

8/11/2022 #6049

(R-2023-18)
COR. COPY

RESOLUTION NUMBER R- 314271

DATE OF FINAL PASSAGE AUG 09 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING A NEW CITYWIDE FIRE-RESCUE DEVELOPMENT IMPACT FEE AND AUTHORIZING EXPENDITURE OF UP TO \$500,000 IN CITYWIDE FIRE-RESCUE DEVELOPMENT IMPACT FEES WHERE NEEDED TO LEVERAGE EXISTING COMMUNITY-SPECIFIC FUNDS TO DELIVER INFRASTRUCTURE TO COMMUNITIES.

WHEREAS, the San Diego City Council (Council) has reviewed and considered the methodology set forth in the Citywide Fire-Rescue Development Impact Fee Nexus Study, on file in the Office of the City Clerk as Document No. RR-314271 (Nexus Study); and

WHEREAS, fees within the City of San Diego (City) vary greatly between communities, and a new Citywide Fire-Rescue Development Impact Fee (DIF) would provide a simplified fee to fund the City's fire and rescue system to meet the demand for fire and rescue improvements resulting from new development; and

WHEREAS, the Citywide Fire-Rescue DIF will be used solely to fund fire and rescue improvements needed to accommodate growth throughout the City; and

WHEREAS, a Citywide Fire-Rescue DIF will allow the City to deliver fire and rescue facilities to more people throughout the City much sooner, with investments that improve the entire network of the City's fire and rescue system; and

WHEREAS, fire-rescue deficient communities, as defined in the Nexus Study, generally have higher costs associated with the provision of needed fire facilities for new development; and

WHEREAS, additional DIF required to be paid for new development in fire-rescue deficient communities will be expended solely for the purpose of providing fire-rescue facilities in these areas; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for a single dwelling unit, located outside of a fire-rescue deficient community is approved as follows:

Dwelling Unit Size (sf)	Fee
2,501 or greater	\$1,211
2450 – 2500	\$1,200
2,401 – 2,450	\$1,186
2,351 – 2,400	\$1,175
2,301 – 2,350	\$1,161
2,251 – 2,300	\$1,140
2,201 – 2,250	\$1,126
2,151 – 2,200	\$1,115
2,101 – 2,150	\$1,101
2,051 – 2,100	\$1,090
2,001 – 2,050	\$1,065
1,951 – 2,000	\$1,054
1,901 – 1,950	\$1,040
1,851 – 1,900	\$1,029
1,801 – 1,850	\$1,004
1,751 – 1,800	\$994
1,701 – 1,750	\$980
1,651 – 1,700	\$969
1,601 – 1,650	\$958
1,551 – 1,600	\$933
1,501 – 1,550	\$919
1,451 – 1,500	\$908
1,401 – 1,450	\$898
1,351 – 1,400	\$873
1,301 – 1,350	\$858

Dwelling Unit Size (sf)	Fee
1,251 – 1,300	\$848
1,201 – 1,250	\$837
1,151 – 1,200	\$812
1,101 – 1,150	\$798
1,051 – 1,100	\$787
1,001 – 1,050	\$776
≤ 1,000	\$762

2. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for a single dwelling unit located within a fire-rescue deficient community is approved as follows:

Dwelling Unit Size (sf)	Fee
2,501 or greater	\$1,591
2,450 – 2,500	\$1,577
2,401 – 2,450	\$1,558
2,351 – 2,400	\$1,544
2,301 – 2,350	\$1,525
2,251 – 2,300	\$1,497
2,201 – 2,250	\$1,478
2,151 – 2,200	\$1,464
2,101 – 2,150	\$1,446
2,051 – 2,100	\$1,431
2,001 – 2,050	\$1,399
1,951 – 2,000	\$1,385
1,901 – 1,950	\$1,366
1,851 – 1,900	\$1,352
1,801 – 1,850	\$1,319
1,751 – 1,800	\$1,305
1,701 – 1,750	\$1,286
1,651 – 1,700	\$1,272
1,601 – 1,650	\$1,258
1,551 – 1,600	\$1,226
1,501 – 1,550	\$1,207

Dwelling Unit Size (sf)	Fee
1,451 – 1,500	\$1,193
1,401 – 1,450	\$1,179
1,351 – 1,400	\$1,146
1,301 – 1,350	\$1,127
1,251 – 1,300	\$1,113
1,201 – 1,250	\$1,099
1,151 – 1,200	\$1,067
1,101 – 1,150	\$1,048
1,051 – 1,100	\$1,034
1,001 – 1,050	\$1,020
S 1,000	\$1,001

3. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for a multiple dwelling unit located outside of a fire-rescue deficient community is approved as follows:

Dwelling Unit Size (sf)	Fee
1,301 or greater	\$940
1,251 – 1,300	\$930
1,201 – 1,250	\$912
1,151 – 1,200	\$883
1,101 – 1,150	\$866
1,051 – 1,100	\$848
1,001 – 1,050	\$819
951 – 1,000	\$798
901 – 950	\$780
851 – 900	\$752
801 – 850	\$734
751 – 800	\$716
701 – 750	\$687
651 – 700	\$666
601 – 650	\$648

Dwelling Unit Size (sf)	Fee
551 – 600	\$620
501 – 550	\$602
S 500	\$591

4. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for a multiple dwelling unit located within fire-rescue deficient community project is approved as follows:

Dwelling Unit Size (sf)	Fee
1,301 or greater	\$1,235
1,251 – 1,300	\$1,221
1,201 – 1,250	\$1,198
1,151 – 1,200	\$1,160
1,101 – 1,150	\$1,137
1,051 – 1,100	\$1,113
1,001 – 1,050	\$1,076
951 – 1,000	\$1,048
901 – 950	\$1,025
851 – 900	\$987
801 – 850	\$964
751 – 800	\$940
701 – 750	\$903
651 – 700	\$875
601 – 650	\$851
551 – 600	\$814
501 – 550	\$791
S 500	\$777

5. That the Citywide Fire-Rescue DIF, for a multiple-dwelling unit with three or more bedrooms, greater than 900 square feet and less than 1500 square feet, located outside of a fire-rescue deficient community shall pay the fee applicable to a 900 square foot multiple-dwelling unit as identified in Section 3.

6. That the Citywide Fire-Rescue DIF, for a multiple-dwelling unit with three or more bedrooms, greater than 900 square feet and less than 1500 square feet, located in a fire-rescue deficient community shall pay the fee applicable to a 900 square foot multiple-dwelling unit as identified in Section 4.

7. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for a senior housing unit project located outside of a fire-rescue deficient community is approved as follows:

Dwelling Unit Size (sf)	Fee
701 or greater	\$712
651 – 700	\$687
601 – 650	\$666
551 – 600	\$645
501 – 550	\$620
500 or less	\$598

8. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for a senior housing unit located within a fire-rescue deficient community is approved as follows:

Dwelling Unit Size (sf)	Fee
701 or greater	\$936
651 – 700	\$903
601 – 650	\$875
551 – 600	\$847
501 – 550	\$814
500 or less	\$786

9. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for non-residential development located outside of a fire-rescue deficient community is approved as follows:

Type	Land Use	Cost Per 1,000 SF
Housing and Care Facilities	Dormitory	\$712
	Monastery	\$210
	Correctional Alternative Facility	\$712
	Other Group Quarters Facility	\$395
	Retirement/Senior Citizen Housing	\$338
	Congregate Care Facility	\$1,019
Lodging	Hotel (Low-Rise) (Motel)	\$192
	Hotel (High-Rise)	\$264
	Resort	\$648
	Extended Stay Hotel	\$192
Industrial	Heavy Industry	\$1,425
	Industrial Park	\$338
	Light Industry - General	\$296
	Warehousing	\$232
	Public Storage	\$25

	Scientific Research and Development	\$374
	Extractive Industry	\$2,376
Transportation	Rail Station/Transit Center	\$791
	Communications and Utilities	\$509
	Other Transportation	\$791
	Marine Terminal	\$890
	Wholesale Trade	\$445
Commercial	Regional Shopping Center (300,000 SF or more)	\$474
	Community Shopping Center (100,000 SF or more)	\$712
	Neighborhood Shopping Center (30,000 SF or more)	\$648
	Specialty Commercial (Seaport Village - Tourist)	\$712
	Arterial Commercial	\$509
	Service Station	\$1,186
	Restaurant (Fast Food with or without drive-through)	\$2,376
	Restaurant (High Turnover sit-down)	\$1,425
	Restaurant (Quality)	\$1,425
	Supermarket (Stand-alone)	\$1,425
	Convenience Market Chain (Open Up to 16 Hours Per Day)	\$549
	Convenience Market Chain (Open 24 Hours)	\$1,186
	Drugstore (Stand-alone)	\$791
	Home Improvement Super Store	\$791
	Furniture Store	\$264
	Nursery	\$1,425
	Financial Institution (without a drive-through)	\$1,186
	Financial Institution (with a drive-through)	\$648
	Service Station (with food mart)	\$1,186

	Service Station (with automated carwash)	\$791
	Service Station (with food mart and automated carwash)	\$2,376
	Automobile Parts Sale	\$395
	Automobile Repair Shop	\$395
	Automobile Tire Store	\$712
	Money Exchange	\$712
	Mex Insurance - Auto Insurance	\$3,562
	Automobile Rental Service	\$712
	Drinking Place/Bar Entertainment (Night Only)	\$2,376
	Drinking Place/Bar Entertainment (Night and Day)	\$1,186
	Building Material and lumber store (less or equal to 30,000 SF)	\$712
Office	Office (High-Rise - greater than 100,000 SF)	\$1,186
	Office (Low-Rise -less than 100,000 SF)	\$1,781
	CC Office - High Rise (greater than 100,000 SF)	\$890
	CC Office - Low Rise (less than 100,000 SF)	\$1,425
	Government Office/Civic Center	\$1,781
	CC Government Office/Civic Center	\$1,781
	Corporate Headquarters/Single Tenant Office	\$1,781
	CC Corporate Headquarters/Single Tenant Office	\$1,425
	Medical Office	\$890
	CC Medical Office	\$890
Institutional	Religious Facility (without day care)	\$132
	Library	\$648
	Fire/Police Station	\$1,781

	Other Public Services	\$274
	Post Office Distribution (central/walk-in only)	\$1,019
	Post Office Community (without mail drop lane)	\$791
	Post Office (with mail drop lane)	\$1,781
	Religious Facility (with day care)	\$135
	Public/Community Meeting Room Facility (Other Public Services)	\$82
Medical Facility	Hospital - General	\$791
	Other Health Care	\$890
	Convalescent/Nursing Facility	\$890
	Clinic	\$890
Education	Senior High School	\$549
	Junior High School or Middle School	\$509
	Elementary School	\$509
	School District Office	\$1,781
	Other School	\$549
Recreation	Golf Course Clubhouse	\$1,425
	Movie Theater	\$549
	Racquetball/Tennis/Health Club	\$356

10. That for non-residential use categories not mentioned in the table in section 9, the fee rate of \$356.19 as identified in the Fire-Rescue Nexus study outside of a fire-deficient community shall apply per service population in accordance with Appendix U of the Land Development Manual, which includes up to a 5 percent administrative fee.

11. That the Citywide Fire-Rescue DIF, which includes up to a 5 percent administrative fee, for non-residential development located in a fire-deficient community non-residential development based is approved as follows:

Type	Land Use	Cost Per 1,000 SF
Housing and Care Facilities	Dormitory	\$936
	Monastery	\$276
	Correctional Alternative Facility	\$936
	Other Group Quarters Facility	\$519
	Retirement/Senior Citizen Housing	\$444
	Congregate Care Facility	\$1,338
Lodging	Hotel (Low-Rise) (Motel)	\$253
	Hotel (High-Rise)	\$346
	Resort	\$851
	Extended Stay Hotel	\$253
Industrial	Heavy Industry	\$1,871
	Industrial Park	\$444
	Light Industry - General	\$388
	Warehousing	\$304
	Public Storage	\$33
	Scientific Research and Development	\$491
	Extractive Industry	\$3,120
Transportation	Rail Station/Transit Center	\$1,039
	Communications and Utilities	\$669
	Other Transportation	\$1,039
	Marine Terminal	\$1,170
	Wholesale Trade	\$585
	Regional Shopping Center (300,000 SF or more)	\$622
	Community Shopping Center (100,000 SF or more)	\$936
	Neighborhood Shopping Center (30,000 SF or more)	\$851
	Specialty Commercial (Seaport Village - Tourist)	\$936
	Arterial Commercial	\$669
	Service Station	\$1,558
	Restaurant (Fast Food with or without drive-through)	\$3,120
	Restaurant (High Turnover sit- down)	\$1,871

Commercial	Restaurant (Quality)	\$1,871
	Supermarket (Stand-alone)	\$1,871
	Convenience Market Chain (Open Up to 16 Hours Per Day)	\$720
	Convenience Market Chain (Open 24 Hours)	\$1,558
	Drugstore (Stand-alone)	\$1,039
	Discount Store/Discount Club	\$936
	Home Improvement Super Store	\$1,039
	Furniture Store	\$346
	Nursery	\$1,871
	Financial Institution (without a drive-through)	\$1,558
	Financial Institution (with a drive-through)	\$851
	Service Station (with food mart)	\$1,558
	Service Station (with automated carwash)	\$1,039
	Service Station (with food mart and automated carwash)	\$3,120
	Automobile Parts Sale	\$519
	Automobile Repair Shop	\$519
	Automobile Tire Store	\$936
	Money Exchange	\$936
	Mex Insurance - Auto Insurance	\$4,678
	Automobile Rental Service	\$936
	Drinking Place/Bar Entertainment (Night Only)	\$3,120
	Drinking Place/Bar Entertainment (Night and Day)	\$1,558
Building Material and lumber store (less or equal to 30,000 SF)	\$936	

Type	Land Use	Cost Per 1,000 SF
Office	Office (High-Rise - greater than 100,000 SF)	\$1,558
	Office (Low-Rise -less than 100,000 SF)	\$2,339
	CC Office - High Rise (greater than 100,000 SF)	\$1,170
	CC Office - Low Rise (less than 100,000 SF)	\$1,871
	Government Office/Civic Center	\$2,339
	CC Government Office/Civic Center	\$2,339
	Corporate Headquarters/Single Tenant Office	\$2,339
	CC Corporate Headquarters/Single Tenant Office	\$1,871
	Medical Office	\$1,170
	CC Medical Office	\$1,170
	Religious Facility (without day care)	\$173
	Library	\$851
Institutional	Fire/Police Station	\$2,339
	Other Public Services	\$360
	Post Office Distribution (central/walk-in only)	\$1,338
	Post Office Community (without mail drop lane)	\$1,039
	Post Office (with mail drop lane)	\$2,339
	Religious Facility (with day care)	\$178
	Public/Community Meeting Room Facility (Other Public Services)	\$108
Medical Facility	Hospital - General	\$1,039
	Other Health Care	\$1,170
	Convalescent/Nursing Facility	\$1,170
	Clinic	\$1,170

Education	Senior High School	\$720
	Junior High School or Middle School	\$669
	Elementary School	\$669
	School District Office	\$2,339
	Other School	\$720
Recreation	Golf Course Clubhouse	\$1,871
	Movie Theater	\$720
	Racquetball/Tennis/Health Club	\$468

12. That for non-residential use categories not mentioned in the table in section 9, the fee rate of \$356.19 and an additional \$111.61 as identified in the Fire-Rescue Nexus study in a fire-deficient community shall apply per service population in accordance with Appendix U of the Land Development Manual, which includes up to a 5 percent administrative fee.

13. That the Chief Financial Officer is authorized to establish an interest-bearing fund for funds received from payment of the Citywide Fire-Rescue DIF, to be used solely to fund fire and rescue improvements.

14. That the Chief Financial Officer is authorized to establish an interest-bearing fund for funds received from payment of the portion of the Citywide Fire-Rescue DIF attributable to the fire-rescue deficient community that exceeds the otherwise applicable Citywide Fire-Rescue DIF, to be used solely to fund fire and rescue improvements in fire-rescue deficient communities.

15. That the Citywide DIF identified in this Resolution shall replace the fire component of any Development Impact Fee adopted by any other City Council resolutions for residential and non-residential development and shall serve as the new updated fee applicable to the development.

16. That the Chief Financial Officer is authorized to distribute funds from the Citywide Fire-Rescue DIF in accordance with this Resolution and San Diego Municipal Code Chapter 14, Article 2, Division 6.

17. That the Nexus Study is incorporated by reference into this Resolution as support and justification for the satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66001, for the imposition of development impact fees. Specifically, it is determined and found that the Nexus Study:

- a. Identifies the purpose of the development impact fee, which is to fund fire and rescue improvements that result from new development in the City.
- b. Identifies the use to which the development impact fee is to be put, which is to fund fire and rescue improvements throughout the City.
- c. Demonstrates how there is a reasonable relationship between the development impact fee use and the type of development on which the development impact fee is imposed. Future development will require additional investments in fire and rescue facilities. The fees would be used solely for this purpose; and
- d. Demonstrates how there is a reasonable relationship between the need for the public facility type and the type of development for which the development impact fee is imposed. Future development will require additional investments in fire and rescue facilities. As new development will necessitate the need for fire and rescue investments, the burdens posed are reasonably related to the use of the fee.
- e. Reasonable Apportionment. The reasonable relationship between the fee for a specific project and the cost of improvements attributable to the project is described in this Nexus Study.

18. That this Resolution shall be effective 60 days after the date of final passage of this Resolution, or on the effective date of San Diego Ordinance O-2023-6, adopting amendments to the San Diego Municipal Code, to implement Build Better SD, whichever occurs later, and shall be in effect at the time of application submission, in accordance with San Diego Municipal Code Chapter 14, Article 2, Division 6, plus automatic annual increase in accordance with San Diego Municipal Code section 142.0640(b), except that where the Citywide Fire-Rescue DIF would result in an increase from any other applicable fire component of a DIF from July 1, 2022, such increases shall go into effect beginning July 1, 2023.

19. That a community specific Development Impact Fund shall be prioritized prior to appropriating or expending Citywide Fire-Rescue Development Impact Fund in each community.

20. That the Mayor or their designee is authorized to appropriate and expend up to \$500,000 of Citywide Fire-Rescue Development Impact Funds when needed to leverage existing community-based funds to ensure faster delivery of identified Council-approved projects.

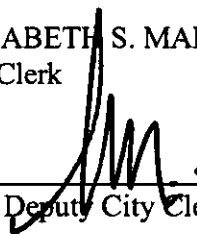
APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Shannon C. Eckmeyer
Shannon C. Eckmeyer
Deputy City Attorney

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07/08/2022
07/25/2022 COR. COPY
Or.Dept: Planning
Doc. No.: 3010787_2

I certify that the foregoing Resolution was passed by the Council of the City of San Diego,
at this meeting of AUG 01 2022.

ELIZABETH S. MALAND
City Clerk

By .
Deputy City Clerk

Approved: 8/8/22
(date)


TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on August 1, 2022, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage AUG 09 2022.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 314271