

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

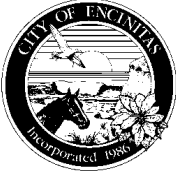
## Fee Amount

GC § 66006 (b)(1)(B)

| Development Type                                                                                                      | Dev<br>Units <sup>1</sup> | Park<br>Development<br>Fund 231 | Parkland<br>Acquisition<br>Fund 232 | Traffic<br>Mitigation<br>Fund 233 | Regional Arterial<br>System RTCIP<br>Fund 234 | Open Space<br>Acquisition<br>Fund 235 | Recreational<br>Trails<br>Fund 236 | Community<br>Facilities<br>Fund 237 | Fire<br>Mitigation<br>Fund 238 | Flood<br>Control<br>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<br>R11-25 \$428         | 451                            |                                           |
| Residential - Mobile Home Park                                                                                        | DU                        | 2,518                           | 3,416                               |                                   |                                               | 279                                   | 107                                | 387                                 | 429                            |                                           |
| Residential - Accessory Unit <sup>2</sup>                                                                             | 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                            |                                           |
| <b>Traffic Mitigation Fees</b>                                                                                        |                           |                                 |                                     |                                   |                                               |                                       |                                    |                                     |                                |                                           |
| 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 |

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

<sup>2</sup> 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<br/>Peak hour trips</u> | <u>Pass-By Trips<br/>Reduction Factor</u> | <u>Traffic Fees</u> |
|--------------------------------------------------------------|-------------------------------------------|-------------------------------------------|---------------------|
| <b>RESIDENTIAL (per DU)</b>                                  |                                           |                                           |                     |
| 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          |
| <b>OFFICE (per 1,000 sf)</b>                                 |                                           |                                           |                     |
| 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         |
| <b>SHOPPING CENTER (per 1,000 sf)</b>                        |                                           |                                           |                     |
| Community (10-30 acres)                                      | 7.00                                      | 0.70                                      | \$13,172.23         |
| Neighborhood (<10 acres)                                     | 12.00                                     | 0.60                                      | \$19,355.11         |
| <b>COMMERCIAL SHOPS (per 1,000 sf)</b>                       |                                           |                                           |                     |
| 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          |
| <b>RESTAURANTS (per 1,000 sf)</b>                            |                                           |                                           |                     |
| 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         |
| <b>FINANCIAL SERVICES (per 1,000 sf)</b>                     |                                           |                                           |                     |
| Bank (walk-in only)                                          | 12.00                                     | 0.75                                      | \$24,193.89         |
| Bank (with drive-through)                                    | 20.00                                     | 0.75                                      | \$40,323.15         |
| <b>OTHER LAND USES (per 1,000 sf unless otherwise noted)</b> |                                           |                                           |                     |
| 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)<br>(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          |
| <b>RECREATIONAL (per 1,000 sf)</b>                           |                                           |                                           |                     |
| 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          |