



# COUNTY OF SAN DIEGO

Department of Public Works

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

COMPREHENSIVE ANNUAL MITIGATION FEES REPORT

FISCAL YEAR 2023-24

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## Reporting Requirements

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

Annually, Section 66006 of the Act requires the local agency to make available to the public the following information with regard to those funds: (A) Brief description of type of fee in the account or fund; (B) The amount of the fee; (C) The beginning and ending balance of the account or fund; (D) The amount of the fees collected and the interest earned; (E) Identification of each public improvement fees were expended on and amount of expenditures on each improvement, including the total percentage of the cost of improvement funded with fees; (F) (i) Identification of approximate date the construction of the public improvement will commence for projects that are fully funded, as identified in paragraph (2) of subdivision (a) of Section 66001, and the project remains incomplete. (ii) An identification of each public improvement identified in a previous report pursuant to clause (j) and whether construction began on the approximate date noted in the previous report. (iii) For a project identified pursuant to clause (ii) for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction; (G) Description of each interfund transfer or loan made from the account or fund, including public improvement on which the transferred or loaned fees will be expended, and the date loan will be repaid and rate of interest on loan; (H) The amount of refunds made pursuant to subdivision (e) of Section 66001(e), the number of persons or entities identified to receive those refunds, and allocations pursuant Section 66001(f).

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

This annual report was made available to the public through the Department of Public Works website within 180-days of the end of the fiscal year at <http://www.sandiegocounty.gov/dpw/land/tif.html> and five-year findings were made by the Board on December 11, 2024.

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

While the County has had a Transportation Impact Fee (TIF) program since June 19, 2005, the current TIF program was adopted as an ordinance (hereinafter "TIF Ordinance") by the Board on October 31, 2012, to reflect the present General Plan and became effective on December 30, 2012. The TIF program has two discrete components: 1) a local TIF program to mitigate cumulative project impacts on local roads; and 2) a Regional Transportation Congestion Improvement Program (RTCIP) fee to mitigate impacts on regional roads identified by the San Diego Association of Government (SANDAG) as part of the Regional Arterial System (RAS). The local TIF was adopted in response to a 2002 court decision prohibiting the use of de minimis findings to avoid mitigating cumulative traffic impacts in accordance with the California Environmental Quality Act (CEQA).

The court decision left hundreds of private development projects in the unincorporated county with no financially feasible way to mitigate their cumulative traffic impacts.

The County’s local TIF program, which allocated funds to Local, Regional, State Routes, and Ramps trust accounts, provided a mechanism for development projects to mitigate their cumulative traffic impacts and move forward. The RTCIP fee, which allocates funds to RTCIP/RAS trust accounts, was adopted so that the County could obtain a local share of TransNet funds from SANDAG pursuant to the requirements of the voter-approved TransNet Extension Ordinance. Fees collected as part of the local TIF and RTCIP are identified below.

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

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

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

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

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

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

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

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

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

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

## Annual Requirements under Gov. Code §66006

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

Attachment A contains the fee rates as of July 1, 2023, through June 30, 2024. TIF rates are adjusted annually on July 1<sup>st</sup> to coincide with the required RTCIP fee adjustment as directed by the TransNet Ordinance (Section 77.216 of the San Diego County Code of Regulatory Ordinances). TIF fees are adjusted based on the RTCIP adjustment factor approved by the SANDAG Board of Directors. During FY 2023-24 the RTCIP fee was \$2,741.97 for each new residential unit. The County is required to collect an average minimum amount per residential unit for residential new construction to remain eligible to receive local TransNet distributions. The RTCIP fee amount is annually adjusted without further action by the BOS.

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

Fees are collected as a condition of project development and are not combined with other funds when collected. The beginning balance amount may include accumulated interest from the date of payment if made during a prior fiscal year. Deposits, project reimbursements, and administrative costs are identified. Administrative reimbursement up to 3% are authorized under Section 77.209 of the TIF Ordinance. The interest earned during the last fiscal year, any refunds, and ending balance as of June 30, 2024, are also reported. The tables below show the information required to be reported by Govt. Code § 66006(b)(1)(C)-(E) & (H).

#### *Statement of Revenue and Expenditures for Fiscal Year 2023-2024*

| Trust Account      | Beginning Balance (7/1/2023) | Collection | Refund (Principal) | Refund (Interest) | Interest Earned | CIP Reimbursement | SANDAG Agreement Reimbursement | Admin Reimbursement | Ending Balance |
|--------------------|------------------------------|------------|--------------------|-------------------|-----------------|-------------------|--------------------------------|---------------------|----------------|
| NORTH REGION       | \$487,727                    | \$381,597  | \$1,563            | \$76              | \$29,302        | \$0               | \$0                            | \$4,748             | \$892,240      |
| SOUTH REGION       | 10,034,912                   | 119,781    | 3,138              | 75                | 382,731         | 619,450           | 0                              | 3,711               | 9,911,050      |
| EAST REGION        | 251                          | 0          | 0                  | 0                 | 9.62            | 0                 | 0                              | 0                   | 260.14         |
| ALPINE             | 539,863                      | 0          | 0                  | 0                 | 20,737          | 0                 | 0                              | 118                 | 560,482        |
| BONSALL            | 676,545                      | 45,350     | 0                  | 0                 | 26,994          | 0                 | 0                              | 520                 | 748,369        |
| CENTRAL MOUNTAIN   | 0                            | 0          | 0                  | 0                 | 0               | 0                 | 0                              | 0                   | 0              |
| COUNTY ISLANDS     | 0                            | 0          | 0                  | 0                 | 0               | 0                 | 0                              | 0                   | 0              |
| CREST DEHESA       | 930                          | 0          | 0                  | 0                 | 35.71           | 0                 | 0                              | 0                   | 965.18         |
| DESERT             | 0                            | 0          | 0                  | 0                 | 0               | 0                 | 0                              | 0                   | 0              |
| FALLBROOK          | 1,662,863                    | 28,421     | 0                  | 0                 | 64,679          | 0                 | 0                              | 726                 | 1,755,237      |
| JAMUL DULZURA      | 293,029                      | 0          | 0                  | 0                 | 11,256          | 0                 | 0                              | 64                  | 304,221        |
| JULIAN             | 0                            | 0          | 0                  | 0                 | 0               | 0                 | 0                              | 0                   | 0              |
| LAKESIDE           | 1,224,646                    | 10,298     | 0                  | 0                 | 47,341          | 0                 | 0                              | 422                 | 1,281,863      |
| MOUNTAIN EMPIRE    | 0                            | 0          | 0                  | 0                 | 0               | 0                 | 0                              | 0                   | 0              |
| NORTH COUNTY METRO | 343,317                      | 854        | 0                  | 0                 | 13,217          | 0                 | 0                              | 88                  | 357,301        |
| NORTH MOUNTAIN     | 0                            | 0          | 0                  | 0                 | 0               | 0                 | 0                              | 0                   | 0              |

| Trust Account                    | Beginning Balance (7/1/2023) | Collection         | Refund (Principal) | Refund (Interest) | Interest Earned    | CIP Reimbursement | SANDAG Agreement Reimbursement | Admin Reimbursement | Ending Balance      |
|----------------------------------|------------------------------|--------------------|--------------------|-------------------|--------------------|-------------------|--------------------------------|---------------------|---------------------|
| OTAY                             | 0                            | 0                  | 0                  | 0                 | 0                  | 0                 | 0                              | 0                   | 0                   |
| PALA PAUMA                       | 0                            | 0                  | 0                  | 0                 | 0                  | 0                 | 0                              | 0                   | 0                   |
| PENDLETON DELUZ                  | 0                            | 0                  | 0                  | 0                 | 0                  | 0                 | 0                              | 0                   | 0                   |
| RAINBOW                          | 0                            | 0                  | 0                  | 0                 | 0                  | 0                 | 0                              | 0                   | 0                   |
| RAMONA                           | 2,235,190                    | 17,007             | 0                  | 0                 | 86,334             | 0                 | 0                              | 757                 | 2,337,774           |
| SAN DIEGUITO                     | 2,397,174                    | 1,031              | 0                  | 0                 | 92,099             | 0                 | 0                              | 526                 | 2,489,778           |
| SPRING VALLEY                    | 2,210                        | 0                  | 0                  | 0                 | 84.91              | 0                 | 0                              | 0                   | 2,295               |
| SWEETWATER                       | 0                            | 0                  | 0                  | 0                 | 0                  | 0                 | 0                              | 0                   | 0                   |
| VALLE DE ORO                     | 2,569                        | 0                  | 0                  | 0                 | 98.19              | 0                 | 0                              | 0                   | 2,667               |
| VALLEY CENTER                    | 0                            | 0                  | 0                  | 0                 | 0                  | 0                 | 0                              | 0                   | 0                   |
| NORTH STATE ROUTE & FREEWAY RAMP | 1,079                        | 115,934            | 474                | 23                | 2,532              | 0                 | 116,307                        | 1,411               | 1,330               |
| SOUTH STATE ROUTE & FREEWAY RAMP | 820,331                      | 12,584             | 0                  | 0                 | 31,873             | 0                 | 0                              | 339                 | 864,449             |
| EAST STATE ROUTE & FREEWAY RAMP  | 296,925                      | 9,044              | 0                  | 0                 | 11,643             | 0                 | 0                              | 194                 | 317,418             |
| <b>TOTAL</b>                     | <b>\$21,019,562</b>          | <b>\$741,901</b>   | <b>\$5,175</b>     | <b>\$174</b>      | <b>\$820,968</b>   | <b>\$619,450</b>  | <b>\$116,307</b>               | <b>\$13,624</b>     | <b>\$21,827,699</b> |
|                                  |                              |                    |                    |                   |                    |                   |                                |                     |                     |
| RTCIP                            | \$17,641,882                 | \$2,696,876        | \$9,557            | \$611             | \$730,898          | \$166,198         | \$0                            | 32,528              | \$20,860,762        |
|                                  |                              |                    |                    |                   |                    |                   |                                |                     |                     |
| <b>GRAND TOTAL</b>               | <b>\$38,661,444</b>          | <b>\$3,438,777</b> | <b>\$14,732</b>    | <b>\$785</b>      | <b>\$1,551,866</b> | <b>\$785,648</b>  | <b>\$116,307</b>               | <b>\$46,152</b>     | <b>\$42,688,461</b> |

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

## TIF & RTCIP Reimbursements on Capital Improvement Projects

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

### ***Reimbursements Under Current TIF Program (2013 to Present)***

| Project Description                 | TIF Area    | TIF Segment | Prior Year Reimbursement | Current-Year Reimbursement | Current Year RTCIP Reimbursement | Current Year Total Reimbursement | Cumulative Reimbursement | Project Phase     | TIF Program Project Cost <sup>1</sup> | TIF Eligible % <sup>2</sup> | TIF Reimbursement % |
|-------------------------------------|-------------|-------------|--------------------------|----------------------------|----------------------------------|----------------------------------|--------------------------|-------------------|---------------------------------------|-----------------------------|---------------------|
| Alpine Blvd                         | South       | A2          | \$485,061                |                            |                                  |                                  | \$485,061                | Complete          | \$489,960                             | 99%                         | 99%                 |
| Alpine Blvd                         | South       | A3          | 159,531                  |                            |                                  |                                  | 159,531                  | Complete          | 246,069                               | 65%                         | 65%                 |
| RIVERFORD AT SR67 R AND D           | South       | L11 / L12   | 0                        | 619,450                    |                                  | 619,450                          | 619,450                  | Design            | 11,290,000                            | 60%                         | 1%                  |
| South Santa Fe North II             | North       | NC10        | 2,415,698                |                            |                                  |                                  | 2,415,698                | Design            | 23,680,000                            | 38%                         | 6%                  |
| Bear Valley Pkwy N                  | North       | NC1         | 4,697,431                |                            |                                  |                                  | 4,697,431                | Complete          | 12,438,118                            | 38%                         | 38%                 |
| E. Vista Way at Gopher Canyon       | RTCIP       | B4          | 336,335                  |                            |                                  |                                  | 336,335                  | Complete          | 564,601                               | 99%                         | 60%                 |
| E. Vista Way at Gopher Canyon       | RTCIP       | B5          | 137,376                  |                            |                                  |                                  | 137,376                  | Complete          | 565,033                               | 53%                         | 24%                 |
| South Santa Fe South - Phase II     | RTCIP       | NC10        | 0                        |                            | 166,198                          | 166,198                          | 166,198                  | Design            | 23,680,000                            | 38%                         | 6%                  |
| SR 67/ Highland/Dye                 | S. Fwy Ramp | S6          | 1,019,337                |                            |                                  |                                  | 1,019,337                | Complete          | 15,442,864                            | 15%                         | 7%                  |
| Alpine Blvd I-8 Ramp to Arnold Way  | South       | A1          | 16,183                   |                            |                                  |                                  | 16,183                   | No Longer in Plan | 5,471,053                             | 99%                         | 0%                  |
| Fallbrook St Rd Improvements        | Fallbrook   | F1          | 172,798                  |                            |                                  |                                  | 172,798                  | Complete          | 561,134                               | 99%                         | 31%                 |
| Fallbrook St Rd Improvements        | Fallbrook   | F2          | 843,658                  |                            |                                  |                                  | 843,658                  | Complete          | 1,391,144                             | 99%                         | 61%                 |
| Stagecoach /Reche Road Intersection | Fallbrook   | F5          | 66,732                   |                            |                                  |                                  | 66,732                   | Complete          | 131,788                               | 51%                         | 51%                 |
| Stagecoach /Reche Road Intersection | Fallbrook   | F6          | 116,951                  |                            |                                  |                                  | 116,951                  | Complete          | 743,954                               | 16%                         | 16%                 |
| <b>GRAND TOTAL</b>                  |             |             | <b>\$10,467,091</b>      | <b>\$619,450</b>           | <b>\$166,198</b>                 | <b>\$785,648</b>                 | <b>\$11,252,739</b>      |                   |                                       |                             |                     |

<sup>1</sup> CIP Project Cost is cost of the project at the time of TIF reimbursement.

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



**Reimbursements Under Original TIF Program (2005 to 2012)**

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

**GRANITE CONSTRUCTION CO – SR76 REIMBURSEMENT AGREEMENT**

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

**Total Approved for Reimbursement** **\$22,838,610**

**Total Annual Adjustments to Unpaid Balance\*** **\$2,525,862**

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

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

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

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

**SANDAG TRANSFER COLLECTION AGREEMENT**

On May 15, 2013 (3), the Board approved a reimbursement agreement with SANDAG in accordance with Section 77.215 of the TIF Ordinance for reimbursement from collections in the North TIF Region for State Route and Ramp facilities for the SR-76 improvements. The agreement was effective January 1, 2013; the total possible funding from the TIF program is \$13,000,000, which is comprised of \$8,000,000 for the SR-76/I-15 interchange and \$5,000,000 for SR-76 improvements. The agreement automatically terminates on December 31, 2050, or upon full payment of transfer agreement to SANDAG from the North TIF Region State Route and Ramp account or any successor account totaling \$13,000,000. Total funds transferred to SANDAG as of June 30, 2024, is \$2,272,873. Total amount transferred in Fiscal Year 2023-24 was \$116,307.

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

| Period Covered                     | Amount Transferred  |
|------------------------------------|---------------------|
| January 1, 2013 - June 30, 2014    | \$173,995           |
| Fiscal Year 2014 – 2015            | 169,888             |
| Fiscal Year 2015 – 2016            | 148,879             |
| Fiscal Year 2016 – 2017            | 185,248             |
| Fiscal Year 2017 – 2018            | 299,721             |
| Fiscal Year 2018 – 2019            | 270,399             |
| Fiscal Year 2019 – 2020            | 300,791             |
| Fiscal Year 2020 – 2021            | 163,439             |
| Fiscal Year 2021 – 2022            | 319,432             |
| Fiscal Year 2022 – 2023            | 124,774             |
| Fiscal Year 2023 – 2024            | 116,307             |
| <b>Total Transferred</b>           | <b>\$2,272,873</b>  |
| <b>Balance for future transfer</b> | <b>\$10,727,127</b> |

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

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

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

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

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

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

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

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

| Description                               |         | FY 2019-2020        | FY 2020-2021        | FY 2021-2022        | FY 2022-2023        | FY 2023-2024        |
|---|---------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>REVENUES</b>                           |         |                     |                     |                     |                     |                     |
| Fee Collections                           | TIF     | \$3,435,201         | \$1,195,818         | \$1,563,218         | \$803,474           | \$741,901           |
|   | RTCIP   | 2,513,411           | 2,318,919           | 4,012,222           | 2,454,952           | 2,696,876           |
| Total Fee Collections                     |         | 5,948,612           | 3,514,737           | 5,575,440           | 3,258,426           | 3,438,777           |
| Less: Refunds                             | TIF     | -3,918              | -4,913              | 0                   | 0                   | -5,349              |
|   | RTCIP   | -5,016              | -10,272             | 0                   | 0                   | -10,168             |
| Total Refunds                             |         | -8,934              | -15,185             | 0                   | 0                   | -15,517             |
|   | TIF     | 340,760             | 182,067             | 143,828             | 536,413             | 820,968             |
|   | RTCIP   | 143,587             | 89,111              | 92,069              | 429,081             | 730,898             |
| Total Interest                            |         | 484,347             | 271,178             | 235,897             | 965,494             | 1,551,866           |
| <b>Total Net Revenues</b>                 |         | <b>\$6,424,025</b>  | <b>\$3,770,730</b>  | <b>\$5,811,337</b>  | <b>\$4,223,920</b>  | <b>\$4,975,126</b>  |
| <b>EXPENDITURES</b>                       |         |                     |                     |                     |                     |                     |
| Capital Improvements                      | TIF     | 593,824             | 205,046             | 836,152             | 0                   | 619,450             |
|   | RTCIP   | 0                   | 0                   | 0                   | 0                   | 166,198             |
| Total Capital Improvements                |         | 593,824             | 205,046             | 836,152             | 0                   | 785,648             |
| Reimbursement Agreements                  | Granite | 412,999             | 205,046             | 0                   | 0                   | 0                   |
|   | SANDAG  | 300,791             | 163,439             | 319,432             | 124,774             | 116,307             |
| Total Reimbursement Agreements            |         | 713,790             | 368,485             | 319,432             | 124,744             | 116,307             |
| Administrative Cost                       | TIF     | 49,699              | 42,583              | 34,904              | 19,492              | 13,624              |
|   | RTCIP   | 45,089              | 68,707              | 85,587              | 48,645              | 32,528              |
| Total Administrative Cost                 |         | 94,788              | 111,290             | 120,491             | 68,137              | 46,152              |
| <b>Total Expenditures</b>                 |         | <b>\$1,402,402</b>  | <b>\$684,821</b>    | <b>\$1,276,075</b>  | <b>\$192,911</b>    | <b>\$948,107</b>    |
| <b>REVENUES OVER (UNDER) EXPENDITURES</b> |         | <b>\$5,021,623</b>  | <b>\$3,085,909</b>  | <b>\$4,535,262</b>  | <b>\$4,031,009</b>  | <b>\$4,027,019</b>  |
| Fund Balance, Beginning of Year           |         | 21,987,640          | 27,009,263          | 30,095,172          | 34,630,433          | 38,661,443          |
| <b>Fund Balance, End of Year</b>          |         | <b>\$27,009,263</b> | <b>\$30,095,172</b> | <b>\$34,630,434</b> | <b>\$38,661,443</b> | <b>\$42,688,462</b> |

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

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

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

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

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

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

| Trust Account | Fund Balance | Project   | Phase                                    | Improvement Cost <sup>3</sup> | % of Improvement Costs Eligible for TIF <sup>4</sup> | Improvement Costs Eligible for TIF <sup>5</sup> | Anticipated Funding Date  |
|---------------|--------------|---|--|-------------------------------|--|---|---|
| North Region  | \$892,240    | South Santa Fe Avenue at Buena Creek (NC-10, RAS) | Construction Partially Complete / Design | \$26,360,000                  | 37.80%   | \$9,960,000                                     | Reimbursement to Road Fund ongoing / TIF and other funds currently insufficient and are anticipated in 5-10 years |
| South Region  | \$9,911,050  | Riverford Road (L11)                              | Design                                   | \$450,000                     | 76.70%   | \$340,000                                       | TIF and other funds currently being utilized  |
|               |              | Riverford Road (L12)                              | Design                                   | \$10,840,000                  | 59.70%   | \$6,480,000                                     | TIF and other funds currently being utilized  |
|               |              | Woodside Avenue (L17)                             | Design                                   | \$5,270,000                   | 19.00%   | \$1,000,000                                     | TIF and other funds currently being utilized  |
|               |              | Woodside Avenue (L18)                             | Design                                   | \$8,200,000                   | 99.00%   | \$8,120,000                                     | TIF and other funds currently being utilized  |

<sup>3</sup> Total cost to improve roadway to mitigate traffic impacts.

<sup>4</sup> % of traffic impacts that are attributable to buildout of the General Plan and can utilize TIF funds.

<sup>5</sup> Product of *Improvement Cost* and *% of Improvement Costs Eligible for TIF*. Indicates the total amount of TIF funds that can be used toward improvement costs.

| Trust Account | Fund Balance | Project                           | Phase   | Improvement Cost <sup>3</sup> | % of Improvement Costs Eligible for TIF <sup>4</sup> | Improvement Costs Eligible for TIF <sup>5</sup> | Anticipated Funding Date   |
|---------------|--------------|-----------------------------------|---------|-------------------------------|--|---|--|
| East Region   | \$260        | Highland Valley Road (R1)         | Pending | \$38,070,000                  | 35.90%   | \$13,670,000                                    | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| Alpine Local  | \$560,482    | Old Hwy 80 Road Improvement (A6)  | Pending | \$1,420,000                   | 99.00%   | \$1,410,000                                     | TIF and other funds currently insufficient and are anticipated in 1-5 years  |
| Bonsall Local | \$748,369    | Osborne St Road Improvement (B12) | Pending | \$8,510,000                   | 41.50%   | \$3,530,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| Crest-Dehesa  | \$965        | Granite Hills Drive (CD2)         | Pending | \$6,880,000                   | 99.00%   | \$6,810,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| Fallbrook     | \$1,755,237  | Fallbrook St (F1)                 | Pending | \$640,000                     | 99.00%   | \$630,000                                       | TIF and other funds currently insufficient and are anticipated in 1-5 years  |
|               |              | Fallbrook St (F2)                 | Pending | \$1,580,000                   | 99.00%   | \$1,560,000                                     | TIF and other funds currently insufficient and are anticipated in 1-5 years  |



| Trust Account            | Fund Balance | Project                                | Phase   | Improvement Cost <sup>3</sup> | % of Improvement Costs Eligible for TIF <sup>4</sup> | Improvement Costs Eligible for TIF <sup>5</sup> | Anticipated Funding Date   |
|--------------------------|--------------|--|---------|-------------------------------|--|---|--|
| Jamul/Dulzura Local      | \$304,221    | Jefferson Road Widening (JD1)          | Pending | \$2,240,000                   | 15.20%   | \$340,000                                       | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| Lakeside Local           | \$1,281,863  | Old Highway 80 Road Improvements (L10) | Pending | \$12,570,000                  | 46.20%   | \$5,810,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| North County Metro Local | \$357,301    | Harmony Grove Road (NC6)               | Pending | \$5,710,000                   | 37.50%   | \$2,140,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| Ramona Local             | \$2,337,774  | Highland Valley Rd (R1)                | Pending | \$38,070,000                  | 35.90%   | \$13,670,000                                    | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| San Dieguito Local       | \$2,489,778  | El Apajo Road Widening (SD1)           | Pending | \$3,100,000                   | 99.00%   | \$3,070,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years |
| Spring Valley            | \$2,295      | Campo Rd (SV1)                         | Pending | \$440,000                     | 99.00%   | \$430,000                                       | TIF and other funds currently insufficient and are anticipated in 5-10 years |

| Trust Account                    | Fund Balance | Project   | Phase                                    | Improvement Cost <sup>3</sup> | % of Improvement Costs Eligible for TIF <sup>4</sup> | Improvement Costs Eligible for TIF <sup>5</sup> | Anticipated Funding Date  |
|----------------------------------|--------------|---|--|-------------------------------|--|---|---|
| Valle De Oro                     | \$2,667      | Campo Rd (VD2)                                    | Pending                                  | \$2,350,000                   | 99.00%   | \$2,330,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years  |
| North State Route & Freeway Ramp | \$1,330      | SANDAG Reimbursement Agreement for SR 76          | Construction Complete                    | \$13,000,000                  | 100.00%  | \$13,000,000                                    | Reimbursement to SANDAG ongoing   |
| South State Route & Freeway Ramp | \$864,449    | SR 94 from CPA Boundary to Jefferson Road (S1)    | Pending                                  | \$31,230,000                  | 27.60%   | \$8,630,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years  |
| East State Route & Freeway Ramp  | \$317,418    | SR 67/Highland/Dye (S6)                           | Pending                                  | \$17,530,000                  | 14.90%   | \$2,620,000                                     | TIF and other funds currently insufficient and are anticipated in 5-10 years  |
| RTCIP                            | \$20,860,762 | South Santa Fe Avenue at Buena Creek (NC-10, RAS) | Construction Partially Complete / Design | \$26,360,000                  | 37.80%   | \$9,960,000                                     | Reimbursement to Road Fund ongoing / RTCIP and other funds currently insufficient and are anticipated in 5-10 years |

| Trust Account | Fund Balance | Project  | Phase    | Improvement Cost <sup>3</sup> | % of Improvement Costs Eligible for TIF <sup>4</sup> | Improvement Costs Eligible for TIF <sup>5</sup> | Anticipated Funding Date   |
|---------------|--------------|----------|----------|-------------------------------|--|---|--|
| RTCIP         | \$20,860,762 | Campo Rd | Planning | \$60,560,940                  | N/A  | N/A   | Fiscal Year 2024/2025 for initial phase / RTCIP and other funds currently insufficient and are anticipated in 5-10 years |

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

# **FEE RATES FOR VILLAGE AREAS**

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (A) Residential - Single-Family Detached (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>               | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$2,741.97   | \$175                               | \$1,661                | \$1,086             | \$2,922      | \$5,663.97               |
| Bonsall                    | North      | \$2,741.97   | \$444                               | \$1,463                | \$1,038             | \$2,945      | \$5,686.97               |
| Central Mountain           | East       | \$2,741.97   | \$516                               | \$0                    | \$0                 | \$516        | \$3,257.97               |
| County Islands             | South      | \$2,741.97   | \$175                               | \$1,661                | \$0                 | \$1,836      | \$4,577.97               |
| Crest-Dehesa               | South      | \$2,741.97   | \$175                               | \$1,661                | \$0                 | \$1,836      | \$4,577.97               |
| Desert                     | East       | \$2,741.97   | \$516                               | \$0                    | \$0                 | \$516        | \$3,257.97               |
| Fallbrook                  | North      | \$2,741.97   | \$444                               | \$1,463                | \$152               | \$2,059      | \$4,800.97               |
| Jamul-Dulzura              | South      | \$2,741.97   | \$175                               | \$1,661                | \$0                 | \$1,836      | \$4,577.97               |
| Julian                     | East       | \$2,741.97   | \$516                               | \$0                    | \$0                 | \$516        | \$3,257.97               |
| Lakeside                   | South      | \$2,741.97   | \$175                               | \$1,661                | \$307               | \$2,143      | \$4,884.97               |
| Mountain Empire            | East       | \$2,741.97   | \$516                               | \$0                    | \$0                 | \$516        | \$3,257.97               |
| North County Metro         | North      | \$2,741.97   | \$444                               | \$1,463                | \$108               | \$2,015      | \$4,756.97               |
| North Mountain             | East       | \$2,741.97   | \$516                               | \$0                    | \$0                 | \$516        | \$3,257.97               |
| Otay                       | South      | \$2,741.97   | \$175                               | \$715                  | \$0                 | \$890        | \$3,631.97               |
| Pala-Pauma                 | North      | \$2,741.97   | \$444                               | \$1,463                | \$0                 | \$1,907      | \$4,648.97               |
| Pendleton-De Luz           | North      | \$2,741.97   | \$444                               | \$1,463                | \$0                 | \$1,907      | \$4,648.97               |
| Rainbow                    | North      | \$2,741.97   | \$444                               | \$1,463                | \$0                 | \$1,907      | \$4,648.97               |
| Ramona                     | East       | \$2,741.97   | \$516                               | \$0                    | \$1,108             | \$1,624      | \$4,365.97               |
| San Dieguito               | North      | \$2,741.97   | \$444                               | \$1,463                | \$309               | \$2,216      | \$4,957.97               |
| Spring Valley              | South      | \$2,741.97   | \$175                               | \$1,661                | \$0                 | \$1,836      | \$4,577.97               |
| Sweetwater                 | South      | \$2,741.97   | \$175                               | \$1,661                | \$0                 | \$1,836      | \$4,577.97               |
| Valle De Oro               | South      | \$2,741.97   | \$175                               | \$1,661                | \$0                 | \$1,836      | \$4,577.97               |
| Valley Center              | North      | \$2,741.97   | \$444                               | \$1,463                | \$0                 | \$1,907      | \$4,648.97               |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (B) Residential - Multi-Family (\$ / unit) |                                     |                        |                     |         |              | TOTAL FEE<br>(RTCIP+TIF) |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|---------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>     | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |         | TOTAL<br>TIF |                          |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL   |              |                          |
| Alpine                     | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$724               | \$1,947 | \$4,688.97   |                          |
| Bonsall                    | North      | \$2,741.97                                 | \$296                               | \$976                  | \$692               | \$1,964 | \$4,705.97   |                          |
| Central Mountain           | East       | \$2,741.97                                 | \$344                               | \$0                    | \$0                 | \$344   | \$3,085.97   |                          |
| County Islands             | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$0                 | \$1,223 | \$3,964.97   |                          |
| Crest-Dehesa               | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$0                 | \$1,223 | \$3,964.97   |                          |
| Desert                     | East       | \$2,741.97                                 | \$344                               | \$0                    | \$0                 | \$344   | \$3,085.97   |                          |
| Fallbrook                  | North      | \$2,741.97                                 | \$296                               | \$976                  | \$101               | \$1,373 | \$4,114.97   |                          |
| Jamul-Dulzura              | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$0                 | \$1,223 | \$3,964.97   |                          |
| Julian                     | East       | \$2,741.97                                 | \$344                               | \$0                    | \$0                 | \$344   | \$3,085.97   |                          |
| Lakeside                   | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$205               | \$1,428 | \$4,169.97   |                          |
| Mountain Empire            | East       | \$2,741.97                                 | \$344                               | \$0                    | \$0                 | \$344   | \$3,085.97   |                          |
| North County Metro         | North      | \$2,741.97                                 | \$296                               | \$976                  | \$71                | \$1,343 | \$4,084.97   |                          |
| North Mountain             | East       | \$2,741.97                                 | \$344                               | \$0                    | \$0                 | \$344   | \$3,085.97   |                          |
| Otay                       | South      | \$2,741.97                                 | \$116                               | \$477                  | \$0                 | \$593   | \$3,334.97   |                          |
| Pala-Pauma                 | North      | \$2,741.97                                 | \$296                               | \$976                  | \$0                 | \$1,272 | \$4,013.97   |                          |
| Pendleton-De Luz           | North      | \$2,741.97                                 | \$296                               | \$976                  | \$0                 | \$1,272 | \$4,013.97   |                          |
| Rainbow                    | North      | \$2,741.97                                 | \$296                               | \$976                  | \$0                 | \$1,272 | \$4,013.97   |                          |
| Ramona                     | East       | \$2,741.97                                 | \$344                               | \$0                    | \$739               | \$1,083 | \$3,824.97   |                          |
| San Dieguito               | North      | \$2,741.97                                 | \$296                               | \$976                  | \$206               | \$1,478 | \$4,219.97   |                          |
| Spring Valley              | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$0                 | \$1,223 | \$3,964.97   |                          |
| Sweetwater                 | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$0                 | \$1,223 | \$3,964.97   |                          |
| Valle De Oro               | South      | \$2,741.97                                 | \$116                               | \$1,107                | \$0                 | \$1,223 | \$3,964.97   |                          |
| Valley Center              | North      | \$2,741.97                                 | \$296                               | \$976                  | \$0                 | \$1,272 | \$4,013.97   |                          |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (C) Residential - Non-Permanent (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>      | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$72                                | \$692                  | \$452               | \$1,216      | \$1,216                  |
| Bonsall                    | North      | \$0   | \$185                               | \$610                  | \$433               | \$1,228      | \$1,228                  |
| Central Mountain           | East       | \$0   | \$215                               | \$0                    | \$0                 | \$215        | \$215                    |
| County Islands             | South      | \$0   | \$72                                | \$692                  | \$0                 | \$764        | \$764                    |
| Crest-Dehesa               | South      | \$0   | \$72                                | \$692                  | \$0                 | \$764        | \$764                    |
| Desert                     | East       | \$0   | \$215                               | \$0                    | \$0                 | \$215        | \$215                    |
| Fallbrook                  | North      | \$0   | \$185                               | \$610                  | \$63                | \$858        | \$858                    |
| Jamul-Dulzura              | South      | \$0   | \$72                                | \$692                  | \$0                 | \$764        | \$764                    |
| Julian                     | East       | \$0   | \$215                               | \$0                    | \$0                 | \$215        | \$215                    |
| Lakeside                   | South      | \$0   | \$72                                | \$692                  | \$128               | \$892        | \$892                    |
| Mountain Empire            | East       | \$0   | \$215                               | \$0                    | \$0                 | \$215        | \$215                    |
| North County Metro         | North      | \$0   | \$185                               | \$610                  | \$44                | \$839        | \$839                    |
| North Mountain             | East       | \$0   | \$215                               | \$0                    | \$0                 | \$215        | \$215                    |
| Otay                       | South      | \$0   | \$72                                | \$297                  | \$0                 | \$369        | \$369                    |
| Pala-Pauma                 | North      | \$0   | \$185                               | \$610                  | \$0                 | \$795        | \$795                    |
| Pendleton-De Luz           | North      | \$0   | \$185                               | \$610                  | \$0                 | \$795        | \$795                    |
| Rainbow                    | North      | \$0   | \$185                               | \$610                  | \$0                 | \$795        | \$795                    |
| Ramona                     | East       | \$0   | \$215                               | \$0                    | \$462               | \$677        | \$677                    |
| San Dieguito               | North      | \$0   | \$185                               | \$610                  | \$129               | \$924        | \$924                    |
| Spring Valley              | South      | \$0   | \$72                                | \$692                  | \$0                 | \$764        | \$764                    |
| Sweetwater                 | South      | \$0   | \$72                                | \$692                  | \$0                 | \$764        | \$764                    |
| Valle De Oro               | South      | \$0   | \$72                                | \$692                  | \$0                 | \$764        | \$764                    |
| Valley Center              | North      | \$0   | \$185                               | \$610                  | \$0                 | \$795        | \$795                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.



**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (D) Residential - Congregate Care (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>        | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$37                                | \$345                  | \$227               | \$609        | \$609                    |
| Bonsall                    | North      | \$0   | \$92                                | \$305                  | \$216               | \$613        | \$613                    |
| Central Mountain           | East       | \$0   | \$108                               | \$0                    | \$0                 | \$108        | \$108                    |
| County Islands             | South      | \$0   | \$37                                | \$345                  | \$0                 | \$382        | \$382                    |
| Crest-Dehesa               | South      | \$0   | \$37                                | \$345                  | \$0                 | \$382        | \$382                    |
| Desert                     | East       | \$0   | \$108                               | \$0                    | \$0                 | \$108        | \$108                    |
| Fallbrook                  | North      | \$0   | \$92                                | \$305                  | \$32                | \$429        | \$429                    |
| Jamul-Dulzura              | South      | \$0   | \$37                                | \$345                  | \$0                 | \$382        | \$382                    |
| Julian                     | East       | \$0   | \$108                               | \$0                    | \$0                 | \$108        | \$108                    |
| Lakeside                   | South      | \$0   | \$37                                | \$345                  | \$65                | \$447        | \$447                    |
| Mountain Empire            | East       | \$0   | \$108                               | \$0                    | \$0                 | \$108        | \$108                    |
| North County Metro         | North      | \$0   | \$92                                | \$305                  | \$23                | \$420        | \$420                    |
| North Mountain             | East       | \$0   | \$108                               | \$0                    | \$0                 | \$108        | \$108                    |
| Otay                       | South      | \$0   | \$37                                | \$149                  | \$0                 | \$186        | \$186                    |
| Pala-Pauma                 | North      | \$0   | \$92                                | \$305                  | \$0                 | \$397        | \$397                    |
| Pendleton-De Luz           | North      | \$0   | \$92                                | \$305                  | \$0                 | \$397        | \$397                    |
| Rainbow                    | North      | \$0   | \$92                                | \$305                  | \$0                 | \$397        | \$397                    |
| Ramona                     | East       | \$0   | \$108                               | \$0                    | \$232               | \$340        | \$340                    |
| San Dieguito               | North      | \$0   | \$92                                | \$305                  | \$65                | \$462        | \$462                    |
| Spring Valley              | South      | \$0   | \$37                                | \$345                  | \$0                 | \$382        | \$382                    |
| Sweetwater                 | South      | \$0   | \$37                                | \$345                  | \$0                 | \$382        | \$382                    |
| Valle De Oro               | South      | \$0   | \$37                                | \$345                  | \$0                 | \$382        | \$382                    |
| Valley Center              | North      | \$0   | \$92                                | \$305                  | \$0                 | \$397        | \$397                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (E) General Commercial (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>    | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                       | \$304                               | \$2,894                | \$1,892             | \$5,090      | \$5,090                  |
| Bonsall                    | North      | \$0                                       | \$773                               | \$2,549                | \$1,807             | \$5,129      | \$5,129                  |
| Central Mountain           | East       | \$0                                       | \$898                               | \$0                    | \$0                 | \$898        | \$898                    |
| County Islands             | South      | \$0                                       | \$304                               | \$2,894                | \$0                 | \$3,198      | \$3,198                  |
| Crest-Dehesa               | South      | \$0                                       | \$304                               | \$2,894                | \$0                 | \$3,198      | \$3,198                  |
| Desert                     | East       | \$0                                       | \$898                               | \$0                    | \$0                 | \$898        | \$898                    |
| Fallbrook                  | North      | \$0                                       | \$773                               | \$2,549                | \$264               | \$3,586      | \$3,586                  |
| Jamul-Dulzura              | South      | \$0                                       | \$304                               | \$2,894                | \$0                 | \$3,198      | \$3,198                  |
| Julian                     | East       | \$0                                       | \$898                               | \$0                    | \$0                 | \$898        | \$898                    |
| Lakeside                   | South      | \$0                                       | \$304                               | \$2,894                | \$535               | \$3,733      | \$3,733                  |
| Mountain Empire            | East       | \$0                                       | \$898                               | \$0                    | \$0                 | \$898        | \$898                    |
| North County Metro         | North      | \$0                                       | \$773                               | \$2,549                | \$186               | \$3,508      | \$3,508                  |
| North Mountain             | East       | \$0                                       | \$898                               | \$0                    | \$0                 | \$898        | \$898                    |
| Otay                       | South      | \$0                                       | \$304                               | \$1,246                | \$0                 | \$1,550      | \$1,550                  |
| Pala-Pauma                 | North      | \$0                                       | \$773                               | \$2,549                | \$0                 | \$3,322      | \$3,322                  |
| Pendleton-De Luz           | North      | \$0                                       | \$773                               | \$2,549                | \$0                 | \$3,322      | \$3,322                  |
| Rainbow                    | North      | \$0                                       | \$773                               | \$2,549                | \$0                 | \$3,322      | \$3,322                  |
| Ramona                     | East       | \$0                                       | \$898                               | \$0                    | \$1,932             | \$2,830      | \$2,830                  |
| San Dieguito               | North      | \$0                                       | \$773                               | \$2,549                | \$539               | \$3,861      | \$3,861                  |
| Spring Valley              | South      | \$0                                       | \$304                               | \$2,894                | \$0                 | \$3,198      | \$3,198                  |
| Sweetwater                 | South      | \$0                                       | \$304                               | \$2,894                | \$0                 | \$3,198      | \$3,198                  |
| Valle De Oro               | South      | \$0                                       | \$304                               | \$2,894                | \$0                 | \$3,198      | \$3,198                  |
| Valley Center              | North      | \$0                                       | \$773                               | \$2,549                | \$0                 | \$3,322      | \$3,322                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (F) Furniture Store (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$42                                | \$396                  | \$259               | \$697        | \$697                    |
| Bonsall                    | North      | \$0                                    | \$106                               | \$349                  | \$248               | \$703        | \$703                    |
| Central Mountain           | East       | \$0                                    | \$123                               | \$0                    | \$0                 | \$123        | \$123                    |
| County Islands             | South      | \$0                                    | \$42                                | \$396                  | \$0                 | \$438        | \$438                    |
| Crest-Dehesa               | South      | \$0                                    | \$42                                | \$396                  | \$0                 | \$438        | \$438                    |
| Desert                     | East       | \$0                                    | \$123                               | \$0                    | \$0                 | \$123        | \$123                    |
| Fallbrook                  | North      | \$0                                    | \$106                               | \$349                  | \$37                | \$492        | \$492                    |
| Jamul-Dulzura              | South      | \$0                                    | \$42                                | \$396                  | \$0                 | \$438        | \$438                    |
| Julian                     | East       | \$0                                    | \$123                               | \$0                    | \$0                 | \$123        | \$123                    |
| Lakeside                   | South      | \$0                                    | \$42                                | \$396                  | \$73                | \$511        | \$511                    |
| Mountain Empire            | East       | \$0                                    | \$123                               | \$0                    | \$0                 | \$123        | \$123                    |
| North County Metro         | North      | \$0                                    | \$106                               | \$349                  | \$25                | \$480        | \$480                    |
| North Mountain             | East       | \$0                                    | \$123                               | \$0                    | \$0                 | \$123        | \$123                    |
| Otay                       | South      | \$0                                    | \$42                                | \$171                  | \$0                 | \$213        | \$213                    |
| Pala-Pauma                 | North      | \$0                                    | \$106                               | \$349                  | \$0                 | \$455        | \$455                    |
| Pendleton-De Luz           | North      | \$0                                    | \$106                               | \$349                  | \$0                 | \$455        | \$455                    |
| Rainbow                    | North      | \$0                                    | \$106                               | \$349                  | \$0                 | \$455        | \$455                    |
| Ramona                     | East       | \$0                                    | \$123                               | \$0                    | \$264               | \$387        | \$387                    |
| San Dieguito               | North      | \$0                                    | \$106                               | \$349                  | \$73                | \$528        | \$528                    |
| Spring Valley              | South      | \$0                                    | \$42                                | \$396                  | \$0                 | \$438        | \$438                    |
| Sweetwater                 | South      | \$0                                    | \$42                                | \$396                  | \$0                 | \$438        | \$438                    |
| Valle De Oro               | South      | \$0                                    | \$42                                | \$396                  | \$0                 | \$438        | \$438                    |
| Valley Center              | North      | \$0                                    | \$106                               | \$349                  | \$0                 | \$455        | \$455                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (G) General Industrial (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>    | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                       | \$134                               | \$1,274                | \$833               | \$2,241      | \$2,241                  |
| Bonsall                    | North      | \$0                                       | \$340                               | \$1,122                | \$796               | \$2,258      | \$2,258                  |
| Central Mountain           | East       | \$0                                       | \$396                               | \$0                    | \$0                 | \$396        | \$396                    |
| County Islands             | South      | \$0                                       | \$134                               | \$1,274                | \$0                 | \$1,408      | \$1,408                  |
| Crest-Dehesa               | South      | \$0                                       | \$134                               | \$1,274                | \$0                 | \$1,408      | \$1,408                  |
| Desert                     | East       | \$0                                       | \$396                               | \$0                    | \$0                 | \$396        | \$396                    |
| Fallbrook                  | North      | \$0                                       | \$340                               | \$1,122                | \$116               | \$1,578      | \$1,578                  |
| Jamul-Dulzura              | South      | \$0                                       | \$134                               | \$1,274                | \$0                 | \$1,408      | \$1,408                  |
| Julian                     | East       | \$0                                       | \$396                               | \$0                    | \$0                 | \$396        | \$396                    |
| Lakeside                   | South      | \$0                                       | \$134                               | \$1,274                | \$235               | \$1,643      | \$1,643                  |
| Mountain Empire            | East       | \$0                                       | \$396                               | \$0                    | \$0                 | \$396        | \$396                    |
| North County Metro         | North      | \$0                                       | \$340                               | \$1,122                | \$82                | \$1,544      | \$1,544                  |
| North Mountain             | East       | \$0                                       | \$396                               | \$0                    | \$0                 | \$396        | \$396                    |
| Otay                       | South      | \$0                                       | \$134                               | \$549                  | \$0                 | \$683        | \$683                    |
| Pala-Pauma                 | North      | \$0                                       | \$340                               | \$1,122                | \$0                 | \$1,462      | \$1,462                  |
| Pendleton-De Luz           | North      | \$0                                       | \$340                               | \$1,122                | \$0                 | \$1,462      | \$1,462                  |
| Rainbow                    | North      | \$0                                       | \$340                               | \$1,122                | \$0                 | \$1,462      | \$1,462                  |
| Ramona                     | East       | \$0                                       | \$396                               | \$0                    | \$850               | \$1,246      | \$1,246                  |
| San Dieguito               | North      | \$0                                       | \$340                               | \$1,122                | \$237               | \$1,699      | \$1,699                  |
| Spring Valley              | South      | \$0                                       | \$134                               | \$1,274                | \$0                 | \$1,408      | \$1,408                  |
| Sweetwater                 | South      | \$0                                       | \$134                               | \$1,274                | \$0                 | \$1,408      | \$1,408                  |
| Valle De Oro               | South      | \$0                                       | \$134                               | \$1,274                | \$0                 | \$1,408      | \$1,408                  |
| Valley Center              | North      | \$0                                       | \$340                               | \$1,122                | \$0                 | \$1,462      | \$1,462                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (H) Office (\$ / 1,000 sq ft)          |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$240                               | \$2,289                | \$1,496             | \$4,025      | \$4,025                  |
| Bonsall                    | North      | \$0                                    | \$612                               | \$2,016                | \$1,430             | \$4,058      | \$4,058                  |
| Central Mountain           | East       | \$0                                    | \$711                               | \$0                    | \$0                 | \$711        | \$711                    |
| County Islands             | South      | \$0                                    | \$240                               | \$2,289                | \$0                 | \$2,529      | \$2,529                  |
| Crest-Dehesa               | South      | \$0                                    | \$240                               | \$2,289                | \$0                 | \$2,529      | \$2,529                  |
| Desert                     | East       | \$0                                    | \$711                               | \$0                    | \$0                 | \$711        | \$711                    |
| Fallbrook                  | North      | \$0                                    | \$612                               | \$2,016                | \$209               | \$2,837      | \$2,837                  |
| Jamul-Dulzura              | South      | \$0                                    | \$240                               | \$2,289                | \$0                 | \$2,529      | \$2,529                  |
| Julian                     | East       | \$0                                    | \$711                               | \$0                    | \$0                 | \$711        | \$711                    |
| Lakeside                   | South      | \$0                                    | \$240                               | \$2,289                | \$423               | \$2,952      | \$2,952                  |
| Mountain Empire            | East       | \$0                                    | \$711                               | \$0                    | \$0                 | \$711        | \$711                    |
| North County Metro         | North      | \$0                                    | \$612                               | \$2,016                | \$148               | \$2,776      | \$2,776                  |
| North Mountain             | East       | \$0                                    | \$711                               | \$0                    | \$0                 | \$711        | \$711                    |
| Otay                       | South      | \$0                                    | \$240                               | \$986                  | \$0                 | \$1,226      | \$1,226                  |
| Pala-Pauma                 | North      | \$0                                    | \$612                               | \$2,016                | \$0                 | \$2,628      | \$2,628                  |
| Pendleton-De Luz           | North      | \$0                                    | \$612                               | \$2,016                | \$0                 | \$2,628      | \$2,628                  |
| Rainbow                    | North      | \$0                                    | \$612                               | \$2,016                | \$0                 | \$2,628      | \$2,628                  |
| Ramona                     | East       | \$0                                    | \$711                               | \$0                    | \$1,529             | \$2,240      | \$2,240                  |
| San Dieguito               | North      | \$0                                    | \$612                               | \$2,016                | \$426               | \$3,054      | \$3,054                  |
| Spring Valley              | South      | \$0                                    | \$240                               | \$2,289                | \$0                 | \$2,529      | \$2,529                  |
| Sweetwater                 | South      | \$0                                    | \$240                               | \$2,289                | \$0                 | \$2,529      | \$2,529                  |
| Valle De Oro               | South      | \$0                                    | \$240                               | \$2,289                | \$0                 | \$2,529      | \$2,529                  |
| Valley Center              | North      | \$0                                    | \$612                               | \$2,016                | \$0                 | \$2,628      | \$2,628                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (I) Warehousing & Storage (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>       | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0  | \$58                                | \$558                  | \$364               | \$980        | \$980                    |
| Bonsall                    | North      | \$0  | \$149                               | \$491                  | \$348               | \$988        | \$988                    |
| Central Mountain           | East       | \$0  | \$173                               | \$0                    | \$0                 | \$173        | \$173                    |
| County Islands             | South      | \$0  | \$58                                | \$558                  | \$0                 | \$616        | \$616                    |
| Crest-Dehesa               | South      | \$0  | \$58                                | \$558                  | \$0                 | \$616        | \$616                    |
| Desert                     | East       | \$0  | \$173                               | \$0                    | \$0                 | \$173        | \$173                    |
| Fallbrook                  | North      | \$0  | \$149                               | \$491                  | \$51                | \$691        | \$691                    |
| Jamul-Dulzura              | South      | \$0  | \$58                                | \$558                  | \$0                 | \$616        | \$616                    |
| Julian                     | East       | \$0  | \$173                               | \$0                    | \$0                 | \$173        | \$173                    |
| Lakeside                   | South      | \$0  | \$58                                | \$558                  | \$102               | \$718        | \$718                    |
| Mountain Empire            | East       | \$0  | \$173                               | \$0                    | \$0                 | \$173        | \$173                    |
| North County Metro         | North      | \$0  | \$149                               | \$491                  | \$35                | \$675        | \$675                    |
| North Mountain             | East       | \$0  | \$173                               | \$0                    | \$0                 | \$173        | \$173                    |
| Otay                       | South      | \$0  | \$58                                | \$240                  | \$0                 | \$298        | \$298                    |
| Pala-Pauma                 | North      | \$0  | \$149                               | \$491                  | \$0                 | \$640        | \$640                    |
| Pendleton-De Luz           | North      | \$0  | \$149                               | \$491                  | \$0                 | \$640        | \$640                    |
| Rainbow                    | North      | \$0  | \$149                               | \$491                  | \$0                 | \$640        | \$640                    |
| Ramona                     | East       | \$0  | \$173                               | \$0                    | \$372               | \$545        | \$545                    |
| San Dieguito               | North      | \$0  | \$149                               | \$491                  | \$104               | \$744        | \$744                    |
| Spring Valley              | South      | \$0  | \$58                                | \$558                  | \$0                 | \$616        | \$616                    |
| Sweetwater                 | South      | \$0  | \$58                                | \$558                  | \$0                 | \$616        | \$616                    |
| Valle De Oro               | South      | \$0  | \$58                                | \$558                  | \$0                 | \$616        | \$616                    |
| Valley Center              | North      | \$0  | \$149                               | \$491                  | \$0                 | \$640        | \$640                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (J) Government/Institutional (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>          | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$143                               | \$1,365                | \$892               | \$2,400      | \$2,400                  |
| Bonsall                    | North      | \$0   | \$366                               | \$1,202                | \$853               | \$2,421      | \$2,421                  |
| Central Mountain           | East       | \$0   | \$424                               | \$0                    | \$0                 | \$424        | \$424                    |
| County Islands             | South      | \$0   | \$143                               | \$1,365                | \$0                 | \$1,508      | \$1,508                  |
| Crest-Dehesa               | South      | \$0   | \$143                               | \$1,365                | \$0                 | \$1,508      | \$1,508                  |
| Desert                     | East       | \$0   | \$424                               | \$0                    | \$0                 | \$424        | \$424                    |
| Fallbrook                  | North      | \$0   | \$366                               | \$1,202                | \$125               | \$1,693      | \$1,693                  |
| Jamul-Dulzura              | South      | \$0   | \$143                               | \$1,365                | \$0                 | \$1,508      | \$1,508                  |
| Julian                     | East       | \$0   | \$424                               | \$0                    | \$0                 | \$424        | \$424                    |
| Lakeside                   | South      | \$0   | \$143                               | \$1,365                | \$252               | \$1,760      | \$1,760                  |
| Mountain Empire            | East       | \$0   | \$424                               | \$0                    | \$0                 | \$424        | \$424                    |
| North County Metro         | North      | \$0   | \$366                               | \$1,202                | \$89                | \$1,657      | \$1,657                  |
| North Mountain             | East       | \$0   | \$424                               | \$0                    | \$0                 | \$424        | \$424                    |
| Otay                       | South      | \$0   | \$143                               | \$588                  | \$0                 | \$731        | \$731                    |
| Pala-Pauma                 | North      | \$0   | \$366                               | \$1,202                | \$0                 | \$1,568      | \$1,568                  |
| Pendleton-De Luz           | North      | \$0   | \$366                               | \$1,202                | \$0                 | \$1,568      | \$1,568                  |
| Rainbow                    | North      | \$0   | \$366                               | \$1,202                | \$0                 | \$1,568      | \$1,568                  |
| Ramona                     | East       | \$0   | \$424                               | \$0                    | \$911               | \$1,335      | \$1,335                  |
| San Dieguito               | North      | \$0   | \$366                               | \$1,202                | \$254               | \$1,822      | \$1,822                  |
| Spring Valley              | South      | \$0   | \$143                               | \$1,365                | \$0                 | \$1,508      | \$1,508                  |
| Sweetwater                 | South      | \$0   | \$143                               | \$1,365                | \$0                 | \$1,508      | \$1,508                  |
| Valle De Oro               | South      | \$0   | \$143                               | \$1,365                | \$0                 | \$1,508      | \$1,508                  |
| Valley Center              | North      | \$0   | \$366                               | \$1,202                | \$0                 | \$1,568      | \$1,568                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.

**County of San Diego - TIF Program Update**  
**FEE RATES FOR VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (K) Select Industrial (\$ / trip)      |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$16                                | \$162                  | \$106               | \$284        | \$284                    |
| Bonsall                    | North      | \$0                                    | \$43                                | \$143                  | \$101               | \$287        | \$287                    |
| Central Mountain           | East       | \$0                                    | \$51                                | \$0                    | \$0                 | \$51         | \$51                     |
| County Islands             | South      | \$0                                    | \$16                                | \$162                  | \$0                 | \$178        | \$178                    |
| Crest-Dehesa               | South      | \$0                                    | \$16                                | \$162                  | \$0                 | \$178        | \$178                    |
| Desert                     | East       | \$0                                    | \$51                                | \$0                    | \$0                 | \$51         | \$51                     |
| Fallbrook                  | North      | \$0                                    | \$43                                | \$143                  | \$15                | \$201        | \$201                    |
| Jamul-Dulzura              | South      | \$0                                    | \$16                                | \$162                  | \$0                 | \$178        | \$178                    |
| Julian                     | East       | \$0                                    | \$51                                | \$0                    | \$0                 | \$51         | \$51                     |
| Lakeside                   | South      | \$0                                    | \$16                                | \$162                  | \$30                | \$208        | \$208                    |
| Mountain Empire            | East       | \$0                                    | \$51                                | \$0                    | \$0                 | \$51         | \$51                     |
| North County Metro         | North      | \$0                                    | \$43                                | \$143                  | \$10                | \$196        | \$196                    |
| North Mountain             | East       | \$0                                    | \$51                                | \$0                    | \$0                 | \$51         | \$51                     |
| Otay                       | South      | \$0                                    | \$16                                | \$70                   | \$0                 | \$86         | \$86                     |
| Pala-Pauma                 | North      | \$0                                    | \$43                                | \$143                  | \$0                 | \$186        | \$186                    |
| Pendleton-De Luz           | North      | \$0                                    | \$43                                | \$143                  | \$0                 | \$186        | \$186                    |
| Rainbow                    | North      | \$0                                    | \$43                                | \$143                  | \$0                 | \$186        | \$186                    |
| Ramona                     | East       | \$0                                    | \$51                                | \$0                    | \$109               | \$160        | \$160                    |
| San Dieguito               | North      | \$0                                    | \$43                                | \$143                  | \$30                | \$216        | \$216                    |
| Spring Valley              | South      | \$0                                    | \$16                                | \$162                  | \$0                 | \$178        | \$178                    |
| Sweetwater                 | South      | \$0                                    | \$16                                | \$162                  | \$0                 | \$178        | \$178                    |
| Valle De Oro               | South      | \$0                                    | \$16                                | \$162                  | \$0                 | \$178        | \$178                    |
| Valley Center              | North      | \$0                                    | \$43                                | \$143                  | \$0                 | \$186        | \$186                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 10% Village discount.



# **FEE RATES FOR VILLAGE CORE AREAS**

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (A) Residential - Single-Family Detached (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>               | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$2,741.97   | \$156                               | \$1,477                | \$966               | \$2,599      | \$5,340.97               |
| Bonsall                    | North      | \$2,741.97   | \$395                               | \$1,301                | \$922               | \$2,618      | \$5,359.97               |
| Central Mountain           | East       | \$2,741.97   | \$458                               | \$0                    | \$0                 | \$458        | \$3,199.97               |
| County Islands             | South      | \$2,741.97   | \$156                               | \$1,477                | \$0                 | \$1,633      | \$4,374.97               |
| Crest-Dehesa               | South      | \$2,741.97   | \$156                               | \$1,477                | \$0                 | \$1,633      | \$4,374.97               |
| Desert                     | East       | \$2,741.97   | \$458                               | \$0                    | \$0                 | \$458        | \$3,199.97               |
| Fallbrook                  | North      | \$2,741.97   | \$395                               | \$1,301                | \$135               | \$1,831      | \$4,572.97               |
| Jamul-Dulzura              | South      | \$2,741.97   | \$156                               | \$1,477                | \$0                 | \$1,633      | \$4,374.97               |
| Julian                     | East       | \$2,741.97   | \$458                               | \$0                    | \$0                 | \$458        | \$3,199.97               |
| Lakeside                   | South      | \$2,741.97   | \$156                               | \$1,477                | \$273               | \$1,906      | \$4,647.97               |
| Mountain Empire            | East       | \$2,741.97   | \$458                               | \$0                    | \$0                 | \$458        | \$3,199.97               |
| North County Metro         | North      | \$2,741.97   | \$395                               | \$1,301                | \$95                | \$1,791      | \$4,532.97               |
| North Mountain             | East       | \$2,741.97   | \$458                               | \$0                    | \$0                 | \$458        | \$3,199.97               |
| Otay                       | South      | \$2,741.97   | \$156                               | \$635                  | \$0                 | \$791        | \$3,532.97               |
| Pala-Pauma                 | North      | \$2,741.97   | \$395                               | \$1,301                | \$0                 | \$1,696      | \$4,437.97               |
| Pendleton-De Luz           | North      | \$2,741.97   | \$395                               | \$1,301                | \$0                 | \$1,696      | \$4,437.97               |
| Rainbow                    | North      | \$2,741.97   | \$395                               | \$1,301                | \$0                 | \$1,696      | \$4,437.97               |
| Ramona                     | East       | \$2,741.97   | \$458                               | \$0                    | \$986               | \$1,444      | \$4,185.97               |
| San Dieguito               | North      | \$2,741.97   | \$395                               | \$1,301                | \$275               | \$1,971      | \$4,712.97               |
| Spring Valley              | South      | \$2,741.97   | \$156                               | \$1,477                | \$0                 | \$1,633      | \$4,374.97               |
| Sweetwater                 | South      | \$2,741.97   | \$156                               | \$1,477                | \$0                 | \$1,633      | \$4,374.97               |
| Valle De Oro               | South      | \$2,741.97   | \$156                               | \$1,477                | \$0                 | \$1,633      | \$4,374.97               |
| Valley Center              | North      | \$2,741.97   | \$395                               | \$1,301                | \$0                 | \$1,696      | \$4,437.97               |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (B) Residential - Multi-Family (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>     | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$2,741.97                                 | \$104                               | \$984                  | \$643               | \$1,731      | \$4,472.97               |
| Bonsall                    | North      | \$2,741.97                                 | \$263                               | \$867                  | \$615               | \$1,745      | \$4,486.97               |
| Central Mountain           | East       | \$2,741.97                                 | \$305                               | \$0                    | \$0                 | \$305        | \$3,046.97               |
| County Islands             | South      | \$2,741.97                                 | \$104                               | \$984                  | \$0                 | \$1,088      | \$3,829.97               |
| Crest-Dehesa               | South      | \$2,741.97                                 | \$104                               | \$984                  | \$0                 | \$1,088      | \$3,829.97               |
| Desert                     | East       | \$2,741.97                                 | \$305                               | \$0                    | \$0                 | \$305        | \$3,046.97               |
| Fallbrook                  | North      | \$2,741.97                                 | \$263                               | \$867                  | \$90                | \$1,220      | \$3,961.97               |
| Jamul-Dulzura              | South      | \$2,741.97                                 | \$104                               | \$984                  | \$0                 | \$1,088      | \$3,829.97               |
| Julian                     | East       | \$2,741.97                                 | \$305                               | \$0                    | \$0                 | \$305        | \$3,046.97               |
| Lakeside                   | South      | \$2,741.97                                 | \$104                               | \$984                  | \$182               | \$1,270      | \$4,011.97               |
| Mountain Empire            | East       | \$2,741.97                                 | \$305                               | \$0                    | \$0                 | \$305        | \$3,046.97               |
| North County Metro         | North      | \$2,741.97                                 | \$263                               | \$867                  | \$63                | \$1,193      | \$3,934.97               |
| North Mountain             | East       | \$2,741.97                                 | \$305                               | \$0                    | \$0                 | \$305        | \$3,046.97               |
| Otay                       | South      | \$2,741.97                                 | \$104                               | \$424                  | \$0                 | \$528        | \$3,269.97               |
| Pala-Pauma                 | North      | \$2,741.97                                 | \$263                               | \$867                  | \$0                 | \$1,130      | \$3,871.97               |
| Pendleton-De Luz           | North      | \$2,741.97                                 | \$263                               | \$867                  | \$0                 | \$1,130      | \$3,871.97               |
| Rainbow                    | North      | \$2,741.97                                 | \$263                               | \$867                  | \$0                 | \$1,130      | \$3,871.97               |
| Ramona                     | East       | \$2,741.97                                 | \$305                               | \$0                    | \$657               | \$962        | \$3,703.97               |
| San Dieguito               | North      | \$2,741.97                                 | \$263                               | \$867                  | \$183               | \$1,313      | \$4,054.97               |
| Spring Valley              | South      | \$2,741.97                                 | \$104                               | \$984                  | \$0                 | \$1,088      | \$3,829.97               |
| Sweetwater                 | South      | \$2,741.97                                 | \$104                               | \$984                  | \$0                 | \$1,088      | \$3,829.97               |
| Valle De Oro               | South      | \$2,741.97                                 | \$104                               | \$984                  | \$0                 | \$1,088      | \$3,829.97               |
| Valley Center              | North      | \$2,741.97                                 | \$263                               | \$867                  | \$0                 | \$1,130      | \$3,871.97               |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (C) Residential - Non-Permanent (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>      | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$65                                | \$615                  | \$402               | \$1,082      | \$1,082                  |
| Bonsall                    | North      | \$0   | \$164                               | \$542                  | \$385               | \$1,091      | \$1,091                  |
| Central Mountain           | East       | \$0   | \$191                               | \$0                    | \$0                 | \$191        | \$191                    |
| County Islands             | South      | \$0   | \$65                                | \$615                  | \$0                 | \$680        | \$680                    |
| Crest-Dehesa               | South      | \$0   | \$65                                | \$615                  | \$0                 | \$680        | \$680                    |
| Desert                     | East       | \$0   | \$191                               | \$0                    | \$0                 | \$191        | \$191                    |
| Fallbrook                  | North      | \$0   | \$164                               | \$542                  | \$56                | \$762        | \$762                    |
| Jamul-Dulzura              | South      | \$0   | \$65                                | \$615                  | \$0                 | \$680        | \$680                    |
| Julian                     | East       | \$0   | \$191                               | \$0                    | \$0                 | \$191        | \$191                    |
| Lakeside                   | South      | \$0   | \$65                                | \$615                  | \$114               | \$794        | \$794                    |
| Mountain Empire            | East       | \$0   | \$191                               | \$0                    | \$0                 | \$191        | \$191                    |
| North County Metro         | North      | \$0   | \$164                               | \$542                  | \$39                | \$745        | \$745                    |
| North Mountain             | East       | \$0   | \$191                               | \$0                    | \$0                 | \$191        | \$191                    |
| Otay                       | South      | \$0   | \$65                                | \$264                  | \$0                 | \$329        | \$329                    |
| Pala-Pauma                 | North      | \$0   | \$164                               | \$542                  | \$0                 | \$706        | \$706                    |
| Pendleton-De Luz           | North      | \$0   | \$164                               | \$542                  | \$0                 | \$706        | \$706                    |
| Rainbow                    | North      | \$0   | \$164                               | \$542                  | \$0                 | \$706        | \$706                    |
| Ramona                     | East       | \$0   | \$191                               | \$0                    | \$411               | \$602        | \$602                    |
| San Dieguito               | North      | \$0   | \$164                               | \$542                  | \$115               | \$821        | \$821                    |
| Spring Valley              | South      | \$0   | \$65                                | \$615                  | \$0                 | \$680        | \$680                    |
| Sweetwater                 | South      | \$0   | \$65                                | \$615                  | \$0                 | \$680        | \$680                    |
| Valle De Oro               | South      | \$0   | \$65                                | \$615                  | \$0                 | \$680        | \$680                    |
| Valley Center              | North      | \$0   | \$164                               | \$542                  | \$0                 | \$706        | \$706                    |

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<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (D) Residential - Congregate Care (\$ / unit) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>        | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$33                                | \$307                  | \$201               | \$541        | \$541                    |
| Bonsall                    | North      | \$0   | \$82                                | \$271                  | \$192               | \$545        | \$545                    |
| Central Mountain           | East       | \$0   | \$95                                | \$0                    | \$0                 | \$95         | \$95                     |
| County Islands             | South      | \$0   | \$33                                | \$307                  | \$0                 | \$340        | \$340                    |
| Crest-Dehesa               | South      | \$0   | \$33                                | \$307                  | \$0                 | \$340        | \$340                    |
| Desert                     | East       | \$0   | \$95                                | \$0                    | \$0                 | \$95         | \$95                     |
| Fallbrook                  | North      | \$0   | \$82                                | \$271                  | \$28                | \$381        | \$381                    |
| Jamul-Dulzura              | South      | \$0   | \$33                                | \$307                  | \$0                 | \$340        | \$340                    |
| Julian                     | East       | \$0   | \$95                                | \$0                    | \$0                 | \$95         | \$95                     |
| Lakeside                   | South      | \$0   | \$33                                | \$307                  | \$57                | \$397        | \$397                    |
| Mountain Empire            | East       | \$0   | \$95                                | \$0                    | \$0                 | \$95         | \$95                     |
| North County Metro         | North      | \$0   | \$82                                | \$271                  | \$20                | \$373        | \$373                    |
| North Mountain             | East       | \$0   | \$95                                | \$0                    | \$0                 | \$95         | \$95                     |
| Otay                       | South      | \$0   | \$33                                | \$133                  | \$0                 | \$166        | \$166                    |
| Pala-Pauma                 | North      | \$0   | \$82                                | \$271                  | \$0                 | \$353        | \$353                    |
| Pendleton-De Luz           | North      | \$0   | \$82                                | \$271                  | \$0                 | \$353        | \$353                    |
| Rainbow                    | North      | \$0   | \$82                                | \$271                  | \$0                 | \$353        | \$353                    |
| Ramona                     | East       | \$0   | \$95                                | \$0                    | \$205               | \$300        | \$300                    |
| San Dieguito               | North      | \$0   | \$82                                | \$271                  | \$57                | \$410        | \$410                    |
| Spring Valley              | South      | \$0   | \$33                                | \$307                  | \$0                 | \$340        | \$340                    |
| Sweetwater                 | South      | \$0   | \$33                                | \$307                  | \$0                 | \$340        | \$340                    |
| Valle De Oro               | South      | \$0   | \$33                                | \$307                  | \$0                 | \$340        | \$340                    |
| Valley Center              | North      | \$0   | \$82                                | \$271                  | \$0                 | \$353        | \$353                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (E) General Commercial (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>    | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                       | \$270                               | \$2,573                | \$1,682             | \$4,525      | \$4,525                  |
| Bonsall                    | North      | \$0                                       | \$687                               | \$2,265                | \$1,607             | \$4,559      | \$4,559                  |
| Central Mountain           | East       | \$0                                       | \$798                               | \$0                    | \$0                 | \$798        | \$798                    |
| County Islands             | South      | \$0                                       | \$270                               | \$2,573                | \$0                 | \$2,843      | \$2,843                  |
| Crest-Dehesa               | South      | \$0                                       | \$270                               | \$2,573                | \$0                 | \$2,843      | \$2,843                  |
| Desert                     | East       | \$0                                       | \$798                               | \$0                    | \$0                 | \$798        | \$798                    |
| Fallbrook                  | North      | \$0                                       | \$687                               | \$2,265                | \$235               | \$3,187      | \$3,187                  |
| Jamul-Dulzura              | South      | \$0                                       | \$270                               | \$2,573                | \$0                 | \$2,843      | \$2,843                  |
| Julian                     | East       | \$0                                       | \$798                               | \$0                    | \$0                 | \$798        | \$798                    |
| Lakeside                   | South      | \$0                                       | \$270                               | \$2,573                | \$476               | \$3,319      | \$3,319                  |
| Mountain Empire            | East       | \$0                                       | \$798                               | \$0                    | \$0                 | \$798        | \$798                    |
| North County Metro         | North      | \$0                                       | \$687                               | \$2,265                | \$166               | \$3,118      | \$3,118                  |
| North Mountain             | East       | \$0                                       | \$798                               | \$0                    | \$0                 | \$798        | \$798                    |
| Otay                       | South      | \$0                                       | \$270                               | \$1,107                | \$0                 | \$1,377      | \$1,377                  |
| Pala-Pauma                 | North      | \$0                                       | \$687                               | \$2,265                | \$0                 | \$2,952      | \$2,952                  |
| Pendleton-De Luz           | North      | \$0                                       | \$687                               | \$2,265                | \$0                 | \$2,952      | \$2,952                  |
| Rainbow                    | North      | \$0                                       | \$687                               | \$2,265                | \$0                 | \$2,952      | \$2,952                  |
| Ramona                     | East       | \$0                                       | \$798                               | \$0                    | \$1,717             | \$2,515      | \$2,515                  |
| San Dieguito               | North      | \$0                                       | \$687                               | \$2,265                | \$478               | \$3,430      | \$3,430                  |
| Spring Valley              | South      | \$0                                       | \$270                               | \$2,573                | \$0                 | \$2,843      | \$2,843                  |
| Sweetwater                 | South      | \$0                                       | \$270                               | \$2,573                | \$0                 | \$2,843      | \$2,843                  |
| Valle De Oro               | South      | \$0                                       | \$270                               | \$2,573                | \$0                 | \$2,843      | \$2,843                  |
| Valley Center              | North      | \$0                                       | \$687                               | \$2,265                | \$0                 | \$2,952      | \$2,952                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (F) Furniture Store (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$37                                | \$352                  | \$226               | \$615        | \$615                    |
| Bonsall                    | North      | \$0                                    | \$94                                | \$310                  | \$216               | \$620        | \$620                    |
| Central Mountain           | East       | \$0                                    | \$107                               | \$0                    | \$0                 | \$107        | \$107                    |
| County Islands             | South      | \$0                                    | \$37                                | \$352                  | \$0                 | \$389        | \$389                    |
| Crest-Dehesa               | South      | \$0                                    | \$37                                | \$352                  | \$0                 | \$389        | \$389                    |
| Desert                     | East       | \$0                                    | \$109                               | \$0                    | \$0                 | \$109        | \$109                    |
| Fallbrook                  | North      | \$0                                    | \$94                                | \$310                  | \$32                | \$436        | \$436                    |
| Jamul-Dulzura              | South      | \$0                                    | \$37                                | \$352                  | \$0                 | \$389        | \$389                    |
| Julian                     | East       | \$0                                    | \$109                               | \$0                    | \$0                 | \$109        | \$109                    |
| Lakeside                   | South      | \$0                                    | \$37                                | \$352                  | \$65                | \$454        | \$454                    |
| Mountain Empire            | East       | \$0                                    | \$109                               | \$0                    | \$0                 | \$109        | \$109                    |
| North County Metro         | North      | \$0                                    | \$94                                | \$310                  | \$23                | \$427        | \$427                    |
| North Mountain             | East       | \$0                                    | \$109                               | \$0                    | \$0                 | \$109        | \$109                    |
| Otay                       | South      | \$0                                    | \$37                                | \$152                  | \$0                 | \$189        | \$189                    |
| Pala-Pauma                 | North      | \$0                                    | \$94                                | \$310                  | \$0                 | \$404        | \$404                    |
| Pendleton-De Luz           | North      | \$0                                    | \$94                                | \$310                  | \$0                 | \$404        | \$404                    |
| Rainbow                    | North      | \$0                                    | \$94                                | \$310                  | \$0                 | \$404        | \$404                    |
| Ramona                     | East       | \$0                                    | \$109                               | \$0                    | \$235               | \$344        | \$344                    |
| San Dieguito               | North      | \$0                                    | \$94                                | \$310                  | \$66                | \$470        | \$470                    |
| Spring Valley              | South      | \$0                                    | \$37                                | \$352                  | \$0                 | \$389        | \$389                    |
| Sweetwater                 | South      | \$0                                    | \$37                                | \$352                  | \$0                 | \$389        | \$389                    |
| Valle De Oro               | South      | \$0                                    | \$37                                | \$352                  | \$0                 | \$389        | \$389                    |
| Valley Center              | North      | \$0                                    | \$94                                | \$310                  | \$0                 | \$404        | \$404                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (G) General Industrial (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>    | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                       | \$119                               | \$1,133                | \$740               | \$1,992      | \$1,992                  |
| Bonsall                    | North      | \$0                                       | \$302                               | \$998                  | \$707               | \$2,007      | \$2,007                  |
| Central Mountain           | East       | \$0                                       | \$352                               | \$0                    | \$0                 | \$352        | \$352                    |
| County Islands             | South      | \$0                                       | \$119                               | \$1,133                | \$0                 | \$1,252      | \$1,252                  |
| Crest-Dehesa               | South      | \$0                                       | \$119                               | \$1,133                | \$0                 | \$1,252      | \$1,252                  |
| Desert                     | East       | \$0                                       | \$352                               | \$0                    | \$0                 | \$352        | \$352                    |
| Fallbrook                  | North      | \$0                                       | \$302                               | \$998                  | \$104               | \$1,404      | \$1,404                  |
| Jamul-Dulzura              | South      | \$0                                       | \$119                               | \$1,133                | \$0                 | \$1,252      | \$1,252                  |
| Julian                     | East       | \$0                                       | \$352                               | \$0                    | \$0                 | \$352        | \$352                    |
| Lakeside                   | South      | \$0                                       | \$119                               | \$1,133                | \$209               | \$1,461      | \$1,461                  |
| Mountain Empire            | East       | \$0                                       | \$352                               | \$0                    | \$0                 | \$352        | \$352                    |
| North County Metro         | North      | \$0                                       | \$302                               | \$998                  | \$73                | \$1,373      | \$1,373                  |
| North Mountain             | East       | \$0                                       | \$352                               | \$0                    | \$0                 | \$352        | \$352                    |
| Otay                       | South      | \$0                                       | \$119                               | \$487                  | \$0                 | \$606        | \$606                    |
| Pala-Pauma                 | North      | \$0                                       | \$302                               | \$998                  | \$0                 | \$1,300      | \$1,300                  |
| Pendleton-De Luz           | North      | \$0                                       | \$302                               | \$998                  | \$0                 | \$1,300      | \$1,300                  |
| Rainbow                    | North      | \$0                                       | \$302                               | \$998                  | \$0                 | \$1,300      | \$1,300                  |
| Ramona                     | East       | \$0                                       | \$352                               | \$0                    | \$757               | \$1,109      | \$1,109                  |
| San Dieguito               | North      | \$0                                       | \$302                               | \$998                  | \$211               | \$1,511      | \$1,511                  |
| Spring Valley              | South      | \$0                                       | \$119                               | \$1,133                | \$0                 | \$1,252      | \$1,252                  |
| Sweetwater                 | South      | \$0                                       | \$119                               | \$1,133                | \$0                 | \$1,252      | \$1,252                  |
| Valle De Oro               | South      | \$0                                       | \$119                               | \$1,133                | \$0                 | \$1,252      | \$1,252                  |
| Valley Center              | North      | \$0                                       | \$302                               | \$998                  | \$0                 | \$1,300      | \$1,300                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.



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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (H) Office (\$ / 1,000 sq ft)          |                                     |                        |                     |         |              | TOTAL FEE<br>(RTCIP+TIF) |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|---------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |         | TOTAL<br>TIF |                          |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL   |              |                          |
| Alpine                     | South      | \$0                                    | \$214                               | \$2,035                | \$1,330             | \$3,579 | \$3,579      |                          |
| Bonsall                    | North      | \$0                                    | \$544                               | \$1,792                | \$1,270             | \$3,606 | \$3,606      |                          |
| Central Mountain           | East       | \$0                                    | \$631                               | \$0                    | \$0                 | \$631   | \$631        |                          |
| County Islands             | South      | \$0                                    | \$214                               | \$2,035                | \$0                 | \$2,249 | \$2,249      |                          |
| Crest-Dehesa               | South      | \$0                                    | \$214                               | \$2,035                | \$0                 | \$2,249 | \$2,249      |                          |
| Desert                     | East       | \$0                                    | \$631                               | \$0                    | \$0                 | \$631   | \$631        |                          |
| Fallbrook                  | North      | \$0                                    | \$544                               | \$1,792                | \$186               | \$2,522 | \$2,522      |                          |
| Jamul-Dulzura              | South      | \$0                                    | \$214                               | \$2,035                | \$0                 | \$2,249 | \$2,249      |                          |
| Julian                     | East       | \$0                                    | \$631                               | \$0                    | \$0                 | \$631   | \$631        |                          |
| Lakeside                   | South      | \$0                                    | \$214                               | \$2,035                | \$376               | \$2,625 | \$2,625      |                          |
| Mountain Empire            | East       | \$0                                    | \$631                               | \$0                    | \$0                 | \$631   | \$631        |                          |
| North County Metro         | North      | \$0                                    | \$544                               | \$1,792                | \$132               | \$2,468 | \$2,468      |                          |
| North Mountain             | East       | \$0                                    | \$631                               | \$0                    | \$0                 | \$631   | \$631        |                          |
| Otay                       | South      | \$0                                    | \$214                               | \$876                  | \$0                 | \$1,090 | \$1,090      |                          |
| Pala-Pauma                 | North      | \$0                                    | \$544                               | \$1,792                | \$0                 | \$2,336 | \$2,336      |                          |
| Pendleton-De Luz           | North      | \$0                                    | \$544                               | \$1,792                | \$0                 | \$2,336 | \$2,336      |                          |
| Rainbow                    | North      | \$0                                    | \$544                               | \$1,792                | \$0                 | \$2,336 | \$2,336      |                          |
| Ramona                     | East       | \$0                                    | \$631                               | \$0                    | \$1,358             | \$1,989 | \$1,989      |                          |
| San Dieguito               | North      | \$0                                    | \$544                               | \$1,792                | \$378               | \$2,714 | \$2,714      |                          |
| Spring Valley              | South      | \$0                                    | \$214                               | \$2,035                | \$0                 | \$2,249 | \$2,249      |                          |
| Sweetwater                 | South      | \$0                                    | \$214                               | \$2,035                | \$0                 | \$2,249 | \$2,249      |                          |
| Valle De Oro               | South      | \$0                                    | \$214                               | \$2,035                | \$0                 | \$2,249 | \$2,249      |                          |
| Valley Center              | North      | \$0                                    | \$544                               | \$1,792                | \$0                 | \$2,336 | \$2,336      |                          |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (I) Warehousing & Storage (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>       | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0  | \$52                                | \$496                  | \$318               | \$866        | \$866                    |
| Bonsall                    | North      | \$0  | \$133                               | \$437                  | \$304               | \$874        | \$874                    |
| Central Mountain           | East       | \$0  | \$154                               | \$0                    | \$0                 | \$154        | \$154                    |
| County Islands             | South      | \$0  | \$52                                | \$496                  | \$0                 | \$548        | \$548                    |
| Crest-Dehesa               | South      | \$0  | \$52                                | \$496                  | \$0                 | \$548        | \$548                    |
| Desert                     | East       | \$0  | \$154                               | \$0                    | \$0                 | \$154        | \$154                    |
| Fallbrook                  | North      | \$0  | \$133                               | \$437                  | \$46                | \$616        | \$616                    |
| Jamul-Dulzura              | South      | \$0  | \$52                                | \$496                  | \$0                 | \$548        | \$548                    |
| Julian                     | East       | \$0  | \$154                               | \$0                    | \$0                 | \$154        | \$154                    |
| Lakeside                   | South      | \$0  | \$52                                | \$496                  | \$91                | \$639        | \$639                    |
| Mountain Empire            | East       | \$0  | \$154                               | \$0                    | \$0                 | \$154        | \$154                    |
| North County Metro         | North      | \$0  | \$133                               | \$437                  | \$32                | \$602        | \$602                    |
| North Mountain             | East       | \$0  | \$154                               | \$0                    | \$0                 | \$154        | \$154                    |
| Otay                       | South      | \$0  | \$52                                | \$214                  | \$0                 | \$266        | \$266                    |
| Pala-Pauma                 | North      | \$0  | \$133                               | \$437                  | \$0                 | \$570        | \$570                    |
| Pendleton-De Luz           | North      | \$0  | \$133                               | \$437                  | \$0                 | \$570        | \$570                    |
| Rainbow                    | North      | \$0  | \$133                               | \$437                  | \$0                 | \$570        | \$570                    |
| Ramona                     | East       | \$0  | \$154                               | \$0                    | \$330               | \$484        | \$484                    |
| San Dieguito               | North      | \$0  | \$133                               | \$437                  | \$92                | \$662        | \$662                    |
| Spring Valley              | South      | \$0  | \$52                                | \$496                  | \$0                 | \$548        | \$548                    |
| Sweetwater                 | South      | \$0  | \$52                                | \$496                  | \$0                 | \$548        | \$548                    |
| Valle De Oro               | South      | \$0  | \$52                                | \$496                  | \$0                 | \$548        | \$548                    |
| Valley Center              | North      | \$0  | \$133                               | \$437                  | \$0                 | \$570        | \$570                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (J) Government/Institutional (\$ / 1,000 sq ft) |                                     |                        |                     |              |                          |
|----------------------------|------------|---|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>          | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$128                               | \$1,213                | \$793               | \$2,134      | \$2,134                  |
| Bonsall                    | North      | \$0   | \$324                               | \$1,069                | \$758               | \$2,151      | \$2,151                  |
| Central Mountain           | East       | \$0   | \$377                               | \$0                    | \$0                 | \$377        | \$377                    |
| County Islands             | South      | \$0   | \$128                               | \$1,213                | \$0                 | \$1,341      | \$1,341                  |
| Crest-Dehesa               | South      | \$0   | \$128                               | \$1,213                | \$0                 | \$1,341      | \$1,341                  |
| Desert                     | East       | \$0   | \$377                               | \$0                    | \$0                 | \$377        | \$377                    |
| Fallbrook                  | North      | \$0   | \$324                               | \$1,069                | \$111               | \$1,504      | \$1,504                  |
| Jamul-Dulzura              | South      | \$0   | \$128                               | \$1,213                | \$0                 | \$1,341      | \$1,341                  |
| Julian                     | East       | \$0   | \$377                               | \$0                    | \$0                 | \$377        | \$377                    |
| Lakeside                   | South      | \$0   | \$128                               | \$1,213                | \$224               | \$1,565      | \$1,565                  |
| Mountain Empire            | East       | \$0   | \$377                               | \$0                    | \$0                 | \$377        | \$377                    |
| North County Metro         | North      | \$0   | \$324                               | \$1,069                | \$78                | \$1,471      | \$1,471                  |
| North Mountain             | East       | \$0   | \$377                               | \$0                    | \$0                 | \$377        | \$377                    |
| Otay                       | South      | \$0   | \$128                               | \$523                  | \$0                 | \$651        | \$651                    |
| Pala-Pauma                 | North      | \$0   | \$324                               | \$1,069                | \$0                 | \$1,393      | \$1,393                  |
| Pendleton-De Luz           | North      | \$0   | \$324                               | \$1,069                | \$0                 | \$1,393      | \$1,393                  |
| Rainbow                    | North      | \$0   | \$324                               | \$1,069                | \$0                 | \$1,393      | \$1,393                  |
| Ramona                     | East       | \$0   | \$377                               | \$0                    | \$810               | \$1,187      | \$1,187                  |
| San Dieguito               | North      | \$0   | \$324                               | \$1,069                | \$227               | \$1,620      | \$1,620                  |
| Spring Valley              | South      | \$0   | \$128                               | \$1,213                | \$0                 | \$1,341      | \$1,341                  |
| Sweetwater                 | South      | \$0   | \$128                               | \$1,213                | \$0                 | \$1,341      | \$1,341                  |
| Valle De Oro               | South      | \$0   | \$128                               | \$1,213                | \$0                 | \$1,341      | \$1,341                  |
| Valley Center              | North      | \$0   | \$324                               | \$1,069                | \$0                 | \$1,393      | \$1,393                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (K) Select Industrial (\$ / trip)      |                                     |                        |                     |              |                          |
|----------------------------|------------|--|-------------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5, 6</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities                 | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$15                                | \$144                  | \$95                | \$254        | \$254                    |
| Bonsall                    | North      | \$0                                    | \$39                                | \$128                  | \$90                | \$257        | \$257                    |
| Central Mountain           | East       | \$0                                    | \$44                                | \$0                    | \$0                 | \$44         | \$44                     |
| County Islands             | South      | \$0                                    | \$15                                | \$144                  | \$0                 | \$159        | \$159                    |
| Crest-Dehesa               | South      | \$0                                    | \$15                                | \$144                  | \$0                 | \$159        | \$159                    |
| Desert                     | East       | \$0                                    | \$44                                | \$0                    | \$0                 | \$44         | \$44                     |
| Fallbrook                  | North      | \$0                                    | \$39                                | \$128                  | \$13                | \$180        | \$180                    |
| Jamul-Dulzura              | South      | \$0                                    | \$15                                | \$144                  | \$0                 | \$159        | \$159                    |
| Julian                     | East       | \$0                                    | \$44                                | \$0                    | \$0                 | \$44         | \$44                     |
| Lakeside                   | South      | \$0                                    | \$15                                | \$144                  | \$27                | \$186        | \$186                    |
| Mountain Empire            | East       | \$0                                    | \$44                                | \$0                    | \$0                 | \$44         | \$44                     |
| North County Metro         | North      | \$0                                    | \$39                                | \$128                  | \$9                 | \$176        | \$176                    |
| North Mountain             | East       | \$0                                    | \$44                                | \$0                    | \$0                 | \$44         | \$44                     |
| Otay                       | South      | \$0                                    | \$15                                | \$62                   | \$0                 | \$77         | \$77                     |
| Pala-Pauma                 | North      | \$0                                    | \$39                                | \$128                  | \$0                 | \$167        | \$167                    |
| Pendleton-De Luz           | North      | \$0                                    | \$39                                | \$128                  | \$0                 | \$167        | \$167                    |
| Rainbow                    | North      | \$0                                    | \$39                                | \$128                  | \$0                 | \$167        | \$167                    |
| Ramona                     | East       | \$0                                    | \$44                                | \$0                    | \$96                | \$140        | \$140                    |
| San Dieguito               | North      | \$0                                    | \$39                                | \$128                  | \$27                | \$194        | \$194                    |
| Spring Valley              | South      | \$0                                    | \$15                                | \$144                  | \$0                 | \$159        | \$159                    |
| Sweetwater                 | South      | \$0                                    | \$15                                | \$144                  | \$0                 | \$159        | \$159                    |
| Valle De Oro               | South      | \$0                                    | \$15                                | \$144                  | \$0                 | \$159        | \$159                    |
| Valley Center              | North      | \$0                                    | \$39                                | \$128                  | \$0                 | \$167        | \$167                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

<sup>6</sup> Rate includes 20% Village Core discount.

# **FEE RATES FOR NON-VILLAGE AREAS**

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (A) Residential - Single-Family Detached (\$ / unit) |                                  |                        |                     |              |                          |
|----------------------------|------------|--|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>               | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$2,741.97   | \$194                            | \$1,845                | \$1,206             | \$3,245      | \$5,986.97               |
| Bonsall                    | North      | \$2,741.97   | \$494                            | \$1,626                | \$1,153             | \$3,273      | \$6,014.97               |
| Central Mountain           | East       | \$2,741.97   | \$573                            | \$0                    | \$0                 | \$573        | \$3,314.97               |
| County Islands             | South      | \$2,741.97   | \$194                            | \$1,845                | \$0                 | \$2,039      | \$4,780.97               |
| Crest-Dehesa               | South      | \$2,741.97   | \$194                            | \$1,845                | \$0                 | \$2,039      | \$4,780.97               |
| Desert                     | East       | \$2,741.97   | \$573                            | \$0                    | \$0                 | \$573        | \$3,314.97               |
| Fallbrook                  | North      | \$2,741.97   | \$494                            | \$1,626                | \$168               | \$2,288      | \$5,029.97               |
| Jamul-Dulzura              | South      | \$2,741.97   | \$194                            | \$1,845                | \$0                 | \$2,039      | \$4,780.97               |
| Julian                     | East       | \$2,741.97   | \$573                            | \$0                    | \$0                 | \$573        | \$3,314.97               |
| Lakeside                   | South      | \$2,741.97   | \$194                            | \$1,845                | \$342               | \$2,381      | \$5,122.97               |
| Mountain Empire            | East       | \$2,741.97   | \$573                            | \$0                    | \$0                 | \$573        | \$3,314.97               |
| North County Metro         | North      | \$2,741.97   | \$494                            | \$1,626                | \$119               | \$2,239      | \$4,980.97               |
| North Mountain             | East       | \$2,741.97   | \$573                            | \$0                    | \$0                 | \$573        | \$3,314.97               |
| Otay                       | South      | \$2,741.97   | \$194                            | \$795                  | \$0                 | \$989        | \$3,730.97               |
| Pala-Pauma                 | North      | \$2,741.97   | \$494                            | \$1,626                | \$0                 | \$2,120      | \$4,861.97               |
| Pendleton-De Luz           | North      | \$2,741.97   | \$494                            | \$1,626                | \$0                 | \$2,120      | \$4,861.97               |
| Rainbow                    | North      | \$2,741.97   | \$494                            | \$1,626                | \$0                 | \$2,120      | \$4,861.97               |
| Ramona                     | East       | \$2,741.97   | \$573                            | \$0                    | \$1,232             | \$1,805      | \$4,546.97               |
| San Dieguito               | North      | \$2,741.97   | \$494                            | \$1,626                | \$344               | \$2,464      | \$5,205.97               |
| Spring Valley              | South      | \$2,741.97   | \$194                            | \$1,845                | \$0                 | \$2,039      | \$4,780.97               |
| Sweetwater                 | South      | \$2,741.97   | \$194                            | \$1,845                | \$0                 | \$2,039      | \$4,780.97               |
| Valle De Oro               | South      | \$2,741.97   | \$194                            | \$1,845                | \$0                 | \$2,039      | \$4,780.97               |
| Valley Center              | North      | \$2,741.97   | \$494                            | \$1,626                | \$0                 | \$2,120      | \$4,861.97               |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (B) Residential - Multi-Family (\$ / unit) |                                  |                        |                     |         |              | TOTAL FEE<br>(RTCIP+TIF) |
|----------------------------|------------|--|----------------------------------|------------------------|---------------------|---------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>     | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |         | TOTAL<br>TIF |                          |
|                            |            |  | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL   |              |                          |
| Alpine                     | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$804               | \$2,163 | \$4,904.97   |                          |
| Bonsall                    | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$768               | \$2,180 | \$4,921.97   |                          |
| Central Mountain           | East       | \$2,741.97                                 | \$382                            | \$0                    | \$0                 | \$382   | \$3,123.97   |                          |
| County Islands             | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$0                 | \$1,359 | \$4,100.97   |                          |
| Crest-Dehesa               | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$0                 | \$1,359 | \$4,100.97   |                          |
| Desert                     | East       | \$2,741.97                                 | \$382                            | \$0                    | \$0                 | \$382   | \$3,123.97   |                          |
| Fallbrook                  | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$113               | \$1,525 | \$4,266.97   |                          |
| Jamul-Dulzura              | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$0                 | \$1,359 | \$4,100.97   |                          |
| Julian                     | East       | \$2,741.97                                 | \$382                            | \$0                    | \$0                 | \$382   | \$3,123.97   |                          |
| Lakeside                   | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$228               | \$1,587 | \$4,328.97   |                          |
| Mountain Empire            | East       | \$2,741.97                                 | \$382                            | \$0                    | \$0                 | \$382   | \$3,123.97   |                          |
| North County Metro         | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$80                | \$1,492 | \$4,233.97   |                          |
| North Mountain             | East       | \$2,741.97                                 | \$382                            | \$0                    | \$0                 | \$382   | \$3,123.97   |                          |
| Otay                       | South      | \$2,741.97                                 | \$129                            | \$530                  | \$0                 | \$659   | \$3,400.97   |                          |
| Pala-Pauma                 | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$0                 | \$1,412 | \$4,153.97   |                          |
| Pendleton-De Luz           | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$0                 | \$1,412 | \$4,153.97   |                          |
| Rainbow                    | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$0                 | \$1,412 | \$4,153.97   |                          |
| Ramona                     | East       | \$2,741.97                                 | \$382                            | \$0                    | \$821               | \$1,203 | \$3,944.97   |                          |
| San Dieguito               | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$229               | \$1,641 | \$4,382.97   |                          |
| Spring Valley              | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$0                 | \$1,359 | \$4,100.97   |                          |
| Sweetwater                 | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$0                 | \$1,359 | \$4,100.97   |                          |
| Valle De Oro               | South      | \$2,741.97                                 | \$129                            | \$1,230                | \$0                 | \$1,359 | \$4,100.97   |                          |
| Valley Center              | North      | \$2,741.97                                 | \$329                            | \$1,083                | \$0                 | \$1,412 | \$4,153.97   |                          |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (C) Residential - Non-Permanent (\$ / unit) |                                  |                        |                     |              |                          |
|----------------------------|------------|---|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>      | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$81                             | \$769                  | \$502               | \$1,352      | \$1,352                  |
| Bonsall                    | North      | \$0   | \$205                            | \$677                  | \$481               | \$1,363      | \$1,363                  |
| Central Mountain           | East       | \$0   | \$239                            | \$0                    | \$0                 | \$239        | \$239                    |
| County Islands             | South      | \$0   | \$81                             | \$769                  | \$0                 | \$850        | \$850                    |
| Crest-Dehesa               | South      | \$0   | \$81                             | \$769                  | \$0                 | \$850        | \$850                    |
| Desert                     | East       | \$0   | \$239                            | \$0                    | \$0                 | \$239        | \$239                    |
| Fallbrook                  | North      | \$0   | \$205                            | \$677                  | \$71                | \$953        | \$953                    |
| Jamul-Dulzura              | South      | \$0   | \$81                             | \$769                  | \$0                 | \$850        | \$850                    |
| Julian                     | East       | \$0   | \$239                            | \$0                    | \$0                 | \$239        | \$239                    |
| Lakeside                   | South      | \$0   | \$81                             | \$769                  | \$142               | \$992        | \$992                    |
| Mountain Empire            | East       | \$0   | \$239                            | \$0                    | \$0                 | \$239        | \$239                    |
| North County Metro         | North      | \$0   | \$205                            | \$677                  | \$49                | \$931        | \$931                    |
| North Mountain             | East       | \$0   | \$239                            | \$0                    | \$0                 | \$239        | \$239                    |
| Otay                       | South      | \$0   | \$81                             | \$332                  | \$0                 | \$413        | \$413                    |
| Pala-Pauma                 | North      | \$0   | \$205                            | \$677                  | \$0                 | \$882        | \$882                    |
| Pendleton-De Luz           | North      | \$0   | \$205                            | \$677                  | \$0                 | \$882        | \$882                    |
| Rainbow                    | North      | \$0   | \$205                            | \$677                  | \$0                 | \$882        | \$882                    |
| Ramona                     | East       | \$0   | \$239                            | \$0                    | \$514               | \$753        | \$753                    |
| San Dieguito               | North      | \$0   | \$205                            | \$677                  | \$143               | \$1,025      | \$1,025                  |
| Spring Valley              | South      | \$0   | \$81                             | \$769                  | \$0                 | \$850        | \$850                    |
| Sweetwater                 | South      | \$0   | \$81                             | \$769                  | \$0                 | \$850        | \$850                    |
| Valle De Oro               | South      | \$0   | \$81                             | \$769                  | \$0                 | \$850        | \$850                    |
| Valley Center              | North      | \$0   | \$205                            | \$677                  | \$0                 | \$882        | \$882                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.



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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (D) Residential - Congregate Care (\$ / unit) |                                  |                        |                     |              |                          |
|----------------------------|------------|---|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>        | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$40                             | \$385                  | \$252               | \$677        | \$677                    |
| Bonsall                    | North      | \$0   | \$102                            | \$339                  | \$240               | \$681        | \$681                    |
| Central Mountain           | East       | \$0   | \$119                            | \$0                    | \$0                 | \$119        | \$119                    |
| County Islands             | South      | \$0   | \$40                             | \$385                  | \$0                 | \$425        | \$425                    |
| Crest-Dehesa               | South      | \$0   | \$40                             | \$385                  | \$0                 | \$425        | \$425                    |
| Desert                     | East       | \$0   | \$119                            | \$0                    | \$0                 | \$119        | \$119                    |
| Fallbrook                  | North      | \$0   | \$102                            | \$339                  | \$35                | \$476        | \$476                    |
| Jamul-Dulzura              | South      | \$0   | \$40                             | \$385                  | \$0                 | \$425        | \$425                    |
| Julian                     | East       | \$0   | \$119                            | \$0                    | \$0                 | \$119        | \$119                    |
| Lakeside                   | South      | \$0   | \$40                             | \$385                  | \$71                | \$496        | \$496                    |
| Mountain Empire            | East       | \$0   | \$119                            | \$0                    | \$0                 | \$119        | \$119                    |
| North County Metro         | North      | \$0   | \$102                            | \$339                  | \$25                | \$466        | \$466                    |
| North Mountain             | East       | \$0   | \$119                            | \$0                    | \$0                 | \$119        | \$119                    |
| Otay                       | South      | \$0   | \$40                             | \$166                  | \$0                 | \$206        | \$206                    |
| Pala-Pauma                 | North      | \$0   | \$102                            | \$339                  | \$0                 | \$441        | \$441                    |
| Pendleton-De Luz           | North      | \$0   | \$102                            | \$339                  | \$0                 | \$441        | \$441                    |
| Rainbow                    | North      | \$0   | \$102                            | \$339                  | \$0                 | \$441        | \$441                    |
| Ramona                     | East       | \$0   | \$119                            | \$0                    | \$257               | \$376        | \$376                    |
| San Dieguito               | North      | \$0   | \$102                            | \$339                  | \$72                | \$513        | \$513                    |
| Spring Valley              | South      | \$0   | \$40                             | \$385                  | \$0                 | \$425        | \$425                    |
| Sweetwater                 | South      | \$0   | \$40                             | \$385                  | \$0                 | \$425        | \$425                    |
| Valle De Oro               | South      | \$0   | \$40                             | \$385                  | \$0                 | \$425        | \$425                    |
| Valley Center              | North      | \$0   | \$102                            | \$339                  | \$0                 | \$441        | \$441                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

**County of San Diego - TIF Program**  
**FEE RATES FOR NON-VILLAGE AREAS**  
(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (E) General Commercial (\$ / 1,000 sq ft) |                                  |                        |                     |         |              | TOTAL FEE<br>(RTCIP+TIF) |
|----------------------------|------------|---|----------------------------------|------------------------|---------------------|---------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>    | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |         | TOTAL<br>TIF |                          |
|                            |            |   | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL   |              |                          |
| Alpine                     | South      | \$0                                       | \$338                            | \$3,215                | \$2,102             | \$5,655 | \$5,655      |                          |
| Bonsall                    | North      | \$0                                       | \$859                            | \$2,832                | \$2,008             | \$5,699 | \$5,699      |                          |
| Central Mountain           | East       | \$0                                       | \$998                            | \$0                    | \$0                 | \$998   | \$998        |                          |
| County Islands             | South      | \$0                                       | \$338                            | \$3,215                | \$0                 | \$3,553 | \$3,553      |                          |
| Crest-Dehesa               | South      | \$0                                       | \$338                            | \$3,215                | \$0                 | \$3,553 | \$3,553      |                          |
| Desert                     | East       | \$0                                       | \$998                            | \$0                    | \$0                 | \$998   | \$998        |                          |
| Fallbrook                  | North      | \$0                                       | \$859                            | \$2,832                | \$294               | \$3,985 | \$3,985      |                          |
| Jamul-Dulzura              | South      | \$0                                       | \$338                            | \$3,215                | \$0                 | \$3,553 | \$3,553      |                          |
| Julian                     | East       | \$0                                       | \$998                            | \$0                    | \$0                 | \$998   | \$998        |                          |
| Lakeside                   | South      | \$0                                       | \$338                            | \$3,215                | \$595               | \$4,148 | \$4,148      |                          |
| Mountain Empire            | East       | \$0                                       | \$998                            | \$0                    | \$0                 | \$998   | \$998        |                          |
| North County Metro         | North      | \$0                                       | \$859                            | \$2,832                | \$208               | \$3,899 | \$3,899      |                          |
| North Mountain             | East       | \$0                                       | \$998                            | \$0                    | \$0                 | \$998   | \$998        |                          |
| Otay                       | South      | \$0                                       | \$338                            | \$1,384                | \$0                 | \$1,722 | \$1,722      |                          |
| Pala-Pauma                 | North      | \$0                                       | \$859                            | \$2,832                | \$0                 | \$3,691 | \$3,691      |                          |
| Pendleton-De Luz           | North      | \$0                                       | \$859                            | \$2,832                | \$0                 | \$3,691 | \$3,691      |                          |
| Rainbow                    | North      | \$0                                       | \$859                            | \$2,832                | \$0                 | \$3,691 | \$3,691      |                          |
| Ramona                     | East       | \$0                                       | \$998                            | \$0                    | \$2,146             | \$3,144 | \$3,144      |                          |
| San Dieguito               | North      | \$0                                       | \$859                            | \$2,832                | \$599               | \$4,290 | \$4,290      |                          |
| Spring Valley              | South      | \$0                                       | \$338                            | \$3,215                | \$0                 | \$3,553 | \$3,553      |                          |
| Sweetwater                 | South      | \$0                                       | \$338                            | \$3,215                | \$0                 | \$3,553 | \$3,553      |                          |
| Valle De Oro               | South      | \$0                                       | \$338                            | \$3,215                | \$0                 | \$3,553 | \$3,553      |                          |
| Valley Center              | North      | \$0                                       | \$859                            | \$2,832                | \$0                 | \$3,691 | \$3,691      |                          |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (F) Furniture Store (\$ / 1,000 sq ft) |                                  |                        |                     |              |                          |
|----------------------------|------------|--|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$47                             | \$440                  | \$287               | \$774        | \$774                    |
| Bonsall                    | North      | \$0                                    | \$118                            | \$387                  | \$275               | \$780        | \$780                    |
| Central Mountain           | East       | \$0                                    | \$137                            | \$0                    | \$0                 | \$137        | \$137                    |
| County Islands             | South      | \$0                                    | \$47                             | \$440                  | \$0                 | \$487        | \$487                    |
| Crest-Dehesa               | South      | \$0                                    | \$47                             | \$440                  | \$0                 | \$487        | \$487                    |
| Desert                     | East       | \$0                                    | \$137                            | \$0                    | \$0                 | \$137        | \$137                    |
| Fallbrook                  | North      | \$0                                    | \$118                            | \$387                  | \$40                | \$545        | \$545                    |
| Jamul-Dulzura              | South      | \$0                                    | \$47                             | \$440                  | \$0                 | \$487        | \$487                    |
| Julian                     | East       | \$0                                    | \$137                            | \$0                    | \$0                 | \$137        | \$137                    |
| Lakeside                   | South      | \$0                                    | \$47                             | \$440                  | \$81                | \$568        | \$568                    |
| Mountain Empire            | East       | \$0                                    | \$137                            | \$0                    | \$0                 | \$137        | \$137                    |
| North County Metro         | North      | \$0                                    | \$118                            | \$387                  | \$28                | \$533        | \$533                    |
| North Mountain             | East       | \$0                                    | \$137                            | \$0                    | \$0                 | \$137        | \$137                    |
| Otay                       | South      | \$0                                    | \$47                             | \$190                  | \$0                 | \$237        | \$237                    |
| Pala-Pauma                 | North      | \$0                                    | \$118                            | \$387                  | \$0                 | \$505        | \$505                    |
| Pendleton-De Luz           | North      | \$0                                    | \$118                            | \$387                  | \$0                 | \$505        | \$505                    |
| Rainbow                    | North      | \$0                                    | \$118                            | \$387                  | \$0                 | \$505        | \$505                    |
| Ramona                     | East       | \$0                                    | \$137                            | \$0                    | \$294               | \$431        | \$431                    |
| San Dieguito               | North      | \$0                                    | \$118                            | \$387                  | \$82                | \$587        | \$587                    |
| Spring Valley              | South      | \$0                                    | \$47                             | \$440                  | \$0                 | \$487        | \$487                    |
| Sweetwater                 | South      | \$0                                    | \$47                             | \$440                  | \$0                 | \$487        | \$487                    |
| Valle De Oro               | South      | \$0                                    | \$47                             | \$440                  | \$0                 | \$487        | \$487                    |
| Valley Center              | North      | \$0                                    | \$118                            | \$387                  | \$0                 | \$505        | \$505                    |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (G) General Industrial (\$ / 1,000 sq ft) |                                  |                        |                     |              |                          |
|----------------------------|------------|---|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>    | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                       | \$149                            | \$1,416                | \$925               | \$2,490      | \$2,490                  |
| Bonsall                    | North      | \$0                                       | \$378                            | \$1,248                | \$885               | \$2,511      | \$2,511                  |
| Central Mountain           | East       | \$0                                       | \$439                            | \$0                    | \$0                 | \$439        | \$439                    |
| County Islands             | South      | \$0                                       | \$149                            | \$1,416                | \$0                 | \$1,565      | \$1,565                  |
| Crest-Dehesa               | South      | \$0                                       | \$149                            | \$1,416                | \$0                 | \$1,565      | \$1,565                  |
| Desert                     | East       | \$0                                       | \$439                            | \$0                    | \$0                 | \$439        | \$439                    |
| Fallbrook                  | North      | \$0                                       | \$378                            | \$1,248                | \$129               | \$1,755      | \$1,755                  |
| Jamul-Dulzura              | South      | \$0                                       | \$149                            | \$1,416                | \$0                 | \$1,565      | \$1,565                  |
| Julian                     | East       | \$0                                       | \$439                            | \$0                    | \$0                 | \$439        | \$439                    |
| Lakeside                   | South      | \$0                                       | \$149                            | \$1,416                | \$262               | \$1,827      | \$1,827                  |
| Mountain Empire            | East       | \$0                                       | \$439                            | \$0                    | \$0                 | \$439        | \$439                    |
| North County Metro         | North      | \$0                                       | \$378                            | \$1,248                | \$91                | \$1,717      | \$1,717                  |
| North Mountain             | East       | \$0                                       | \$439                            | \$0                    | \$0                 | \$439        | \$439                    |
| Otay                       | South      | \$0                                       | \$149                            | \$610                  | \$0                 | \$759        | \$759                    |
| Pala-Pauma                 | North      | \$0                                       | \$378                            | \$1,248                | \$0                 | \$1,626      | \$1,626                  |
| Pendleton-De Luz           | North      | \$0                                       | \$378                            | \$1,248                | \$0                 | \$1,626      | \$1,626                  |
| Rainbow                    | North      | \$0                                       | \$378                            | \$1,248                | \$0                 | \$1,626      | \$1,626                  |
| Ramona                     | East       | \$0                                       | \$439                            | \$0                    | \$945               | \$1,384      | \$1,384                  |
| San Dieguito               | North      | \$0                                       | \$378                            | \$1,248                | \$263               | \$1,889      | \$1,889                  |
| Spring Valley              | South      | \$0                                       | \$149                            | \$1,416                | \$0                 | \$1,565      | \$1,565                  |
| Sweetwater                 | South      | \$0                                       | \$149                            | \$1,416                | \$0                 | \$1,565      | \$1,565                  |
| Valle De Oro               | South      | \$0                                       | \$149                            | \$1,416                | \$0                 | \$1,565      | \$1,565                  |
| Valley Center              | North      | \$0                                       | \$378                            | \$1,248                | \$0                 | \$1,626      | \$1,626                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (H) Office (\$ / 1,000 sq ft)          |                                  |                        |                     |              |                          |
|----------------------------|------------|--|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |  | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0                                    | \$267                            | \$2,543                | \$1,663             | \$4,473      | \$4,473                  |
| Bonsall                    | North      | \$0                                    | \$680                            | \$2,240                | \$1,588             | \$4,508      | \$4,508                  |
| Central Mountain           | East       | \$0                                    | \$790                            | \$0                    | \$0                 | \$790        | \$790                    |
| County Islands             | South      | \$0                                    | \$267                            | \$2,543                | \$0                 | \$2,810      | \$2,810                  |
| Crest-Dehesa               | South      | \$0                                    | \$267                            | \$2,543                | \$0                 | \$2,810      | \$2,810                  |
| Desert                     | East       | \$0                                    | \$790                            | \$0                    | \$0                 | \$790        | \$790                    |
| Fallbrook                  | North      | \$0                                    | \$680                            | \$2,240                | \$233               | \$3,153      | \$3,153                  |
| Jamul-Dulzura              | South      | \$0                                    | \$267                            | \$2,543                | \$0                 | \$2,810      | \$2,810                  |
| Julian                     | East       | \$0                                    | \$790                            | \$0                    | \$0                 | \$790        | \$790                    |
| Lakeside                   | South      | \$0                                    | \$267                            | \$2,543                | \$471               | \$3,281      | \$3,281                  |
| Mountain Empire            | East       | \$0                                    | \$790                            | \$0                    | \$0                 | \$790        | \$790                    |
| North County Metro         | North      | \$0                                    | \$680                            | \$2,240                | \$164               | \$3,084      | \$3,084                  |
| North Mountain             | East       | \$0                                    | \$790                            | \$0                    | \$0                 | \$790        | \$790                    |
| Otay                       | South      | \$0                                    | \$267                            | \$1,095                | \$0                 | \$1,362      | \$1,362                  |
| Pala-Pauma                 | North      | \$0                                    | \$680                            | \$2,240                | \$0                 | \$2,920      | \$2,920                  |
| Pendleton-De Luz           | North      | \$0                                    | \$680                            | \$2,240                | \$0                 | \$2,920      | \$2,920                  |
| Rainbow                    | North      | \$0                                    | \$680                            | \$2,240                | \$0                 | \$2,920      | \$2,920                  |
| Ramona                     | East       | \$0                                    | \$790                            | \$0                    | \$1,698             | \$2,488      | \$2,488                  |
| San Dieguito               | North      | \$0                                    | \$680                            | \$2,240                | \$473               | \$3,393      | \$3,393                  |
| Spring Valley              | South      | \$0                                    | \$267                            | \$2,543                | \$0                 | \$2,810      | \$2,810                  |
| Sweetwater                 | South      | \$0                                    | \$267                            | \$2,543                | \$0                 | \$2,810      | \$2,810                  |
| Valle De Oro               | South      | \$0                                    | \$267                            | \$2,543                | \$0                 | \$2,810      | \$2,810                  |
| Valley Center              | North      | \$0                                    | \$680                            | \$2,240                | \$0                 | \$2,920      | \$2,920                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (I) Warehousing & Storage (\$ / 1,000 sq ft) |                                  |                        |                     |         |              | TOTAL FEE<br>(RTCIP+TIF) |
|----------------------------|------------|--|----------------------------------|------------------------|---------------------|---------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>       | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |         | TOTAL<br>TIF |                          |
|                            |            |  | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL   |              |                          |
| Alpine                     | South      | \$0  | \$65                             | \$620                  | \$405               | \$1,090 | \$1,090      |                          |
| Bonsall                    | North      | \$0  | \$166                            | \$545                  | \$387               | \$1,098 | \$1,098      |                          |
| Central Mountain           | East       | \$0  | \$192                            | \$0                    | \$0                 | \$192   | \$192        |                          |
| County Islands             | South      | \$0  | \$65                             | \$620                  | \$0                 | \$685   | \$685        |                          |
| Crest-Dehesa               | South      | \$0  | \$65                             | \$620                  | \$0                 | \$685   | \$685        |                          |
| Desert                     | East       | \$0  | \$192                            | \$0                    | \$0                 | \$192   | \$192        |                          |
| Fallbrook                  | North      | \$0  | \$166                            | \$545                  | \$57                | \$768   | \$768        |                          |
| Jamul-Dulzura              | South      | \$0  | \$65                             | \$620                  | \$0                 | \$685   | \$685        |                          |
| Julian                     | East       | \$0  | \$192                            | \$0                    | \$0                 | \$192   | \$192        |                          |
| Lakeside                   | South      | \$0  | \$65                             | \$620                  | \$115               | \$800   | \$800        |                          |
| Mountain Empire            | East       | \$0  | \$192                            | \$0                    | \$0                 | \$192   | \$192        |                          |
| North County Metro         | North      | \$0  | \$166                            | \$545                  | \$40                | \$751   | \$751        |                          |
| North Mountain             | East       | \$0  | \$192                            | \$0                    | \$0                 | \$192   | \$192        |                          |
| Otay                       | South      | \$0  | \$65                             | \$267                  | \$0                 | \$332   | \$332        |                          |
| Pala-Pauma                 | North      | \$0  | \$166                            | \$545                  | \$0                 | \$711   | \$711        |                          |
| Pendleton-De Luz           | North      | \$0  | \$166                            | \$545                  | \$0                 | \$711   | \$711        |                          |
| Rainbow                    | North      | \$0  | \$166                            | \$545                  | \$0                 | \$711   | \$711        |                          |
| Ramona                     | East       | \$0  | \$192                            | \$0                    | \$414               | \$606   | \$606        |                          |
| San Dieguito               | North      | \$0  | \$166                            | \$545                  | \$115               | \$826   | \$826        |                          |
| Spring Valley              | South      | \$0  | \$65                             | \$620                  | \$0                 | \$685   | \$685        |                          |
| Sweetwater                 | South      | \$0  | \$65                             | \$620                  | \$0                 | \$685   | \$685        |                          |
| Valle De Oro               | South      | \$0  | \$65                             | \$620                  | \$0                 | \$685   | \$685        |                          |
| Valley Center              | North      | \$0  | \$166                            | \$545                  | \$0                 | \$711   | \$711        |                          |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (J) Government/Institutional (\$ / 1,000 sq ft) |                                  |                        |                     |              |                          |
|----------------------------|------------|---|----------------------------------|------------------------|---------------------|--------------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup>          | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              | TOTAL FEE<br>(RTCIP+TIF) |
|                            |            |   | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |                          |
| Alpine                     | South      | \$0   | \$159                            | \$1,517                | \$992               | \$2,668      | \$2,668                  |
| Bonsall                    | North      | \$0   | \$406                            | \$1,336                | \$948               | \$2,690      | \$2,690                  |
| Central Mountain           | East       | \$0   | \$471                            | \$0                    | \$0                 | \$471        | \$471                    |
| County Islands             | South      | \$0   | \$159                            | \$1,517                | \$0                 | \$1,676      | \$1,676                  |
| Crest-Dehesa               | South      | \$0   | \$159                            | \$1,517                | \$0                 | \$1,676      | \$1,676                  |
| Desert                     | East       | \$0   | \$471                            | \$0                    | \$0                 | \$471        | \$471                    |
| Fallbrook                  | North      | \$0   | \$406                            | \$1,336                | \$139               | \$1,881      | \$1,881                  |
| Jamul-Dulzura              | South      | \$0   | \$159                            | \$1,517                | \$0                 | \$1,676      | \$1,676                  |
| Julian                     | East       | \$0   | \$471                            | \$0                    | \$0                 | \$471        | \$471                    |
| Lakeside                   | South      | \$0   | \$159                            | \$1,517                | \$281               | \$1,957      | \$1,957                  |
| Mountain Empire            | East       | \$0   | \$471                            | \$0                    | \$0                 | \$471        | \$471                    |
| North County Metro         | North      | \$0   | \$406                            | \$1,336                | \$97                | \$1,839      | \$1,839                  |
| North Mountain             | East       | \$0   | \$471                            | \$0                    | \$0                 | \$471        | \$471                    |
| Otay                       | South      | \$0   | \$159                            | \$653                  | \$0                 | \$812        | \$812                    |
| Pala-Pauma                 | North      | \$0   | \$406                            | \$1,336                | \$0                 | \$1,742      | \$1,742                  |
| Pendleton-De Luz           | North      | \$0   | \$406                            | \$1,336                | \$0                 | \$1,742      | \$1,742                  |
| Rainbow                    | North      | \$0   | \$406                            | \$1,336                | \$0                 | \$1,742      | \$1,742                  |
| Ramona                     | East       | \$0   | \$471                            | \$0                    | \$1,012             | \$1,483      | \$1,483                  |
| San Dieguito               | North      | \$0   | \$406                            | \$1,336                | \$282               | \$2,024      | \$2,024                  |
| Spring Valley              | South      | \$0   | \$159                            | \$1,517                | \$0                 | \$1,676      | \$1,676                  |
| Sweetwater                 | South      | \$0   | \$159                            | \$1,517                | \$0                 | \$1,676      | \$1,676                  |
| Valle De Oro               | South      | \$0   | \$159                            | \$1,517                | \$0                 | \$1,676      | \$1,676                  |
| Valley Center              | North      | \$0   | \$406                            | \$1,336                | \$0                 | \$1,742      | \$1,742                  |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.

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

(Effective July 1, 2023)

| COMMUNITY<br>PLANNING AREA | TIF REGION | (K) Select Industrial (\$ / trip)      |                                  |                        |                     |              |       | TOTAL FEE<br>(RTCIP+TIF) |
|----------------------------|------------|--|----------------------------------|------------------------|---------------------|--------------|-------|--------------------------|
|                            |            | SANDAG<br>RTCIP<br>Fee <sup>1, 2</sup> | County TIF <sup>2, 3, 4, 5</sup> |                        |                     |              |       |                          |
|                            |            |  | State<br>Facilities              | Regional<br>Facilities | Local<br>Facilities | TOTAL<br>TIF |       |                          |
| Alpine                     | South      | \$0                                    | \$19                             | \$181                  | \$118               | \$318        | \$318 |                          |
| Bonsall                    | North      | \$0                                    | \$48                             | \$159                  | \$113               | \$320        | \$320 |                          |
| Central Mountain           | East       | \$0                                    | \$56                             | \$0                    | \$0                 | \$56         | \$56  |                          |
| County Islands             | South      | \$0                                    | \$19                             | \$181                  | \$0                 | \$200        | \$200 |                          |
| Crest-Dehesa               | South      | \$0                                    | \$19                             | \$181                  | \$0                 | \$200        | \$200 |                          |
| Desert                     | East       | \$0                                    | \$56                             | \$0                    | \$0                 | \$56         | \$56  |                          |
| Fallbrook                  | North      | \$0                                    | \$48                             | \$159                  | \$16                | \$223        | \$223 |                          |
| Jamul-Dulzura              | South      | \$0                                    | \$19                             | \$181                  | \$0                 | \$200        | \$200 |                          |
| Julian                     | East       | \$0                                    | \$56                             | \$0                    | \$0                 | \$56         | \$56  |                          |
| Lakeside                   | South      | \$0                                    | \$19                             | \$181                  | \$33                | \$233        | \$233 |                          |
| Mountain Empire            | East       | \$0                                    | \$56                             | \$0                    | \$0                 | \$56         | \$56  |                          |
| North County Metro         | North      | \$0                                    | \$48                             | \$159                  | \$11                | \$218        | \$218 |                          |
| North Mountain             | East       | \$0                                    | \$56                             | \$0                    | \$0                 | \$56         | \$56  |                          |
| Otay                       | South      | \$0                                    | \$19                             | \$77                   | \$0                 | \$96         | \$96  |                          |
| Pala-Pauma                 | North      | \$0                                    | \$48                             | \$159                  | \$0                 | \$207        | \$207 |                          |
| Pendleton-De Luz           | North      | \$0                                    | \$48                             | \$159                  | \$0                 | \$207        | \$207 |                          |
| Rainbow                    | North      | \$0                                    | \$48                             | \$159                  | \$0                 | \$207        | \$207 |                          |
| Ramona                     | East       | \$0                                    | \$56                             | \$0                    | \$120               | \$176        | \$176 |                          |
| San Dieguito               | North      | \$0                                    | \$48                             | \$159                  | \$34                | \$241        | \$241 |                          |
| Spring Valley              | South      | \$0                                    | \$19                             | \$181                  | \$0                 | \$200        | \$200 |                          |
| Sweetwater                 | South      | \$0                                    | \$19                             | \$181                  | \$0                 | \$200        | \$200 |                          |
| Valle De Oro               | South      | \$0                                    | \$19                             | \$181                  | \$0                 | \$200        | \$200 |                          |
| Valley Center              | North      | \$0                                    | \$48                             | \$159                  | \$0                 | \$207        | \$207 |                          |

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

<sup>1</sup> SANDAG RTCIP fee (\$2,741.97 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

<sup>2</sup> Rate includes 3% cost of program administration.

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

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

<sup>5</sup> Regional rate for Otay adjusted to reflect regional distribution of impacts.