\$672	\$672
Desert	East	\$0	\$189	\$0	\$0	\$189	\$189
Fallbrook	North	\$0	\$162	\$535	\$56	\$753	\$753
Jamul-Dulzura	South	\$0	\$64	\$608	\$0	\$672	\$672
Julian	East	\$0	\$189	\$0	\$0	\$189	\$189
Lakeside	South	\$0	\$64	\$608	\$112	\$784	\$784
Mountain Empire	East	\$0	\$189	\$0	\$0	\$189	\$189
North County Metro	North	\$0	\$162	\$535	\$39	\$736	\$736
North Mountain	East	\$0	\$189	\$0	\$0	\$189	\$189
Otay	South	\$0	\$64	\$262	\$0	\$326	\$326
Pala-Pauma	North	\$0	\$162	\$535	\$0	\$697	\$697
Pendleton-De Luz	North	\$0	\$162	\$535	\$0	\$697	\$697
Rainbow	North	\$0	\$162	\$535	\$0	\$697	\$697
Ramona	East	\$0	\$189	\$0	\$406	\$595	\$595
San Dieguito	North	\$0	\$162	\$535	\$113	\$810	\$810
Spring Valley	South	\$0	\$64	\$608	\$0	\$672	\$672
Sweetwater	South	\$0	\$64	\$608	\$0	\$672	\$672
Valle De Oro	South	\$0	\$64	\$608	\$0	\$672	\$672
Valley Center	North	\$0	\$162	\$535	\$0	\$697	\$697

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

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	\$32	\$304	\$199	\$535	\$535
Bonsall	North	\$0	\$81	\$268	\$190	\$539	\$539
Central Mountain	East	\$0	\$94	\$0	\$0	\$94	\$94
County Islands	South	\$0	\$32	\$304	\$0	\$336	\$336
Crest-Dehesa	South	\$0	\$32	\$304	\$0	\$336	\$336
Desert	East	\$0	\$94	\$0	\$0	\$94	\$94
Fallbrook	North	\$0	\$81	\$268	\$28	\$377	\$377
Jamul-Dulzura	South	\$0	\$32	\$304	\$0	\$336	\$336
Julian	East	\$0	\$94	\$0	\$0	\$94	\$94
Lakeside	South	\$0	\$32	\$304	\$56	\$392	\$392
Mountain Empire	East	\$0	\$94	\$0	\$0	\$94	\$94
North County Metro	North	\$0	\$81	\$268	\$20	\$369	\$369
North Mountain	East	\$0	\$94	\$0	\$0	\$94	\$94
Otay	South	\$0	\$32	\$131	\$0	\$163	\$163
Pala-Pauma	North	\$0	\$81	\$268	\$0	\$349	\$349
Pendleton-De Luz	North	\$0	\$81	\$268	\$0	\$349	\$349
Rainbow	North	\$0	\$81	\$268	\$0	\$349	\$349
Ramona	East	\$0	\$94	\$0	\$203	\$297	\$297
San Dieguito	North	\$0	\$81	\$268	\$57	\$406	\$406
Spring Valley	South	\$0	\$32	\$304	\$0	\$336	\$336
Sweetwater	South	\$0	\$32	\$304	\$0	\$336	\$336
Valle De Oro	South	\$0	\$32	\$304	\$0	\$336	\$336
Valley Center	North	\$0	\$81	\$268	\$0	\$349	\$349

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$/ksf)					
		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	\$267	\$2,541	\$1,661	\$4,469	\$4,469
Bonsall	North	\$0	\$679	\$2,238	\$1,587	\$4,504	\$4,504
Central Mountain	East	\$0	\$789	\$0	\$0	\$789	\$789
County Islands	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Crest-Dehesa	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Desert	East	\$0	\$789	\$0	\$0	\$789	\$789
Fallbrook	North	\$0	\$679	\$2,238	\$232	\$3,149	\$3,149
Jamul-Dulzura	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Julian	East	\$0	\$789	\$0	\$0	\$789	\$789
Lakeside	South	\$0	\$267	\$2,541	\$470	\$3,278	\$3,278
Mountain Empire	East	\$0	\$789	\$0	\$0	\$789	\$789
North County Metro	North	\$0	\$679	\$2,238	\$164	\$3,081	\$3,081
North Mountain	East	\$0	\$789	\$0	\$0	\$789	\$789
Otay	South	\$0	\$267	\$1,094	\$0	\$1,361	\$1,361
Pala-Pauma	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917
Pendleton-De Luz	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917
Rainbow	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917
Ramona	East	\$0	\$789	\$0	\$1,696	\$2,485	\$2,485
San Dieguito	North	\$0	\$679	\$2,238	\$473	\$3,390	\$3,390
Spring Valley	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Sweetwater	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Valle De Oro	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Valley Center	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$/ksf)					
		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	\$37	\$348	\$227	\$612	\$612
Bonsall	North	\$0	\$93	\$306	\$217	\$616	\$616
Central Mountain	East	\$0	\$108	\$0	\$0	\$108	\$108
County Islands	South	\$0	\$37	\$348	\$0	\$385	\$385
Crest-Dehesa	South	\$0	\$37	\$348	\$0	\$385	\$385
Desert	East	\$0	\$108	\$0	\$0	\$108	\$108
Fallbrook	North	\$0	\$93	\$306	\$32	\$431	\$431
Jamul-Dulzura	South	\$0	\$37	\$348	\$0	\$385	\$385
Julian	East	\$0	\$108	\$0	\$0	\$108	\$108
Lakeside	South	\$0	\$37	\$348	\$64	\$449	\$449
Mountain Empire	East	\$0	\$108	\$0	\$0	\$108	\$108
North County Metro	North	\$0	\$93	\$306	\$22	\$421	\$421
North Mountain	East	\$0	\$108	\$0	\$0	\$108	\$108
Otay	South	\$0	\$37	\$150	\$0	\$187	\$187
Pala-Pauma	North	\$0	\$93	\$306	\$0	\$399	\$399
Pendleton-De Luz	North	\$0	\$93	\$306	\$0	\$399	\$399
Rainbow	North	\$0	\$93	\$306	\$0	\$399	\$399
Ramona	East	\$0	\$108	\$0	\$232	\$340	\$340
San Dieguito	North	\$0	\$93	\$306	\$65	\$464	\$464
Spring Valley	South	\$0	\$37	\$348	\$0	\$385	\$385
Sweetwater	South	\$0	\$37	\$348	\$0	\$385	\$385
Valle De Oro	South	\$0	\$37	\$348	\$0	\$385	\$385
Valley Center	North	\$0	\$93	\$306	\$0	\$399	\$399

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$/ksf)					
		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	\$118	\$1,119	\$731	\$1,968	\$1,968
Bonsall	North	\$0	\$299	\$986	\$699	\$1,984	\$1,984
Central Mountain	East	\$0	\$347	\$0	\$0	\$347	\$347
County Islands	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Crest-Dehesa	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Desert	East	\$0	\$347	\$0	\$0	\$347	\$347
Fallbrook	North	\$0	\$299	\$986	\$102	\$1,387	\$1,387
Jamul-Dulzura	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Julian	East	\$0	\$347	\$0	\$0	\$347	\$347
Lakeside	South	\$0	\$118	\$1,119	\$207	\$1,444	\$1,444
Mountain Empire	East	\$0	\$347	\$0	\$0	\$347	\$347
North County Metro	North	\$0	\$299	\$986	\$72	\$1,357	\$1,357
North Mountain	East	\$0	\$347	\$0	\$0	\$347	\$347
Otay	South	\$0	\$118	\$482	\$0	\$600	\$600
Pala-Pauma	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285
Pendleton-De Luz	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285
Rainbow	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285
Ramona	East	\$0	\$347	\$0	\$747	\$1,094	\$1,094
San Dieguito	North	\$0	\$299	\$986	\$208	\$1,493	\$1,493
Spring Valley	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Sweetwater	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Valle De Oro	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Valley Center	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$/ksf)					
		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	\$211	\$2,010	\$1,314	\$3,535	\$3,535
Bonsall	North	\$0	\$537	\$1,770	\$1,255	\$3,562	\$3,562
Central Mountain	East	\$0	\$624	\$0	\$0	\$624	\$624
County Islands	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Crest-Dehesa	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Desert	East	\$0	\$624	\$0	\$0	\$624	\$624
Fallbrook	North	\$0	\$537	\$1,770	\$184	\$2,491	\$2,491
Jamul-Dulzura	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Julian	East	\$0	\$624	\$0	\$0	\$624	\$624
Lakeside	South	\$0	\$211	\$2,010	\$372	\$2,593	\$2,593
Mountain Empire	East	\$0	\$624	\$0	\$0	\$624	\$624
North County Metro	North	\$0	\$537	\$1,770	\$130	\$2,437	\$2,437
North Mountain	East	\$0	\$624	\$0	\$0	\$624	\$624
Otay	South	\$0	\$211	\$865	\$0	\$1,076	\$1,076
Pala-Pauma	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307
Pendleton-De Luz	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307
Rainbow	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307
Ramona	East	\$0	\$624	\$0	\$1,342	\$1,966	\$1,966
San Dieguito	North	\$0	\$537	\$1,770	\$374	\$2,681	\$2,681
Spring Valley	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Sweetwater	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Valle De Oro	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Valley Center	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$/ksf)					
		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	\$51	\$490	\$320	\$861	\$861
Bonsall	North	\$0	\$131	\$431	\$306	\$868	\$868
Central Mountain	East	\$0	\$152	\$0	\$0	\$152	\$152
County Islands	South	\$0	\$51	\$490	\$0	\$541	\$541
Crest-Dehesa	South	\$0	\$51	\$490	\$0	\$541	\$541
Desert	East	\$0	\$152	\$0	\$0	\$152	\$152
Fallbrook	North	\$0	\$131	\$431	\$45	\$607	\$607
Jamul-Dulzura	South	\$0	\$51	\$490	\$0	\$541	\$541
Julian	East	\$0	\$152	\$0	\$0	\$152	\$152
Lakeside	South	\$0	\$51	\$490	\$91	\$632	\$632
Mountain Empire	East	\$0	\$152	\$0	\$0	\$152	\$152
North County Metro	North	\$0	\$131	\$431	\$32	\$594	\$594
North Mountain	East	\$0	\$152	\$0	\$0	\$152	\$152
Otay	South	\$0	\$51	\$211	\$0	\$262	\$262
Pala-Pauma	North	\$0	\$131	\$431	\$0	\$562	\$562
Pendleton-De Luz	North	\$0	\$131	\$431	\$0	\$562	\$562
Rainbow	North	\$0	\$131	\$431	\$0	\$562	\$562
Ramona	East	\$0	\$152	\$0	\$327	\$479	\$479
San Dieguito	North	\$0	\$131	\$431	\$91	\$653	\$653
Spring Valley	South	\$0	\$51	\$490	\$0	\$541	\$541
Sweetwater	South	\$0	\$51	\$490	\$0	\$541	\$541
Valle De Oro	South	\$0	\$51	\$490	\$0	\$541	\$541
Valley Center	North	\$0	\$131	\$431	\$0	\$562	\$562

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$/ksf)					
		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	\$126	\$1,199	\$784	\$2,109	\$2,109
Bonsall	North	\$0	\$321	\$1,056	\$749	\$2,126	\$2,126
Central Mountain	East	\$0	\$372	\$0	\$0	\$372	\$372
County Islands	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Crest-Dehesa	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Desert	East	\$0	\$372	\$0	\$0	\$372	\$372
Fallbrook	North	\$0	\$321	\$1,056	\$110	\$1,487	\$1,487
Jamul-Dulzura	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Julian	East	\$0	\$372	\$0	\$0	\$372	\$372
Lakeside	South	\$0	\$126	\$1,199	\$222	\$1,547	\$1,547
Mountain Empire	East	\$0	\$372	\$0	\$0	\$372	\$372
North County Metro	North	\$0	\$321	\$1,056	\$77	\$1,454	\$1,454
North Mountain	East	\$0	\$372	\$0	\$0	\$372	\$372
Otay	South	\$0	\$126	\$516	\$0	\$642	\$642
Pala-Pauma	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377
Pendleton-De Luz	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377
Rainbow	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377
Ramona	East	\$0	\$372	\$0	\$800	\$1,172	\$1,172
San Dieguito	North	\$0	\$321	\$1,056	\$223	\$1,600	\$1,600
Spring Valley	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Sweetwater	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Valle De Oro	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Valley Center	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR NON-VILLAGE AREAS

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	\$15	\$143	\$93	\$251	\$251
Bonsall	North	\$0	\$38	\$126	\$89	\$253	\$253
Central Mountain	East	\$0	\$44	\$0	\$0	\$44	\$44
County Islands	South	\$0	\$15	\$143	\$0	\$158	\$158
Crest-Dehesa	South	\$0	\$15	\$143	\$0	\$158	\$158
Desert	East	\$0	\$44	\$0	\$0	\$44	\$44
Fallbrook	North	\$0	\$38	\$126	\$13	\$177	\$177
Jamul-Dulzura	South	\$0	\$15	\$143	\$0	\$158	\$158
Julian	East	\$0	\$44	\$0	\$0	\$44	\$44
Lakeside	South	\$0	\$15	\$143	\$26	\$184	\$184
Mountain Empire	East	\$0	\$44	\$0	\$0	\$44	\$44
North County Metro	North	\$0	\$38	\$126	\$9	\$173	\$173
North Mountain	East	\$0	\$44	\$0	\$0	\$44	\$44
Otay	South	\$0	\$15	\$61	\$0	\$76	\$76
Pala-Pauma	North	\$0	\$38	\$126	\$0	\$164	\$164
Pendleton-De Luz	North	\$0	\$38	\$126	\$0	\$164	\$164
Rainbow	North	\$0	\$38	\$126	\$0	\$164	\$164
Ramona	East	\$0	\$44	\$0	\$95	\$139	\$139
San Dieguito	North	\$0	\$38	\$126	\$27	\$191	\$191
Spring Valley	South	\$0	\$15	\$143	\$0	\$158	\$158
Sweetwater	South	\$0	\$15	\$143	\$0	\$158	\$158
Valle De Oro	South	\$0	\$15	\$143	\$0	\$158	\$158
Valley Center	North	\$0	\$38	\$126	\$0	\$164	\$164

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

¹ SANDAG RTCIP fee (\$2,165 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 Update
FEE RATES FOR VILLAGE AREAS

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	\$2,165	\$138	\$1,313	\$858	\$2,309	\$4,474
Bonsall	North	\$2,165	\$351	\$1,156	\$820	\$2,327	\$4,492
Central Mountain	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
County Islands	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Crest-Dehesa	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Desert	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
Fallbrook	North	\$2,165	\$351	\$1,156	\$120	\$1,627	\$3,792
Jamul-Dulzura	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Julian	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
Lakeside	South	\$2,165	\$138	\$1,313	\$243	\$1,694	\$3,859
Mountain Empire	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
North County Metro	North	\$2,165	\$351	\$1,156	\$85	\$1,592	\$3,757
North Mountain	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
Otay	South	\$2,165	\$138	\$565	\$0	\$703	\$2,868
Pala-Pauma	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672
Pendleton-De Luz	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672
Rainbow	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672
Ramona	East	\$2,165	\$408	\$0	\$876	\$1,284	\$3,449
San Dieguito	North	\$2,165	\$351	\$1,156	\$244	\$1,751	\$3,916
Spring Valley	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Sweetwater	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Valle De Oro	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Valley Center	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$2,165	\$92	\$875	\$572	\$1,539	\$3,704
Bonsall	North	\$2,165	\$234	\$771	\$547	\$1,552	\$3,717
Central Mountain	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
County Islands	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Crest-Dehesa	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Desert	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
Fallbrook	North	\$2,165	\$234	\$771	\$80	\$1,085	\$3,250
Jamul-Dulzura	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Julian	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
Lakeside	South	\$2,165	\$92	\$875	\$162	\$1,129	\$3,294
Mountain Empire	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
North County Metro	North	\$2,165	\$234	\$771	\$56	\$1,061	\$3,226
North Mountain	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
Otay	South	\$2,165	\$92	\$377	\$0	\$469	\$2,634
Pala-Pauma	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170
Pendleton-De Luz	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170
Rainbow	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170
Ramona	East	\$2,165	\$272	\$0	\$584	\$856	\$3,021
San Dieguito	North	\$2,165	\$234	\$771	\$163	\$1,168	\$3,333
Spring Valley	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Sweetwater	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Valle De Oro	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Valley Center	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170

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

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	\$57	\$547	\$357	\$961	\$961
Bonsall	North	\$0	\$146	\$482	\$342	\$970	\$970
Central Mountain	East	\$0	\$170	\$0	\$0	\$170	\$170
County Islands	South	\$0	\$57	\$547	\$0	\$604	\$604
Crest-Dehesa	South	\$0	\$57	\$547	\$0	\$604	\$604
Desert	East	\$0	\$170	\$0	\$0	\$170	\$170
Fallbrook	North	\$0	\$146	\$482	\$50	\$678	\$678
Jamul-Dulzura	South	\$0	\$57	\$547	\$0	\$604	\$604
Julian	East	\$0	\$170	\$0	\$0	\$170	\$170
Lakeside	South	\$0	\$57	\$547	\$101	\$705	\$705
Mountain Empire	East	\$0	\$170	\$0	\$0	\$170	\$170
North County Metro	North	\$0	\$146	\$482	\$35	\$663	\$663
North Mountain	East	\$0	\$170	\$0	\$0	\$170	\$170
Otay	South	\$0	\$57	\$235	\$0	\$292	\$292
Pala-Pauma	North	\$0	\$146	\$482	\$0	\$628	\$628
Pendleton-De Luz	North	\$0	\$146	\$482	\$0	\$628	\$628
Rainbow	North	\$0	\$146	\$482	\$0	\$628	\$628
Ramona	East	\$0	\$170	\$0	\$365	\$535	\$535
San Dieguito	North	\$0	\$146	\$482	\$102	\$730	\$730
Spring Valley	South	\$0	\$57	\$547	\$0	\$604	\$604
Sweetwater	South	\$0	\$57	\$547	\$0	\$604	\$604
Valle De Oro	South	\$0	\$57	\$547	\$0	\$604	\$604
Valley Center	North	\$0	\$146	\$482	\$0	\$628	\$628

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$29	\$273	\$179	\$481	\$481
Bonsall	North	\$0	\$73	\$241	\$171	\$485	\$485
Central Mountain	East	\$0	\$85	\$0	\$0	\$85	\$85
County Islands	South	\$0	\$29	\$273	\$0	\$302	\$302
Crest-Dehesa	South	\$0	\$29	\$273	\$0	\$302	\$302
Desert	East	\$0	\$85	\$0	\$0	\$85	\$85
Fallbrook	North	\$0	\$73	\$241	\$25	\$339	\$339
Jamul-Dulzura	South	\$0	\$29	\$273	\$0	\$302	\$302
Julian	East	\$0	\$85	\$0	\$0	\$85	\$85
Lakeside	South	\$0	\$29	\$273	\$51	\$353	\$353
Mountain Empire	East	\$0	\$85	\$0	\$0	\$85	\$85
North County Metro	North	\$0	\$73	\$241	\$18	\$332	\$332
North Mountain	East	\$0	\$85	\$0	\$0	\$85	\$85
Otay	South	\$0	\$29	\$118	\$0	\$147	\$147
Pala-Pauma	North	\$0	\$73	\$241	\$0	\$314	\$314
Pendleton-De Luz	North	\$0	\$73	\$241	\$0	\$314	\$314
Rainbow	North	\$0	\$73	\$241	\$0	\$314	\$314
Ramona	East	\$0	\$85	\$0	\$183	\$268	\$268
San Dieguito	North	\$0	\$73	\$241	\$51	\$365	\$365
Spring Valley	South	\$0	\$29	\$273	\$0	\$302	\$302
Sweetwater	South	\$0	\$29	\$273	\$0	\$302	\$302
Valle De Oro	South	\$0	\$29	\$273	\$0	\$302	\$302
Valley Center	North	\$0	\$73	\$241	\$0	\$314	\$314

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$/ksf)					
		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	\$240	\$2,287	\$1,495	\$4,022	\$4,022
Bonsall	North	\$0	\$611	\$2,014	\$1,428	\$4,053	\$4,053
Central Mountain	East	\$0	\$710	\$0	\$0	\$710	\$710
County Islands	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Crest-Dehesa	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Desert	East	\$0	\$710	\$0	\$0	\$710	\$710
Fallbrook	North	\$0	\$611	\$2,014	\$209	\$2,834	\$2,834
Jamul-Dulzura	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Julian	East	\$0	\$710	\$0	\$0	\$710	\$710
Lakeside	South	\$0	\$240	\$2,287	\$423	\$2,950	\$2,950
Mountain Empire	East	\$0	\$710	\$0	\$0	\$710	\$710
North County Metro	North	\$0	\$611	\$2,014	\$147	\$2,772	\$2,772
North Mountain	East	\$0	\$710	\$0	\$0	\$710	\$710
Otay	South	\$0	\$240	\$985	\$0	\$1,225	\$1,225
Pala-Pauma	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625
Pendleton-De Luz	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625
Rainbow	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625
Ramona	East	\$0	\$710	\$0	\$1,527	\$2,237	\$2,237
San Dieguito	North	\$0	\$611	\$2,014	\$426	\$3,051	\$3,051
Spring Valley	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Sweetwater	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Valle De Oro	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Valley Center	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$/ksf)					
		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	\$33	\$313	\$205	\$551	\$551
Bonsall	North	\$0	\$84	\$276	\$196	\$556	\$556
Central Mountain	East	\$0	\$97	\$0	\$0	\$97	\$97
County Islands	South	\$0	\$33	\$313	\$0	\$346	\$346
Crest-Dehesa	South	\$0	\$33	\$313	\$0	\$346	\$346
Desert	East	\$0	\$97	\$0	\$0	\$97	\$97
Fallbrook	North	\$0	\$84	\$276	\$29	\$389	\$389
Jamul-Dulzura	South	\$0	\$33	\$313	\$0	\$346	\$346
Julian	East	\$0	\$97	\$0	\$0	\$97	\$97
Lakeside	South	\$0	\$33	\$313	\$58	\$404	\$404
Mountain Empire	East	\$0	\$97	\$0	\$0	\$97	\$97
North County Metro	North	\$0	\$84	\$276	\$20	\$380	\$380
North Mountain	East	\$0	\$97	\$0	\$0	\$97	\$97
Otay	South	\$0	\$33	\$135	\$0	\$168	\$168
Pala-Pauma	North	\$0	\$84	\$276	\$0	\$360	\$360
Pendleton-De Luz	North	\$0	\$84	\$276	\$0	\$360	\$360
Rainbow	North	\$0	\$84	\$276	\$0	\$360	\$360
Ramona	East	\$0	\$97	\$0	\$209	\$306	\$306
San Dieguito	North	\$0	\$84	\$276	\$58	\$418	\$418
Spring Valley	South	\$0	\$33	\$313	\$0	\$346	\$346
Sweetwater	South	\$0	\$33	\$313	\$0	\$346	\$346
Valle De Oro	South	\$0	\$33	\$313	\$0	\$346	\$346
Valley Center	North	\$0	\$84	\$276	\$0	\$360	\$360

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$/ksf)					
		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	\$106	\$1,007	\$658	\$1,771	\$1,771
Bonsall	North	\$0	\$269	\$887	\$629	\$1,785	\$1,785
Central Mountain	East	\$0	\$313	\$0	\$0	\$313	\$313
County Islands	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Crest-Dehesa	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Desert	East	\$0	\$313	\$0	\$0	\$313	\$313
Fallbrook	North	\$0	\$269	\$887	\$92	\$1,248	\$1,248
Jamul-Dulzura	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Julian	East	\$0	\$313	\$0	\$0	\$313	\$313
Lakeside	South	\$0	\$106	\$1,007	\$186	\$1,299	\$1,299
Mountain Empire	East	\$0	\$313	\$0	\$0	\$313	\$313
North County Metro	North	\$0	\$269	\$887	\$65	\$1,221	\$1,221
North Mountain	East	\$0	\$313	\$0	\$0	\$313	\$313
Otay	South	\$0	\$106	\$434	\$0	\$540	\$540
Pala-Pauma	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156
Pendleton-De Luz	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156
Rainbow	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156
Ramona	East	\$0	\$313	\$0	\$672	\$985	\$985
San Dieguito	North	\$0	\$269	\$887	\$187	\$1,343	\$1,343
Spring Valley	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Sweetwater	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Valle De Oro	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Valley Center	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$/ksf)					
		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	\$190	\$1,809	\$1,182	\$3,181	\$3,181
Bonsall	North	\$0	\$484	\$1,593	\$1,130	\$3,207	\$3,207
Central Mountain	East	\$0	\$562	\$0	\$0	\$562	\$562
County Islands	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Crest-Dehesa	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Desert	East	\$0	\$562	\$0	\$0	\$562	\$562
Fallbrook	North	\$0	\$484	\$1,593	\$165	\$2,242	\$2,242
Jamul-Dulzura	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Julian	East	\$0	\$562	\$0	\$0	\$562	\$562
Lakeside	South	\$0	\$190	\$1,809	\$334	\$2,333	\$2,333
Mountain Empire	East	\$0	\$562	\$0	\$0	\$562	\$562
North County Metro	North	\$0	\$484	\$1,593	\$117	\$2,194	\$2,194
North Mountain	East	\$0	\$562	\$0	\$0	\$562	\$562
Otay	South	\$0	\$190	\$779	\$0	\$969	\$969
Pala-Pauma	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077
Pendleton-De Luz	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077
Rainbow	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077
Ramona	East	\$0	\$562	\$0	\$1,208	\$1,770	\$1,770
San Dieguito	North	\$0	\$484	\$1,593	\$337	\$2,414	\$2,414
Spring Valley	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Sweetwater	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Valle De Oro	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Valley Center	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$/ksf)					
		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	\$46	\$441	\$288	\$775	\$775
Bonsall	North	\$0	\$118	\$388	\$275	\$781	\$781
Central Mountain	East	\$0	\$137	\$0	\$0	\$137	\$137
County Islands	South	\$0	\$46	\$441	\$0	\$487	\$487
Crest-Dehesa	South	\$0	\$46	\$441	\$0	\$487	\$487
Desert	East	\$0	\$137	\$0	\$0	\$137	\$137
Fallbrook	North	\$0	\$118	\$388	\$40	\$546	\$546
Jamul-Dulzura	South	\$0	\$46	\$441	\$0	\$487	\$487
Julian	East	\$0	\$137	\$0	\$0	\$137	\$137
Lakeside	South	\$0	\$46	\$441	\$81	\$568	\$568
Mountain Empire	East	\$0	\$137	\$0	\$0	\$137	\$137
North County Metro	North	\$0	\$118	\$388	\$28	\$534	\$534
North Mountain	East	\$0	\$137	\$0	\$0	\$137	\$137
Otay	South	\$0	\$46	\$190	\$0	\$236	\$236
Pala-Pauma	North	\$0	\$118	\$388	\$0	\$506	\$506
Pendleton-De Luz	North	\$0	\$118	\$388	\$0	\$506	\$506
Rainbow	North	\$0	\$118	\$388	\$0	\$506	\$506
Ramona	East	\$0	\$137	\$0	\$294	\$431	\$431
San Dieguito	North	\$0	\$118	\$388	\$82	\$588	\$588
Spring Valley	South	\$0	\$46	\$441	\$0	\$487	\$487
Sweetwater	South	\$0	\$46	\$441	\$0	\$487	\$487
Valle De Oro	South	\$0	\$46	\$441	\$0	\$487	\$487
Valley Center	North	\$0	\$118	\$388	\$0	\$506	\$506

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$/ksf)					
		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	\$113	\$1,079	\$705	\$1,897	\$1,897
Bonsall	North	\$0	\$289	\$950	\$674	\$1,913	\$1,913
Central Mountain	East	\$0	\$335	\$0	\$0	\$335	\$335
County Islands	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Crest-Dehesa	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Desert	East	\$0	\$335	\$0	\$0	\$335	\$335
Fallbrook	North	\$0	\$289	\$950	\$99	\$1,338	\$1,338
Jamul-Dulzura	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Julian	East	\$0	\$335	\$0	\$0	\$335	\$335
Lakeside	South	\$0	\$113	\$1,079	\$199	\$1,391	\$1,391
Mountain Empire	East	\$0	\$335	\$0	\$0	\$335	\$335
North County Metro	North	\$0	\$289	\$950	\$70	\$1,309	\$1,309
North Mountain	East	\$0	\$335	\$0	\$0	\$335	\$335
Otay	South	\$0	\$113	\$465	\$0	\$578	\$578
Pala-Pauma	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239
Pendleton-De Luz	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239
Rainbow	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239
Ramona	East	\$0	\$335	\$0	\$720	\$1,055	\$1,055
San Dieguito	North	\$0	\$289	\$950	\$201	\$1,440	\$1,440
Spring Valley	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Sweetwater	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Valle De Oro	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Valley Center	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$13	\$128	\$84	\$225	\$225
Bonsall	North	\$0	\$34	\$113	\$80	\$227	\$227
Central Mountain	East	\$0	\$40	\$0	\$0	\$40	\$40
County Islands	South	\$0	\$13	\$128	\$0	\$141	\$141
Crest-Dehesa	South	\$0	\$13	\$128	\$0	\$141	\$141
Desert	East	\$0	\$40	\$0	\$0	\$40	\$40
Fallbrook	North	\$0	\$34	\$113	\$12	\$159	\$159
Jamul-Dulzura	South	\$0	\$13	\$128	\$0	\$141	\$141
Julian	East	\$0	\$40	\$0	\$0	\$40	\$40
Lakeside	South	\$0	\$13	\$128	\$24	\$165	\$165
Mountain Empire	East	\$0	\$40	\$0	\$0	\$40	\$40
North County Metro	North	\$0	\$34	\$113	\$8	\$155	\$155
North Mountain	East	\$0	\$40	\$0	\$0	\$40	\$40
Otay	South	\$0	\$13	\$55	\$0	\$68	\$68
Pala-Pauma	North	\$0	\$34	\$113	\$0	\$147	\$147
Pendleton-De Luz	North	\$0	\$34	\$113	\$0	\$147	\$147
Rainbow	North	\$0	\$34	\$113	\$0	\$147	\$147
Ramona	East	\$0	\$40	\$0	\$86	\$126	\$126
San Dieguito	North	\$0	\$34	\$113	\$24	\$171	\$171
Spring Valley	South	\$0	\$13	\$128	\$0	\$141	\$141
Sweetwater	South	\$0	\$13	\$128	\$0	\$141	\$141
Valle De Oro	South	\$0	\$13	\$128	\$0	\$141	\$141
Valley Center	North	\$0	\$34	\$113	\$0	\$147	\$147

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

¹ SANDAG RTCIP fee (\$2,165 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 CORE AREAS

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	\$2,165	\$123	\$1,167	\$763	\$2,053	\$4,218
Bonsall	North	\$2,165	\$312	\$1,028	\$729	\$2,069	\$4,234
Central Mountain	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
County Islands	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Crest-Dehesa	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Desert	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
Fallbrook	North	\$2,165	\$312	\$1,028	\$107	\$1,447	\$3,612
Jamul-Dulzura	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Julian	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
Lakeside	South	\$2,165	\$123	\$1,167	\$216	\$1,506	\$3,671
Mountain Empire	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
North County Metro	North	\$2,165	\$312	\$1,028	\$75	\$1,415	\$3,580
North Mountain	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
Otay	South	\$2,165	\$123	\$502	\$0	\$625	\$2,790
Pala-Pauma	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505
Pendleton-De Luz	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505
Rainbow	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505
Ramona	East	\$2,165	\$362	\$0	\$779	\$1,141	\$3,306
San Dieguito	North	\$2,165	\$312	\$1,028	\$217	\$1,557	\$3,722
Spring Valley	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Sweetwater	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Valle De Oro	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Valley Center	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$2,165	\$82	\$778	\$508	\$1,368	\$3,533
Bonsall	North	\$2,165	\$208	\$685	\$486	\$1,379	\$3,544
Central Mountain	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
County Islands	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Crest-Dehesa	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Desert	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
Fallbrook	North	\$2,165	\$208	\$685	\$71	\$964	\$3,129
Jamul-Dulzura	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Julian	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
Lakeside	South	\$2,165	\$82	\$778	\$144	\$1,004	\$3,169
Mountain Empire	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
North County Metro	North	\$2,165	\$208	\$685	\$50	\$943	\$3,108
North Mountain	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
Otay	South	\$2,165	\$82	\$335	\$0	\$417	\$2,582
Pala-Pauma	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058
Pendleton-De Luz	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058
Rainbow	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058
Ramona	East	\$2,165	\$241	\$0	\$519	\$760	\$2,925
San Dieguito	North	\$2,165	\$208	\$685	\$145	\$1,038	\$3,203
Spring Valley	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Sweetwater	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Valle De Oro	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Valley Center	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$51	\$486	\$318	\$855	\$855
Bonsall	North	\$0	\$130	\$428	\$304	\$862	\$862
Central Mountain	East	\$0	\$151	\$0	\$0	\$151	\$151
County Islands	South	\$0	\$51	\$486	\$0	\$537	\$537
Crest-Dehesa	South	\$0	\$51	\$486	\$0	\$537	\$537
Desert	East	\$0	\$151	\$0	\$0	\$151	\$151
Fallbrook	North	\$0	\$130	\$428	\$44	\$602	\$602
Jamul-Dulzura	South	\$0	\$51	\$486	\$0	\$537	\$537
Julian	East	\$0	\$151	\$0	\$0	\$151	\$151
Lakeside	South	\$0	\$51	\$486	\$90	\$627	\$627
Mountain Empire	East	\$0	\$151	\$0	\$0	\$151	\$151
North County Metro	North	\$0	\$130	\$428	\$31	\$589	\$589
North Mountain	East	\$0	\$151	\$0	\$0	\$151	\$151
Otay	South	\$0	\$51	\$209	\$0	\$260	\$260
Pala-Pauma	North	\$0	\$130	\$428	\$0	\$558	\$558
Pendleton-De Luz	North	\$0	\$130	\$428	\$0	\$558	\$558
Rainbow	North	\$0	\$130	\$428	\$0	\$558	\$558
Ramona	East	\$0	\$151	\$0	\$325	\$476	\$476
San Dieguito	North	\$0	\$130	\$428	\$91	\$649	\$649
Spring Valley	South	\$0	\$51	\$486	\$0	\$537	\$537
Sweetwater	South	\$0	\$51	\$486	\$0	\$537	\$537
Valle De Oro	South	\$0	\$51	\$486	\$0	\$537	\$537
Valley Center	North	\$0	\$130	\$428	\$0	\$558	\$558

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$26	\$243	\$159	\$428	\$428
Bonsall	North	\$0	\$65	\$214	\$152	\$431	\$431
Central Mountain	East	\$0	\$75	\$0	\$0	\$75	\$75
County Islands	South	\$0	\$26	\$243	\$0	\$269	\$269
Crest-Dehesa	South	\$0	\$26	\$243	\$0	\$269	\$269
Desert	East	\$0	\$75	\$0	\$0	\$75	\$75
Fallbrook	North	\$0	\$65	\$214	\$22	\$301	\$301
Jamul-Dulzura	South	\$0	\$26	\$243	\$0	\$269	\$269
Julian	East	\$0	\$75	\$0	\$0	\$75	\$75
Lakeside	South	\$0	\$26	\$243	\$45	\$314	\$314
Mountain Empire	East	\$0	\$75	\$0	\$0	\$75	\$75
North County Metro	North	\$0	\$65	\$214	\$16	\$295	\$295
North Mountain	East	\$0	\$75	\$0	\$0	\$75	\$75
Otay	South	\$0	\$26	\$105	\$0	\$131	\$131
Pala-Pauma	North	\$0	\$65	\$214	\$0	\$279	\$279
Pendleton-De Luz	North	\$0	\$65	\$214	\$0	\$279	\$279
Rainbow	North	\$0	\$65	\$214	\$0	\$279	\$279
Ramona	East	\$0	\$75	\$0	\$162	\$237	\$237
San Dieguito	North	\$0	\$65	\$214	\$45	\$324	\$324
Spring Valley	South	\$0	\$26	\$243	\$0	\$269	\$269
Sweetwater	South	\$0	\$26	\$243	\$0	\$269	\$269
Valle De Oro	South	\$0	\$26	\$243	\$0	\$269	\$269
Valley Center	North	\$0	\$65	\$214	\$0	\$279	\$279

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$/ksf)					
		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	\$213	\$2,033	\$1,329	\$3,575	\$3,575
Bonsall	North	\$0	\$543	\$1,790	\$1,270	\$3,603	\$3,603
Central Mountain	East	\$0	\$631	\$0	\$0	\$631	\$631
County Islands	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Crest-Dehesa	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Desert	East	\$0	\$631	\$0	\$0	\$631	\$631
Fallbrook	North	\$0	\$543	\$1,790	\$186	\$2,519	\$2,519
Jamul-Dulzura	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Julian	East	\$0	\$631	\$0	\$0	\$631	\$631
Lakeside	South	\$0	\$213	\$2,033	\$376	\$2,622	\$2,622
Mountain Empire	East	\$0	\$631	\$0	\$0	\$631	\$631
North County Metro	North	\$0	\$543	\$1,790	\$131	\$2,464	\$2,464
North Mountain	East	\$0	\$631	\$0	\$0	\$631	\$631
Otay	South	\$0	\$213	\$875	\$0	\$1,088	\$1,088
Pala-Pauma	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333
Pendleton-De Luz	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333
Rainbow	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333
Ramona	East	\$0	\$631	\$0	\$1,357	\$1,988	\$1,988
San Dieguito	North	\$0	\$543	\$1,790	\$378	\$2,711	\$2,711
Spring Valley	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Sweetwater	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Valle De Oro	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Valley Center	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$/ksf)					
		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	\$29	\$278	\$182	\$489	\$489
Bonsall	North	\$0	\$74	\$245	\$174	\$493	\$493
Central Mountain	East	\$0	\$86	\$0	\$0	\$86	\$86
County Islands	South	\$0	\$29	\$278	\$0	\$307	\$307
Crest-Dehesa	South	\$0	\$29	\$278	\$0	\$307	\$307
Desert	East	\$0	\$86	\$0	\$0	\$86	\$86
Fallbrook	North	\$0	\$74	\$245	\$25	\$344	\$344
Jamul-Dulzura	South	\$0	\$29	\$278	\$0	\$307	\$307
Julian	East	\$0	\$86	\$0	\$0	\$86	\$86
Lakeside	South	\$0	\$29	\$278	\$51	\$358	\$358
Mountain Empire	East	\$0	\$86	\$0	\$0	\$86	\$86
North County Metro	North	\$0	\$74	\$245	\$18	\$337	\$337
North Mountain	East	\$0	\$86	\$0	\$0	\$86	\$86
Otay	South	\$0	\$29	\$120	\$0	\$149	\$149
Pala-Pauma	North	\$0	\$74	\$245	\$0	\$319	\$319
Pendleton-De Luz	North	\$0	\$74	\$245	\$0	\$319	\$319
Rainbow	North	\$0	\$74	\$245	\$0	\$319	\$319
Ramona	East	\$0	\$86	\$0	\$186	\$272	\$272
San Dieguito	North	\$0	\$74	\$245	\$52	\$371	\$371
Spring Valley	South	\$0	\$29	\$278	\$0	\$307	\$307
Sweetwater	South	\$0	\$29	\$278	\$0	\$307	\$307
Valle De Oro	South	\$0	\$29	\$278	\$0	\$307	\$307
Valley Center	North	\$0	\$74	\$245	\$0	\$319	\$319

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$/ksf)					
		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	\$94	\$895	\$585	\$1,574	\$1,574
Bonsall	North	\$0	\$239	\$789	\$559	\$1,587	\$1,587
Central Mountain	East	\$0	\$278	\$0	\$0	\$278	\$278
County Islands	South	\$0	\$94	\$895	\$0	\$989	\$989
Crest-Dehesa	South	\$0	\$94	\$895	\$0	\$989	\$989
Desert	East	\$0	\$278	\$0	\$0	\$278	\$278
Fallbrook	North	\$0	\$239	\$789	\$82	\$1,110	\$1,110
Jamul-Dulzura	South	\$0	\$94	\$895	\$0	\$989	\$989
Julian	East	\$0	\$278	\$0	\$0	\$278	\$278
Lakeside	South	\$0	\$94	\$895	\$165	\$1,154	\$1,154
Mountain Empire	East	\$0	\$278	\$0	\$0	\$278	\$278
North County Metro	North	\$0	\$239	\$789	\$58	\$1,086	\$1,086
North Mountain	East	\$0	\$278	\$0	\$0	\$278	\$278
Otay	South	\$0	\$94	\$385	\$0	\$479	\$479
Pala-Pauma	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028
Pendleton-De Luz	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028
Rainbow	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028
Ramona	East	\$0	\$278	\$0	\$598	\$876	\$876
San Dieguito	North	\$0	\$239	\$789	\$167	\$1,195	\$1,195
Spring Valley	South	\$0	\$94	\$895	\$0	\$989	\$989
Sweetwater	South	\$0	\$94	\$895	\$0	\$989	\$989
Valle De Oro	South	\$0	\$94	\$895	\$0	\$989	\$989
Valley Center	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$/ksf)					
		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	\$169	\$1,608	\$1,051	\$2,828	\$2,828
Bonsall	North	\$0	\$430	\$1,416	\$1,004	\$2,850	\$2,850
Central Mountain	East	\$0	\$499	\$0	\$0	\$499	\$499
County Islands	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Crest-Dehesa	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Desert	East	\$0	\$499	\$0	\$0	\$499	\$499
Fallbrook	North	\$0	\$430	\$1,416	\$147	\$1,993	\$1,993
Jamul-Dulzura	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Julian	East	\$0	\$499	\$0	\$0	\$499	\$499
Lakeside	South	\$0	\$169	\$1,608	\$297	\$2,074	\$2,074
Mountain Empire	East	\$0	\$499	\$0	\$0	\$499	\$499
North County Metro	North	\$0	\$430	\$1,416	\$104	\$1,950	\$1,950
North Mountain	East	\$0	\$499	\$0	\$0	\$499	\$499
Otay	South	\$0	\$169	\$692	\$0	\$861	\$861
Pala-Pauma	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846
Pendleton-De Luz	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846
Rainbow	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846
Ramona	East	\$0	\$499	\$0	\$1,073	\$1,572	\$1,572
San Dieguito	North	\$0	\$430	\$1,416	\$299	\$2,145	\$2,145
Spring Valley	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Sweetwater	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Valle De Oro	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Valley Center	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$/ksf)					
		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	\$41	\$392	\$256	\$689	\$689
Bonsall	North	\$0	\$105	\$345	\$245	\$695	\$695
Central Mountain	East	\$0	\$122	\$0	\$0	\$122	\$122
County Islands	South	\$0	\$41	\$392	\$0	\$433	\$433
Crest-Dehesa	South	\$0	\$41	\$392	\$0	\$433	\$433
Desert	East	\$0	\$122	\$0	\$0	\$122	\$122
Fallbrook	North	\$0	\$105	\$345	\$36	\$486	\$486
Jamul-Dulzura	South	\$0	\$41	\$392	\$0	\$433	\$433
Julian	East	\$0	\$122	\$0	\$0	\$122	\$122
Lakeside	South	\$0	\$41	\$392	\$72	\$505	\$505
Mountain Empire	East	\$0	\$122	\$0	\$0	\$122	\$122
North County Metro	North	\$0	\$105	\$345	\$25	\$475	\$475
North Mountain	East	\$0	\$122	\$0	\$0	\$122	\$122
Otay	South	\$0	\$41	\$169	\$0	\$210	\$210
Pala-Pauma	North	\$0	\$105	\$345	\$0	\$450	\$450
Pendleton-De Luz	North	\$0	\$105	\$345	\$0	\$450	\$450
Rainbow	North	\$0	\$105	\$345	\$0	\$450	\$450
Ramona	East	\$0	\$122	\$0	\$261	\$383	\$383
San Dieguito	North	\$0	\$105	\$345	\$73	\$523	\$523
Spring Valley	South	\$0	\$41	\$392	\$0	\$433	\$433
Sweetwater	South	\$0	\$41	\$392	\$0	\$433	\$433
Valle De Oro	South	\$0	\$41	\$392	\$0	\$433	\$433
Valley Center	North	\$0	\$105	\$345	\$0	\$450	\$450

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

¹ SANDAG RTCIP fee (\$2,165 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

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$/ksf)					
		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	\$101	\$959	\$627	\$1,687	\$1,687
Bonsall	North	\$0	\$256	\$845	\$599	\$1,700	\$1,700
Central Mountain	East	\$0	\$298	\$0	\$0	\$298	\$298
County Islands	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Crest-Dehesa	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Desert	East	\$0	\$298	\$0	\$0	\$298	\$298
Fallbrook	North	\$0	\$256	\$845	\$88	\$1,189	\$1,189
Jamul-Dulzura	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Julian	East	\$0	\$298	\$0	\$0	\$298	\$298
Lakeside	South	\$0	\$101	\$959	\$177	\$1,237	\$1,237
Mountain Empire	East	\$0	\$298	\$0	\$0	\$298	\$298
North County Metro	North	\$0	\$256	\$845	\$62	\$1,163	\$1,163
North Mountain	East	\$0	\$298	\$0	\$0	\$298	\$298
Otay	South	\$0	\$101	\$413	\$0	\$514	\$514
Pala-Pauma	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101
Pendleton-De Luz	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101
Rainbow	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101
Ramona	East	\$0	\$298	\$0	\$640	\$938	\$938
San Dieguito	North	\$0	\$256	\$845	\$179	\$1,280	\$1,280
Spring Valley	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Sweetwater	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Valle De Oro	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Valley Center	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101

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

¹ SANDAG RTCIP fee (\$2,165 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

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	\$12	\$114	\$75	\$201	\$201
Bonsall	North	\$0	\$31	\$101	\$71	\$203	\$203
Central Mountain	East	\$0	\$35	\$0	\$0	\$35	\$35
County Islands	South	\$0	\$12	\$114	\$0	\$126	\$126
Crest-Dehesa	South	\$0	\$12	\$114	\$0	\$126	\$126
Desert	East	\$0	\$35	\$0	\$0	\$35	\$35
Fallbrook	North	\$0	\$31	\$101	\$10	\$142	\$142
Jamul-Dulzura	South	\$0	\$12	\$114	\$0	\$126	\$126
Julian	East	\$0	\$35	\$0	\$0	\$35	\$35
Lakeside	South	\$0	\$12	\$114	\$21	\$147	\$147
Mountain Empire	East	\$0	\$35	\$0	\$0	\$35	\$35
North County Metro	North	\$0	\$31	\$101	\$7	\$139	\$139
North Mountain	East	\$0	\$35	\$0	\$0	\$35	\$35
Otay	South	\$0	\$12	\$49	\$0	\$61	\$61
Pala-Pauma	North	\$0	\$31	\$101	\$0	\$132	\$132
Pendleton-De Luz	North	\$0	\$31	\$101	\$0	\$132	\$132
Rainbow	North	\$0	\$31	\$101	\$0	\$132	\$132
Ramona	East	\$0	\$35	\$0	\$76	\$111	\$111
San Dieguito	North	\$0	\$31	\$101	\$21	\$153	\$153
Spring Valley	South	\$0	\$12	\$114	\$0	\$126	\$126
Sweetwater	South	\$0	\$12	\$114	\$0	\$126	\$126
Valle De Oro	South	\$0	\$12	\$114	\$0	\$126	\$126
Valley Center	North	\$0	\$31	\$101	\$0	\$132	\$132

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

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Assignment of Land Uses to TIF Categories (TIF is based on primary use of facility)**Residential*****Single Family (A)***

Single Family Dwelling (SFD) Residential including Primary & Second Dwellings units	Manufactured Homes
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Multifamily (B)*

Attached homes	Accessory Apartment (granny flat)
Condominium	Modular Homes
Apartment	including mobile home in mobile home park

Non-Permanent Residential (C)

Agriculture labor residential (non-primary residence)	Lodging: hotel/motel rooms and timeshares
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Congregate Care (D)

Assisted living facilities	Convalescent & Nursing Homes
Retirement Community/Senior Housing	

* RTCIP collection required and included in fee rate

Non-Residential**General Commercial (E)**

Automotive	Commercial Boxing and Martial Arts Studios	Key Shop
- Body Shop, Upholstery	Commercial Dance Studios	Laundromat/Self-Serve Laundry
- Car Wash	Commercial Plant Nurseries	Lumber Stores
- Electronics, Alarm, Stereo Sales &/or Repair	Commercial Strip Malls	Medical Supply Sales
- Gas Stations	Computer Sales & Service	Metal Supply Sales
- Parts sales	Computer Sales, Leasing, or Repair	Mobile Home Sales
- Rental and/or leasing	Concert Halls	Motorcycle Sales & Repair
- Repair &/or Service	Convenience Stores	Museums
- Sales	Craft Shops	Night Clubs
- Tire Sales &/or Repair	Department Stores	Office Supplies
- Window Tinting	Dry Cleaner Shop	Paint Store
- Windshield and Glass Repair	Eating Establishments	Photography or Photo Processing Store
Appliance Sales, Installation, and/or Repair	Electronics Retail Stores	Postal, Copying, Shipping, &/or Printing Stores
Arcades	Entertainment Facilities	Rental Stores
Art Galleries & Dealers	Fast Food Restaurants	Restaurants
Bakeries (retail)	Feed Stores	Retail Eyeglass Store
Barber Shop, Beauty Salon, Nail Salon, Spa	Florist Shop	Retail Stores
Bars	Gardening Stores/Commercial Nurseries	Shopping Centers
Boat Sales and Repair	Golf Pro Shop	Tattoo Parlors
Bowling Alleys	Grocery Stores	Theaters
Carpet or Flooring Store	Gun Shops	Ticket Agencies
Chemical Sales Store	Gymnasiums & Health and Fitness Clubs	Truck Stop or Travel Center
Coffee Shops	Hardware Stores	Video or Computer Game Stores
Commercial Aviation Facilities/Terminals	Juice Bars	Weight-Loss or Nutrition Stores (retail)

Furniture Store (F)

Antique Store Estate Liquidators Furniture Store Office Furniture Supply & Installation
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General Industrial (G)

Animal Shelter/Kennel	Facility Alarm System Installation & Repair	Light Industrial Service Facilities
Armored Car Service	Film Production Studio	- Air Duct Cleaning
Assembling & Fabrication Facilities	Fuel Distribution Facilities	- Appliance Repair
Automotive Salvage	Gun Shooting Range (no on-site sales)	- Carpet Cleaning
Automotive Towing	Hazardous Waste Removal	- Carpet Installation (no on-site sales)
Bakeries (Manufacturing w/no on-site sales)	Heavy Construction Equipment Leasing	- Computer Cable Installation
Bathroom and Kitchen Renovation (no on-site sales)	Heavy Construction Equipment Repair	- Electric Vehicle Charging Station
Bottled gas supply (acetylene, etc.)	Heavy Construction Equipment Sales	- Elevator Maintenance
Churches, Synagogues, Mosques, or Temples	Home Remodeling	- Garage Door Repair
Community Centers or Youth Centers	Laboratories for Research & Development	- Glass Repair & Replacement
Computer Server Facilities (non-commercial)	Large Truck Repair	- HVAC, Plumber, Electrician, Welder, etc.
Construction &/or Demolition Companies	Laundry Processing (no on-site sales)	- Industrial Equipment Supply and Repair
Distribution Centers (no on-site sales)	Manufacturing/Processing Facilities	- Instrumentation Calibration & Repair
- Food &/or Beverage	Medical Equipment Maintenance	- Irrigation System Installation & Repair
- Catalogue Sales	Medical Supply Wholesale	- Janitors or Specialized Cleaning
- Other Non-Retail Distribution Centers	Not-for-Profit Recreation Centers (e.g. YMCA)	- Landscaping Maintenance
- Florist Distributor	Parking Garages (non-residential)	- Limousine Service
- Freight, Packages, and Mail	Photographic Processing Lab (no on-site sales)	- Machine Shop
- Fuel (gasoline, propane, natural gas)	Pool Installation	- Pest Control
- Chemicals	Reprographic Facilities	- Security Guard Service
Diving Salvage Facilities (no on-site sales)	Sandblasting Facility	
Document Destruction	Telephone Call Centers	
Drilling Companies	Telephone Service Facilities	
Furniture Repair	Trucking Companies	
	Video Production Facilities	

Offices (H)

Accountant Offices	Drug Rehabilitation Offices	Optometrist Office
Advertising Agencies	Engineering/Architectural Design Offices	Photography
Attorney Offices	Financial Planner Offices	Real Estate Offices
Bail Bond Office	Insurance Sales and Service	Tax Preparation Services
Banks and Savings & Loans	Mapping Services	Travel Agencies
Chiropractic Clinics	Medical Clinics	Veterinary Clinics
Computer Software Development	Medical Offices	
Counseling Offices	Mortuaries	
Currency Exchange	Offices for Research	
Dental & Orthodontic Clinics	Offices for Development	

Storage, Warehousing, Wineries, Non-residential Agricultural (I)

Agricultural Packing Facilities	Horse Stables	Wholesale Nurseries
Aircraft Hangars & General Aviation Facilities	Mini-Storage Warehouses	Wine Tasting Rooms
Cemeteries	Moving Companies	Wineries
Document Storage Facilities	Storage Warehouses	

Schools, and Government / Institutional (J)

Academic Testing Centers	Language Schools	Traffic Schools
Acting Schools	Library	Tutoring Centers
Day Care/Pre-School	Police Station	County Capital Projects
Elementary, Middle, and High Schools	Post Office	Parks
Fire Station	Prisons & Jails	Hospitals
Kindergartens	Technical Schools	

Select Industrial (K)*

*trip rates based off DPLU/DPW approved traffic study or SANDAG rates (when available)

Borrow Pit Operations	RV Parks & Campgrounds (per space) 4	Cell/Mobile Phone Towers/Trees/Units
Concrete & Asphalt Production (Batch Plants)	Recycling Centers	Wireless Communication Facilities *
Landfills		*see DPLU guidance for CEQA findings and unique trip rate (.07 ADT)
Mining Operations	Fuel Pumps (added to existing facility)	
Power Generation Plants		
Quarry Operations		