



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-November
 2019

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. Please contact Development Services to confirm current rate schedule.

PUBLIC FACILITIES DIF

Applicable: Citywide

Single Family, per dwelling unit (DU)

Civic Center	\$3,196
Police.....	\$1,925
Corporation Yard.....	\$516
Libraries	\$1,837
Fire Suppression System	\$1,615
Program Administration	\$691
Recreation Facilities.....	\$1,395
Single Family Total PFDIF, per DU.....	\$11,175

Multifamily, per DU

Civic Center	\$3,028
Police.....	\$2,079
Corporation Yard.....	\$414
Libraries	\$1,837
Fire Suppression System	\$1,162
Program Administration	\$654
Recreation Facilities.....	\$1,395
Multi Family Total PFDIF, per DU.....	\$10,569

Commercial, per gross acre

Civic Center	\$10,199
Police.....	\$9,093
Corporation Yard.....	\$8,790
Fire Suppression System	\$4,270
Program Administration	\$2,208
Commercial Total PFDIF, per acre.....	\$34,560

Industrial, per gross acre

Civic Center	\$3,223
Police.....	\$1,960
Corporation Yard.....	\$4,140
Fire Suppression System	\$850
Program Administration	\$698
Industrial Total PFDIF, per acre	\$10,871

TRAFFIC SIGNAL FEE

Applicable: Citywide

Fee per vehicular trip.....	\$40.56
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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.....	\$8,019
Total single family fee, west of I-805.....	\$13,013
Total single family fee, east of I-805.....	\$20,695

Multifamily, per dwelling unit

Acquisition, west of I-805	\$3,707
Acquisition, east of I-805	\$9,408
Development, citywide.....	\$5,952
Total multifamily fee, west of I-805	\$9,659
Total multifamily fee, east of I-805	\$15,360

Mobile Home, per unit

Acquisition, west of I-805	\$2,337
Acquisition, east of I-805	\$5,932
Development, citywide.....	\$3,753
Total mobile home fee, west of I-805	\$6,090
Total mobile home fee, east of I-805	\$9,685

EASTERN TRANSPORTATION DIF

Applicable: East of I-805

Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre	\$14,705
Medium Density: 6.1 – 18 DU/gross acre	\$11,764
High Density: > 18.1 DU/gross acre	\$8,823
Senior Housing: > 8 DU/gross acre	\$5,882
Residential Mixed Use: > 18 DU/gross acre	\$5,882

Commercial, per gross acre unless otherwise specified

Mixed Use, per 20,000 SF	\$235,281
General: < 5 stories in height	\$235,281
Regional: > 60 acres or 800,000 SF	\$161,756
High Rise: >= 5 stories in height	\$411,742

Other, per gross acre unless otherwise specified

Office: < 5 stories in height	\$132,345
Industrial	\$132,345
Regional Technology Park	\$117,640
18-Hole Golf Course, per course	\$1,029,357
Medical Center	\$955,831

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

Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre	\$4,474
Medium Density: 6.1 – 20 DU/gross acre	\$3,579
High Density: > 20.1 DU/gross acre	\$2,684
Mobile Home	\$2,237

Commercial, per gross acre unless otherwise specified

Regional	\$89,494
Community	\$125,292
Neighborhood, per 1,000 SF	\$21,478
Street Front	\$71,595
Retail	\$71,595
Wholesale Trade	\$107,393

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height	\$268,484
Low Rise Office: < 6 stories, per acre	\$134,242
Low Rise Office: < 6 stories, per 1,000 SF	\$8,949

Medical Office	\$223,737
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Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: < 4 stories, per acre	\$89,494
Low Rise Lodging: < 4 stories, per room	\$4,474
High Rise Lodging: 4+ stories in height	\$134,242

Industry, per gross acre

Heavy Industry	\$53,696
Warehouse/Storage	\$26,848
Industrial Park	\$40,272
Light Industrial	\$89,494

BAYFRONT TRANSPORTATION DIF

Applicable: Bayfront area

Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre	\$10,817
Medium Density: 6.1 – 20 DU/gross acre	\$8,654
High Density: > 20.1 DU/gross acre	\$6,490
Mobile Home	\$5,408

Commercial, per gross acre unless otherwise specified

Regional	\$216,359
Community	\$302,902
Neighborhood, per 1,000 SF	\$51,926
Street Front	\$173,087
Retail	\$173,087
Wholesale Trade	\$259,630

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height	\$649,077
Low Rise Office: < 6 stories, per acre	\$324,538
Low Rise Office: < 6 stories, per 1,000 SF	\$21,635
Medical Office	\$540,897

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

Low Rise Lodging: < 4 stories, per acre	\$216,359
Low Rise Lodging: < 4 stories, per room	\$10,817
High Rise Lodging: 4+ stories in height	\$324,538

Industry, per gross acre

Heavy Industry	\$129,815
Warehouse/Storage	\$64,907
Industrial Park	\$97,361
Light Industrial	\$216,359

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 \$931
Multifamily, per DU \$690

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

Single Family, per DU \$2,641
Multifamily, per DU \$1,958

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

Salt Creek Sewer, Gravity Flows
Applicable: Salt Creek and Wolf Canyon sewer basins

Fee per equivalent dwelling unit (EDU) \$1,500