

DIF Schedule

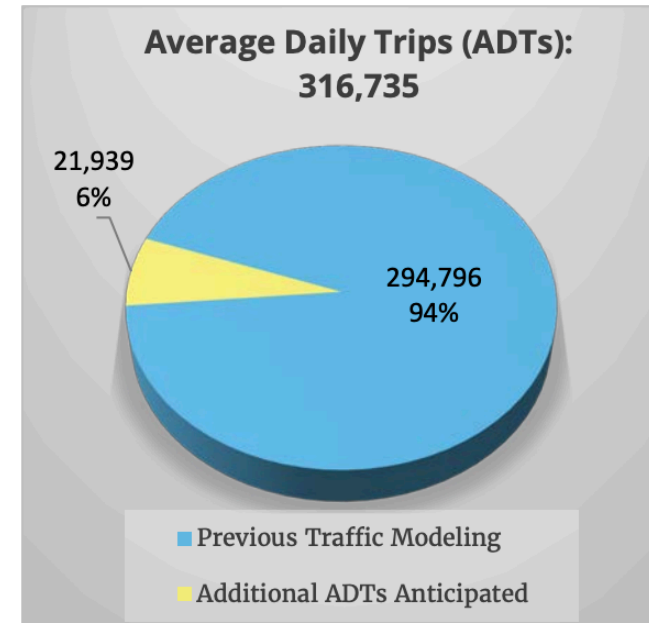
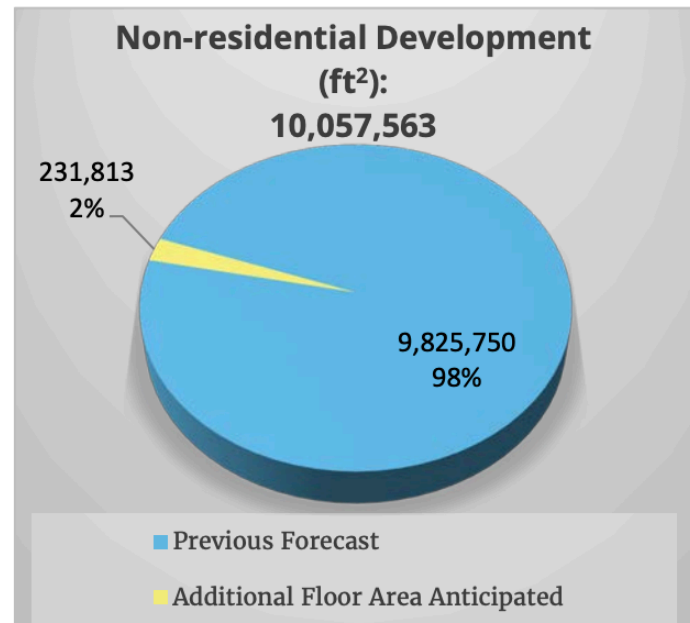
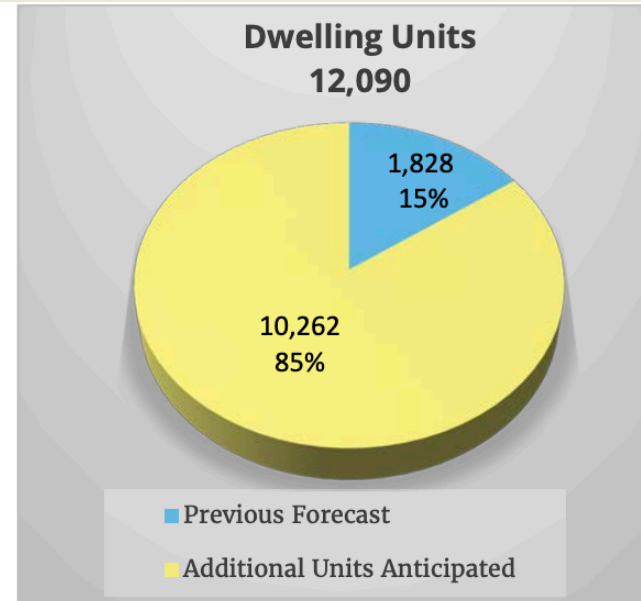
By combining all impact fee components, a DIF fee schedule is created. For residential development, the FY 2019 fee is \$7,618 per DU. For non-residential development the FY 2019 fee is \$533 per ADT for the mobility component and \$164 per 1,000 SF for the fire-rescue component.

DIF is collected at the time of construction permit (usually a building permit) issuance. New development will be assessed a DIF, upon building permit issuance, based on the number of DUs (residential) or the amount of Gross Floor Area or GFA (non-residential) resulting from the project. A tenant improvement that adds GFA or a change in use will be assessed a DIF based on the change.

DIF revenue may be expended on projects identified in this Study. The Midway-Pacific Highway Development Impact Fee fund was established in 1988.

Midway-Pacific Highway was previously projected to have approximately 9,825,750 square feet (ft²) of non-residential floor area of development. The updated Community Plan anticipates 10,057,563 ft² of non-residential development at full community development, an additional 231,813 ft²

In 2008, traffic models showed Midway-Pacific Highway generating 294,796 average daily trips (ADTs) within the community. The updated Community Plan Environmental Impact Report estimates Midway-Pacific Highway will generate a total of 316,735 ADTs, resulting in an additional 21,939 ADTs.



Mobility Facilities

Project No.	Project Title	FY 2019 Estimated Cost	FY 2019 DIF Basis
M-1	Roadway Improvements	\$65,800,000	\$65,800,000
M-2	Bicycle Improvements	\$19,650,000	\$19,650,000
M-3	Pedestrian Improvements	\$64,253,000	\$64,253,000
M-4	Corridor Transit Improvements	\$800,000	\$800,000
M-5	Storm Water Improvements	\$8,350,000	\$8,350,000
M-6	I-8 to I-5 and I-5 to I-8 Freeway Connectors	\$323,000,000	\$2,000,000
	Total	\$505,945,650	\$168,895,650 ¹
		Anticipated ADTs	316,735
		\$ Per ADT	\$533
		\$533 X 7 ADTs	\$3,731 Per DU

¹Includes 5% for administrative costs

Fire-Rescue Facilities

Project No.	Project Title	FY 2019 Estimated Cost	FY 2019 DIF Basis
F-1	Fire Station 8 (Uptown) - Expansion	\$1,238,500	\$80,000
F-2	Fire Station 8 (Uptown) - New Station	\$12,584,000	\$550,000
F-3	Fire Station 15 (Ocean Beach) – Expansion	\$850,000	\$30,000
F-4	Fire Station 15 (Ocean Beach) - New Station	\$12,584,000	\$300,000
F-5	Fire Station 20 (Midway-Pacific Highway) - New Station	\$12,584,000	\$2,500,000
	Total	\$41,832,525	\$3,633,000 ¹
		Anticipated SF	22,147,563
		\$ Per 1,000 SF	\$164
		\$ Per DU	\$164

¹Includes 5% for administrative costs

Parks and Recreation Facilities

Project No.	Project Title	FY 2019 Estimated Cost	FY 2019 DIF Basis
P-1	Dewey Elementary-Joint Use Improvements	\$1,200,000	\$1,200,000
P-2	NTC Recreation Center-Shared Facility	\$5,000,000	\$2,100,000
P-3	NTC Aquatic Complex-Shared Facility	\$7,300,000	\$2,400,000
P-4	Sports Arena Green-Neighborhood Park	\$4,400,000	\$4,400,000
P-5	Sports Arena Square-Mini Park	\$2,300,000	\$2,300,000
P-6	Sports Arena Linear Park	\$7,800,000	\$7,800,000
P-7	Kurtz Street Pocket Park	\$1,300,000	\$1,300,000
P-8	San Diego River Pathway	\$2,900,000	\$2,900,000
P-9	Park Land Acquisition and Development	\$279,400,000	\$8,170,000
P-10	Midway-Pacific Highway Recreation Center and Park	\$10,300,000	\$10,300,000
	Total	\$346,920,000	\$45,013,500 ¹
		Anticipated DUs	12,090
		\$ Per DU	\$3,723

¹Includes 5% for administrative costs