



**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**  
 OctoberJuly 20198

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.

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. Please contact Development Services to confirm current rate schedule and to estimate Development Impact Fees.

**PUBLIC FACILITIES DIF**

*Applicable: Citywide*

Single Family, per dwelling unit (DU)

Civic Center .....	\$3,133
Police.....	\$1,873
Corporation Yard.....	\$502
Libraries .....	\$1,801
Fire Suppression System .....	\$1,583
Program Administration .....	\$673
Recreation Facilities.....	\$1,367
<b>Single Family Total PFDIF, per DU.....</b>	<b>\$10,932</b>

Multifamily, per DU

Civic Center .....	\$2,968
Police.....	\$2,022
Corporation Yard.....	\$403
Libraries .....	\$1,801
Fire Suppression System .....	\$1,139
Program Administration .....	\$637
Recreation Facilities.....	\$1,367
<b>Multi Family Total PFDIF, per DU.....</b>	<b>\$10,337</b>

Commercial, per gross acre

Civic Center .....	\$9,997
Police.....	\$8,846
Corporation Yard.....	\$8,552
Fire Suppression System .....	\$4,186
Program Administration .....	\$2,148
<b>Commercial Total PFDIF, per acre.....</b>	<b>\$33,729</b>

Industrial, per gross acre

Civic Center .....	\$3,159
Police.....	\$1,907
Corporation Yard.....	\$4,028
Fire Suppression System .....	\$833
Program Administration .....	\$679
<b>Industrial Total PFDIF, per acre .....</b>	<b>\$10,606</b>

**TRAFFIC SIGNAL FEE**

*Applicable: Citywide*

Fee per vehicular trip.....	\$39.92
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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.....	\$7,894
<b>Total single family fee, west of I-805.....</b>	<b>\$12,888</b>
<b>Total single family fee, east of I-805.....</b>	<b>\$20,570</b>

Multifamily, per dwelling unit

Acquisition, west of I-805 .....	\$3,707
Acquisition, east of I-805 .....	\$9,408
Development, citywide.....	\$5,859
<b>Total multifamily fee, west of I-805 .....</b>	<b>\$9,566</b>
<b>Total multifamily fee, east of I-805 .....</b>	<b>\$15,267</b>

Mobile Home, per unit

Acquisition, west of I-805 .....	\$2,337
Acquisition, east of I-805 .....	\$5,932
Development, citywide.....	\$3,694
<b>Total mobile home fee, west of I-805 .....</b>	<b>\$6,031</b>
<b>Total mobile home fee, east of I-805 .....</b>	<b>\$9,626</b>

**EASTERN TRANSPORTATION DIF**

*Applicable: East of I-805*

Eastern Transportation DIF Rate

Per daily vehicular trip ..... \$1,455

*Examples: Residential, per dwelling unit (DU)\**

Low Density: 0 – 6 DU/gross acre ..... \$14,550  
Medium Density: 6.1 – 18 DU/gross acre ..... \$11,640  
High Density: > 18.1 DU/gross acre ..... \$8,730  
Senior Housing: > 8 DU/gross acre ..... \$5,820  
Residential Mixed Use: > 18 DU/gross acre ..... \$5,820

*Examples: Commercial, per gross acre unless otherwise specified\**

Mixed Use, per 20,000 SF ..... \$232,800  
General: < 5 stories in height ..... \$232,800  
Regional: > 60 acres or 800,000 SF ..... \$160,050  
High Rise: >= 5 stories in height ..... \$407,400

*Examples: Other, per gross acre unless otherwise specified\**

Office: < 5 stories in height ..... \$130,950  
Industrial RTP ..... \$116,400  
18-Hole Golf Course, per course ..... \$1,018,500  
Medical Center ..... \$945,750

*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*

Western Transportation DIF Rate

Per daily vehicular trip ..... \$438.70

*Examples: Residential, per dwelling unit (DU)\**

Low Density: 0 – 6 DU/gross acre ..... \$4,387  
Medium Density: 6.1 – 20 DU/gross acre ..... \$3,509  
High Density: > 20.1 DU/gross acre ..... \$2,632  
Mobile Home ..... \$2,193

*Examples: Commercial, per gross acre unless otherwise specified\**

Regional ..... \$87,740  
Community ..... \$122,836  
Neighborhood, per 1,000 SF ..... \$21,057  
Street Front ..... \$70,192  
Retail ..... \$70,192  
Wholesale Trade ..... \$105,288

*Examples: Office, per gross acre unless otherwise specified\**

High Rise Office: 6+ stories in height ..... \$263,220  
Low Rise Office: < 6 stories, per acre ..... \$131,610  
Low Rise Office: < 6 stories, per 1,000 SF ..... \$8,774  
Medical Office ..... \$219,350

*Examples: Lodging (Hotel/Motel), per gross acre unless otherwise specified\**

Low Rise Lodging: < 4 stories, per acre ..... \$87,740  
Low Rise Lodging: < 4 stories, per room ..... \$4,387  
High Rise Lodging: 4+ stories in height ..... \$131,610

*Examples: Industry, per gross acre\**

Heavy Industry ..... \$52,664  
Warehouse/Storage ..... \$26,322  
Industrial Park ..... \$39,483  
Light Industrial ..... \$87,740

**BAYFRONT TRANSPORTATION DIF**

*Applicable: Bayfront area*

Bayfront Transportation DIF Rate

Per daily vehicular trip ..... \$1,060.50

*Examples: Residential, per dwelling unit (DU)\**

Low Density: 0 – 6 DU/gross acre ..... \$10,605  
Medium Density: 6.1 – 20 DU/gross acre ..... \$8,484  
High Density: > 20.1 DU/gross acre ..... \$6,363  
Mobile Home ..... \$5,302

*Examples: Commercial, per gross acre unless otherwise specified\**

Regional ..... \$212,100  
Community ..... \$296,940  
Neighborhood, per 1,000 SF ..... \$50,904  
Street Front ..... \$169,680  
Retail ..... \$169,680  
Wholesale Trade ..... \$254,520

*Examples: Office, per gross acre unless otherwise specified\**

High Rise Office: 6+ stories in height ..... \$636,300  
Low Rise Office: < 6 stories, per acre ..... \$318,150  
Low Rise Office: < 6 stories, per 1,000 SF ..... \$21,210  
Medical Office ..... \$530,250

*Examples: Lodging (Hotel/Motel), per gross acre unless otherwise specified\**

Low Rise Lodging: < 4 stories, per acre ..... \$212,100  
Low Rise Lodging: < 4 stories, per room ..... \$10,605  
High Rise Lodging: 4+ stories in height ..... \$318,150

Examples: Industry, per gross acre\*

Heavy Industry .....	\$127,260
Warehouse/Storage.....	\$63,630
Industrial Park .....	\$95,445
Light Industrial .....	\$212,100

**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 .....	\$921
Multi Family, per DU .....	\$734

Otay Ranch Village 11 Pedestrian Bridge DIF

*Applicable: Otay Ranch Village 11*

Single Family, per DU .....	\$2,613
Multi Family, per DU .....	\$1,937

EUC (Millenia) Pedestrian Bridge DIF

*Applicable: Millenia Eastern Urban Center Project*

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

\* Examples only; for a project-specific DIF estimate, please email a request to cfife@chulavistaca.gov.

**SEWER & DRAINAGE DIFs**

Telegraph Canyon Drainage

*Applicable: Telegraph Canyon drainage basin*

Fee per acre .....	\$4,579
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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) .....	\$1,484
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