

City of Encinitas
Annual Report of Development Impact/Mitigation Fees
For Fiscal Year Ended June 30, 2023

Fee Amount

GC § 66006 (b)(1)(B)

Development Type	Dev Units ¹	Park Development Fund 231	Parkland Acquisition Fund 232	Traffic Mitigation Fund 233	Regional Arterial System RTCIP Fund 234	Open Space Acquisition Fund 235	Recreational Trails Fund 236	Community Facilities Fund 237	Fire Mitigation Fund 238	Flood Control Fund 239
Development projects within the City										\$0.21 per sq ft new impervious surface
Residential - Single-Family	DU	\$ 3,959	\$ 5,371			\$ 438	\$ 168	\$ 571	\$ 675	
Residential - Multi-Family	DU	2,644	3,587			293	112	R8-11 \$449 R11-25 \$428	451	
Residential - Mobile Home Park	DU	2,518	3,416			279	107	387	429	
Residential - Accessory Unit ²	DU	N/A	N/A			N/A	N/A	N/A	N/A	
Office - Professional	KSF								741	
Commercial	KSF								627	
Industrial - Light	KSF								184	
Hotel/ Motel Room	Room								184	
Traffic Mitigation Fees										
Single-Family Residential x Peak Hour Trips x Traffic Mitigation Fee x Reduction Factor for Pass-by-Trips = Total Fee										
Residential - Single-Family	DU					\$2,688.21				
Residential - Low Income	DU			\$2,688.21		Exempt				
Residential - Rural	DU			\$537.64		\$2,688.21				
Residential - Other	DU					\$2,688.21				
Other Development - Non Residential										Calculated based on EDM 2.13 Attachment A

¹ Units of development. DU = dwelling unit; KSF = 1,000 square feet of building area; Room = guest room or suite

² Per Council direction on August 19, 2015, impact fees on ADUs were removed from the fee schedules (2015-10-21 Item 10C).



ATTACHMENT A

PEAK-HOUR TRIPS FOR SPECIFIC RESIDENTIAL AND NON-RESIDENTIAL USES, AND APPLICABLE PASS-BY TRIP REDUCTION FACTORS

Effective 07/01/2022

1 Peak hour trip =\$2,688.21

<u>Land Use Categories</u>	<u>Highest AM/ PM Peak hour trips</u>	<u>Pass-By Trips Reduction Factor</u>	<u>Traffic Fees</u>
RESIDENTIAL (per DU)			
Rural Residential	1.20	N/A	\$3,225.85
Single Family	1.00	N/A	\$2,688.21
Other Residential	N/A	N/A	\$2,688.21
OFFICE (per 1,000 sf)			
Standard Commercial Office	2.80	N/A	\$7,526.99
Single Tenant Office	2.10	N/A	\$5,645.24
Medical-Dental Office	5.50	N/A	\$14,785.16
SHOPPING CENTER (per 1,000 sf)			
Community (10-30 acres)	7.00	0.70	\$13,172.23
Neighborhood (<10 acres)	12.00	0.60	\$19,355.11
COMMERCIAL SHOPS (per 1,000 sf)			
Convenience Market	40.00	0.50	\$53,764.20
Grocery Store	15.00	0.60	\$24,193.89
Discount Store	4.80	0.70	\$9,032.39
General Retail Shop	3.60	0.90	\$8,709.80
Furniture Store	0.54	N/A	\$1,451.63
RESTAURANTS (per 1,000 sf)			
Fast Food (with drive through)	45.50	0.60	\$73,388.13
Fast Food (without drive through)	49.00	0.60	\$79,033.37
Delicatessen (7 a.m. – 4 p.m.)	13.50	N/A	\$36,290.84
Sit Down, High Turnover	12.80	0.80	\$27,527.27
Sit Down, Low Turnover (quality)	8.00	0.90	\$19,355.11
FINANCIAL SERVICES (per 1,000 sf)			
Bank (walk-in only)	12.00	0.75	\$24,193.89
Bank (with drive-through)	20.00	0.75	\$40,323.15
OTHER LAND USES (per 1,000 sf unless otherwise noted)			
Church	0.72	N/A	\$1,935.51
Day Care Center (per child)	0.90	0.30	\$ 725.82
Private School (per student)	0.90	0.30	\$ 725.82
General Hospital (per bed)	1.70	N/A	\$4,569.96
Convalescent/Nursing (per bed)	0.21	N/A	\$ 564.52
Gas Station w/mart/car wash (per pump)	13.95	0.50	\$18,750.26
Hotel (w/convention facilities/restaurant) (per room)	0.80	N/A	\$2,150.57
Motel (per room)	0.81	N/A	\$2,177.45
Resort Hotel (per room)	0.56	N/A	\$1,505.40
Business Hotel (per room)	0.63	N/A	\$1,693.57
RECREATIONAL (per 1,000 sf)			
Golf Course (per hole)	3.20	N/A	\$8,602.27
Movie Theater (per seat)	0.144	N/A	\$ 387.10
Health Club	2.70	N/A	\$7,258.17