



## MASTER FEE SCHEDULE

### Chapter 16 – Development & In-Lieu Fees

# Development & In-Lieu Fees

City of Chula Vista Development Services  
276 Fourth Avenue, Chula Vista, CA 91910

## FEE BULLETIN

# 16-100

October 2022

New building projects are subject to Development Impact Fees. For expansion/renovation of existing projects, fees apply to the net increase in impact only, as determined by increase in dwelling units, gross acres, square feet, or vehicular trips. Pursuant to California Government Code Section 65852.2(f)(3)(A), Junior Accessory Dwelling Units and Accessory Dwelling Units of less than 750 square feet are exempt from all development impact and in-lieu fees. Accessory Dwelling Units 750 square feet or larger are charged proportionately to the primary residence, on a square footage basis.

All rates are current as of the date of this Fee Bulletin. Development & In-Lieu fees may be set by Ordinance, Resolution, or Council Policy.

### PUBLIC FACILITIES DIF

*Applicable: Citywide*

#### Single Family, per dwelling unit (DU)

Civic Center .....	\$3,903
Police.....	\$2,194
Corporation Yard.....	\$589
Libraries .....	\$2,244
Fire Suppression System .....	\$1,973
Program Administration .....	\$788
Recreation Facilities.....	\$1,703
<b>Single Family Total PFDIF, per DU.....</b>	<b>\$13,394</b>

#### Multifamily, per DU

Civic Center .....	\$3,698
Police.....	\$2,370
Corporation Yard.....	\$472
Libraries .....	\$2,244
Fire Suppression System .....	\$1,420
Program Administration .....	\$746
Recreation Facilities.....	\$1,703
<b>Multi Family Total PFDIF, per DU.....</b>	<b>\$12,653</b>

#### Commercial, per gross acre

Civic Center .....	\$12,454
Police.....	\$10,365
Corporation Yard.....	\$10,021
Fire Suppression System .....	\$5,214
Program Administration .....	\$2,517
<b>Commercial Total PFDIF, per acre.....</b>	<b>\$40,571</b>

#### Industrial, per gross acre

Civic Center .....	\$3,935
Police.....	\$2,235
Corporation Yard.....	\$4,719
Fire Suppression System .....	\$1,038
Program Administration .....	\$796
<b>Industrial Total PFDIF, per acre .....</b>	<b>\$12,723</b>

### TRAFFIC SIGNAL FEE

*Applicable: Citywide*

Fee per vehicular trip.....	\$47.29
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*See Master Fee Schedule Fee Bulletin 16-200 for Vehicular Trip Generation Table*

### PARKLAND ACQUISITION & DEVELOPMENT

The Parkland Acquisition and Development (PAD) fee consists of two fee components: land acquisition and park development.

*Applicable: Citywide. Parkland acquisition fees vary between eastern and western Chula Vista, as divided by I-805. Development fees are consistent citywide.*

#### Single Family, per dwelling unit

Acquisition, west of I-805 .....	\$4,994
Acquisition, east of I-805 .....	\$12,676
Development, citywide .....	\$9,351
<b>Total single family fee, west of I-805.....</b>	<b>\$14,345</b>
<b>Total single family fee, east of I-805.....</b>	<b>\$22,027</b>

#### Multifamily, per dwelling unit

Acquisition, west of I-805 .....	\$3,707
Acquisition, east of I-805 .....	\$9,408
Development, citywide .....	\$6,940
<b>Total multifamily fee, west of I-805 .....</b>	<b>\$10,647</b>
<b>Total multifamily fee, east of I-805 .....</b>	<b>\$16,348</b>

#### Mobile Home, per unit

Acquisition, west of I-805 .....	\$2,337
Acquisition, east of I-805 .....	\$5,932
Development, citywide .....	\$4,376
<b>Total mobile home fee, west of I-805 .....</b>	<b>\$6,713</b>
<b>Total mobile home fee, east of I-805 .....</b>	<b>\$10,308</b>

**EASTERN TRANSPORTATION DIF***Applicable: East of I-805*

Per Daily Vehicular Trip.....\$1,647.90

A list of common uses and their associated ETDIF fee is provided for informational purposes below.Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....\$16,479

Medium Density: 6.1 – 18 DU/gross acre .....\$13,183

High Density: &gt; 18.1 DU/gross acre .....\$9,887

Senior Housing: &gt; 8 DU/gross acre .....\$6,591

Residential Mixed Use: &gt; 18 DU/gross acre .....\$6,591

Commercial, per gross acre unless otherwise specified

Mixed Use, per 20,000 SF .....\$263,664

General: &lt; 5 stories in height.....\$263,664

Regional: &gt; 60 acres or 800,000 SF .....\$181,269

High Rise: &gt;= 5 stories in height.....\$461,412

Other, per gross acre unless otherwise specified

Office: &lt; 5 stories in height .....\$148,311

Industrial .....\$148,311

Regional Technology Park.....\$131,832

18-Hole Golf Course, per course.....\$1,153,530

Medical Center.....\$1,071,135

*Note: Mixed Use projects are subject to both the Mixed Use Commercial rate for the commercial portion of the project **AND** the Mixed Use Residential rate for the residential units.*

**WESTERN TRANSPORTATION DIF***Applicable: West of I-805, except Bayfront area*

Per Daily Vehicular Trip.....\$496.97

A list of common uses and their associated WTDIF fee is provided for informational purposes below.Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....\$4,969

Medium Density: 6.1 – 20 DU/gross acre .....\$3,975

High Density: &gt; 20.1 DU/gross acre .....\$2,981

Mobile Home .....\$2,484

Commercial, per gross acre unless otherwise specified

Regional .....\$99,394

Community .....\$139,151

Neighborhood, per 1,000 SF .....\$23,854

Street Front.....\$79,515

Retail .....\$79,515

Wholesale Trade .....\$119,272

City of Chula Vista

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....\$298,182

Low Rise Office: &lt; 6 stories, per acre .....\$149,091

Low Rise Office: &lt; 6 stories, per 1,000 SF .....\$9,939

Medical Office.....\$248,485

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: &lt; 4 stories, per acre .....\$99,394

Low Rise Lodging: &lt; 4 stories, per room .....\$4,969

High Rise Lodging: 4+ stories in height .....\$149,091

Industry, per gross acre

Heavy Industry .....\$59,636

Warehouse/Storage.....\$29,818

Industrial Park.....\$44,727

Light Industrial .....\$99,394

**BAYFRONT TRANSPORTATION DIF***Applicable: Bayfront area*

Per Daily Vehicular Trip.....\$1,201.25

A list of common uses and their associated WTDIF fee is provided for informational purposes below.Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....\$12,012

Medium Density: 6.1 – 20 DU/gross acre .....\$9,610

High Density: &gt; 20.1 DU/gross acre .....\$7,207

Mobile Home .....\$6,006

Commercial, per gross acre unless otherwise specified

Regional .....\$240,250

Community .....\$336,350

Neighborhood, per 1,000 SF .....\$57,660

Street Front.....\$192,200

Retail .....\$192,200

Wholesale Trade .....\$288,300

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....\$720,750

Low Rise Office: &lt; 6 stories, per acre .....\$360,375

Low Rise Office: &lt; 6 stories, per 1,000 SF .....\$24,025

Medical Office.....\$600,625

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: &lt; 4 stories, per acre .....\$240,250

Low Rise Lodging: &lt; 4 stories, per room .....\$12,012

High Rise Lodging: 4+ stories in height .....\$360,375

Industry, per gross acre

Heavy Industry .....	\$144,150
Warehouse/Storage.....	\$72,075
Industrial Park .....	\$108,112
Light Industrial .....	\$240,250

**PEDESTRIAN BRIDGE DIFs**Otay Ranch Village 1, 2, 5, and 6 Pedestrian Bridge DIF*Applicable: Otay Ranch Villages 1, 2, 5, and 6*

Single Family, per DU .....	\$1,043
Multifamily, per DU .....	\$773

Otay Ranch Village 11 Pedestrian Bridge DIF*Applicable: Otay Ranch Village 11*

Single Family, per DU .....	\$2,960
Multifamily, per DU .....	\$2,194

EUC (Millenia) Pedestrian Bridge DIF*Applicable: Millenia Eastern Urban Center Project*

Single Family, per DU .....	\$615.13
Multifamily, per DU .....	\$456.10

**SEWER & DRAINAGE DIFs**Poggi Canyon Sewer, Gravity Flows*Applicable: Poggi Canyon sewer basin*

Fee per equivalent dwelling unit (EDU) .....	\$265
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Salt Creek Sewer, Gravity Flows*Applicable: Salt Creek and Wolf Canyon sewer basins*

Fee per equivalent dwelling unit (EDU) .....	\$1,681
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