

April 14, 2021

Annual Regional Transportation Congestion Improvement Funding Programs

Overview

The [TransNet Extension Ordinance](#) requires the 18 cities in the San Diego region and the County of San Diego to collect a Regional Transportation Congestion Improvement Program (RTCIP) fee from the private sector for each new housing unit constructed in their jurisdiction.

The [purpose of this fee](#) is to help ensure that future development contributes its proportional share of the funding needed to pay for the impact of new growth on the Regional Arterial System and related regional transportation facility improvements as defined in the most recent Regional Transportation Plan adopted by SANDAG.

In accordance with the *TransNet* RTCIP provisions ([TransNet Extension Ordinance pages 13–14 and 40–43](#)), local jurisdictions within the San Diego region are required to confirm annually by April 1 any updates to their initial RTCIP funding programs to remain eligible to receive *TransNet* Local Streets and Roads funding in the upcoming fiscal year.¹

Action: **Accept**

The ITOC is asked to accept the Regional Transportation Congestion Improvement Program funding program submittals in accordance with *TransNet* Extension Ordinance provisions.

Fiscal Impact:

Failure by a local jurisdiction to submit its funding program by April 1 would result in a loss of eligibility to receive *TransNet* Local Street and Roads funding for the upcoming fiscal year.

Schedule/Scope Impact:

All 19 local jurisdictions submitted their RTCIP funding programs by the required April 1, 2021, deadline.

Key Considerations

The RTCIP and each local jurisdiction's funding program are subject to an annual review and audit by the *TransNet* Independent Taxpayer Oversight Committee (ITOC). The funding programs demonstrate how RTCIP fees will be collected and spent by each jurisdiction.

All 19 local jurisdictions submitted their funding programs by the April 1, 2021, deadline, certifying that their RTCIP funding programs are still in place and include the necessary components to fulfill the *TransNet* Extension Ordinance requirements (Attachment 1).

Next Steps

Each jurisdiction's RTCIP funding program will be reviewed as part of the annual fiscal and compliance audit process for FY 2021, which is scheduled to be conducted by the ITOC in FY 2022.

André Douzdjian, Chief Financial Officer

Key Staff Contact: Julie Barajas, (619) 595-5386, julie.barajas@sandag.org

Attachment: 1. Funding Program Submittals (from 19 jurisdictions)

¹ In accordance with RTCIP provisions, local jurisdictions within the San Diego region were required to submit their initial RTCIP funding programs by April 1, 2008. In 2008, all 18 cities and the County of San Diego submitted their initial RTCIP funding programs, and these were approved by the Board of Directors in April 2008 and took effect by July 1, 2008.

March 25, 2021

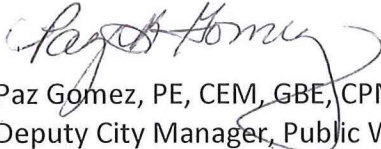
Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Carlsbad submitted an initial funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 26, 2008 and each year since 2013 we have submitted an updated program in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that an updated program, reflecting the changes to the city's current Capital Improvement Program as adopted by the City Council is in effect.

Should you have any questions regarding our RTCIP Funding Program, please contact Hossein Ajideh, Engineering Manager, at (760) 579-1062 or hossein.ajideh@carlsbadca.gov.

Sincerely,


Paz Gomez, PE, CEM, GBE, CPM
Deputy City Manager, Public Works

cc: Laura Rocha, Deputy City Manager, Administrative Services
Tom Frank, Transportation Director
Ryan Green, Finance Director
Roxanne Muhlmeister, Assistant Finance Director
Hossein Ajideh, Engineering Manager
Jonathan Schauble, Senior Engineer



Development Services Department

March 24, 2021

Mr. Michael Kenney, Chairman
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chairman Kenney,

As required by the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the TransNet Extension Ordinance, the City of Chula Vista submitted the Western Chula Vista Development Impact Fee (WTDIF) funding program to the TransNet Independent Taxpayer Oversight Committee (ITOC) prior to April 1, 2008. At that time, the WTDIF covered all of the City lying to the west of Interstate 805 (I-805). In November 2014, the WTDIF was updated to remove the area west of I-5, which was placed into a separate RTCIP funding program (i.e., the Bayfront Development Impact Fee [BFDIF]).

In accordance with the reporting requirements of the TransNet Extension Ordinance, this letter confirms that the two local RTCIPs (i.e., the BFDIF area and the WTDIF area) continue to be in effect and exceed the requirements to collect at least \$2,635.50 per dwelling unit in RTCIP fees for the Regional Arterial System (RAS). Further, these two approved programs submitted to you last year are still in effect and have not materially changed.

As noted in previous letters, the City also administers the Eastern Transportation Development Impact Fee (ETDIF). The ETDIF, which covers most of the City lying east of I-805, was established in 1988 (prior to the TransNet Extension Ordinance) and is therefore exempt from the RTCIP funding requirements. Nevertheless, the ETDIF is used for RAS projects, and is currently assessed at \$14,705.00 per dwelling unit. This is substantially higher than the RTCIP transportation mitigation fee of \$2,635.50 per dwelling unit. The Attachment shows the location of the WTDIF, BFDIF, and ETDIF in Chula Vista.

Note that the City did not index its transportation impact fee rates in 2020 due to the COVID-19 pandemic. The City plans to index the fees by October 1, 2021 for both 2020 and 2021. Additionally, the City is in the process of re-evaluating its transportation development impact fee programs in light of Senate Bill 743, the legislation requiring traffic to be evaluated based on Vehicle Miles Traveled (VMT) for CEQA purposes. It is anticipated that the City's transportation development impact fee programs will continue to collect the RTCIP minimum fee per dwelling unit.

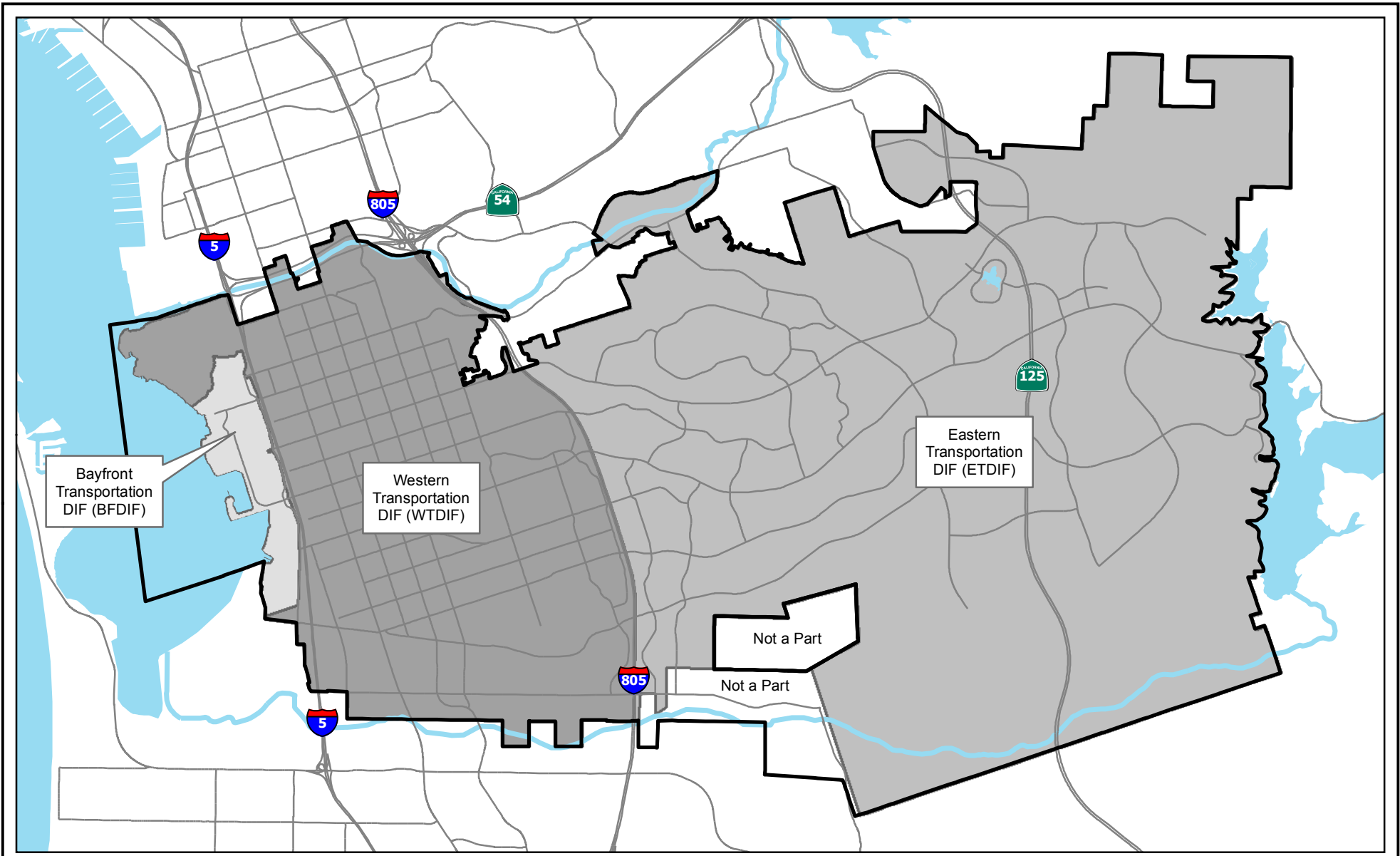
Should you have any questions regarding our RTCIP funding program, please contact me at 619-691-5247 or sbarker@chulavistaca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Scott C. Barker". The signature is written in a cursive style with a large initial "S".

Scott Barker, PE, AICP
Senior Transportation Engineer, Facilities Financing
Development Services Department

Attachment: City of Chula TDIF Boundaries



- Bayfront Transportation DIF (BFDIF)
- Eastern Transportation DIF (ETDIF)
- Western Transportation DIF (WTDIF)
- City of Chula Vista

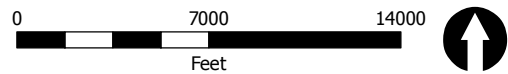


Exhibit 1 TDIF Boundaries



CITY OF CORONADO
PUBLIC SERVICES & ENGINEERING

1825 STRAND WAY
CORONADO, CA 92118-3005

TEL: (619) 522-7383
FAX: (619) 522-2408

March 2, 2021

Mr. Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, California 92101

Dear Chair Kenney:

The City of Coronado submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 18, 2008, in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact me at (619) 522-7385.

Sincerely,

Ed Walton
City Engineer

cc: Blair King, City Manager
Denise Johnson, Senior Management Analyst
Kellyn Sanderson, Senior Management Analyst
Michele Miller, Secretary to the City Manager



CITY OF DEL MAR

March 4, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Del Mar submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on July 17, 2017 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact Kseniia Izgarskaia at 858-375-9560 or kizgarskaia@delmar.ca.us.

Sincerely,

Joe Bride, Public Works Director
City of Del Mar



March 3, 2021

Mr. Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney,
The City of El Cajon submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on April 9, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact Mario Sanchez of my staff at (619) 441-1651.

Sincerely,

Yazmin Arellano, P.E.
Director of Public Works



*City of
Encinitas*

March 10, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Encinitas submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 27, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact Christine Ruess, Senior Management Analyst at (760) 943-2231.

Sincerely,

Pamela Antil
City Manager



Julie Procopio, P.E.
Director of Engineering Services/City Engineer
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4001 Fax: 760-839-4597

March 3, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Escondido submitted a funding program to the TransNet Independent Taxpayer Oversight Committee (ITOC) on March 26, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the TransNet Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact me at jprocopio@escondido.org or (760) 839-4001.

Sincerely,
Julie Procopio

Julie Procopio, P.E.
Director of Engineering Services/City Engineer



City of Imperial Beach, California

PUBLIC WORKS DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 423-8311 Fax: (619) 429-4861

March 4, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Imperial Beach submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 26, 2019 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact Eric Minicilli, Public Works Director at 619-628-1369 or via email at eminicilli@imperialbeachca.gov.

Sincerely,

Eric Minicilli
Public Works Director

RESOLUTION NO. 2021 -13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADJUSTING A REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PLAN (RTCIP) FEE FOR FISCAL YEAR 2021-2022

WHEREAS, in accordance with the TransNet Extension Ordinance and Expenditure Plan 04-01, the Imperial Beach City Council adopted ordinance 2008-1067 to establish a transportation uniform mitigation program that will mitigate the regional transportation impacts of new development on the arterial system; and

WHEREAS, as part of the Ordinance, the City was required to adopt a Traffic Congestion Management Fee to be effective on July 1, 2008; and

WHEREAS, at the City Council meeting March 19, 2008, City Council adopted the Regional Transportation Congestion Improvement Plan (RTCIP) fee of \$2,000 per new residential dwelling unit; and

WHEREAS, the fee became effective July 1, 2008; and

WHEREAS, the TransNet Extension Ordinance and Expenditure Plan 04-01 states that “the fee amount per residential unit shall be adjusted annually on July 1 of each year beginning July 1, 2009 based on the Engineering Construction Cost Index as published by the Engineering News Record or similar cost of construction index”; and

WHEREAS, any increase shall not exceed the percentage increase set forth in the construction index and in no event, however, shall the increase be less than two percent per year; and

WHEREAS, the initiation of and adjustments to the Transportation Congestion Management Fee is to be through public noticing and public hearing; and

WHEREAS, on March 4, 2021, a public hearing notice to adjust the Transportation Congestion Management Fee was published in the Eagle & Times – Imperial Beach / South County newspaper for City Council meeting of March 17, 2021; and

WHEREAS, the FY 21 RTCIP fee was \$2,583.82 per residential unit; and

WHEREAS, the Engineering Construction Cost Index for the most recent 12-months was 2.0%; and

WHEREAS, in accordance with the TransNet Extension Ordinance and Expenditure Plan 04-01, the RTCIP fee for FY 2021-2022 must increase by 2.0% for a new RTCIP fee of \$2,635.50 per residential dwelling unit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. This legislative body adopts a \$2,635.50 Transportation Uniform Mitigation Fee (Regional Transportation Congestion Improvement Plan Fee) per new residential dwelling unit effective July 1, 2021.
3. The \$2,635.50 Transportation Uniform Mitigation Fee per residential dwelling unit building permit issued is to be placed into a separate interest bearing RTCIP account.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 17th day of March 2021, by the following vote:

**AYES: COUNCILMEMBERS: AGUIRRE, LEYBA-GONZALEZ, FISHER,
SPRIGGS, DEDINA**
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE



SERGE DEDINA, MAYOR

ATTEST:



**JACQUELINE M. KELLY, MMC
CITY CLERK**



March 16, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of La Mesa submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on April 28, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact me at 619.667.1388.

Sincerely,

Leon Firsh
Director of Public Works/City Engineer



CITY OF LEMON GROVE

Finance Department

March 10, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Lemon Grove submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on April 15, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you previously is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact me at mbrennan@lemongrove.ca.gov or at 619-825-3803.

Sincerely,

Molly Brennan
Administrative Services Director



March 11, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of National City submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 26, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please feel free to contact Roberto Yano, Director of Public Works/City Engineer at 619-336-4380 or via e-mail at ryano@nationalcityca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Raulston", is written over a blue scribble.

Brad Raulston
City Manager

cc: Ariana zur Nieden, SANDAG
Phil Davis, Interim Finance Director
Roberto Yano, Director of Public Works/City Engineer

Office of the City Manager
1243 National City Boulevard, National City, CA 91950-4397
619/336-4240 Fax 619/336-4327 www.nationalcityca.gov





CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT / ENGINEERING DIVISION

March 15,2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Oceanside submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on 02/26/2021 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect, and has not materially changed.

As in previous years, City of Oceanside automatically adopts any “pass-through” increases in the RTCIP component of the City’s transportation impact fee. For each residential dwelling unit, Oceanside collects the RTCIP fee (currently \$2,584 and increasing to \$2,636 beginning July 1, 2021).

Should you have any questions regarding our RTCIP funding program, please contact David Toschak – (760) 435-5106.

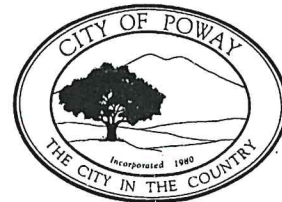
Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Thomas".

Brian Thomas
City Engineer

CITY OF POWAY

STEVE VAUS, Mayor
BARRY LEONARD, Deputy Mayor
CAYLIN FRANK, Councilmember
DAVE GROSCH, Councilmember
JOHN MULLIN, Councilmember



March 18, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Poway submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on April 2, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and previously submitted to you is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact Melody Rocco, City Engineer at (858) 668-4653 or mrocco@poway.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Manis".

Robert J. Manis
Director of Development Services

c: Aaron Beanan, Director of Finance
Melody Rocco, City Engineer

March 15, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego CA 92101

Dear Chair Kenney:

The City of San Diego submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 23, 2020 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that this program as approved by the Council of the City of San Diego in 2017 (attached) is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP Funding Program, please contact Angela Abeyta, aabeyta@sandiego.gov.

Sincerely,



Marco Camacho
Fiscal and Administrative Services Manger
Planning Department

AA/aa

Enclosure: City of San Diego Regional Transportation Congestion Improvement Program (RTCIP) Funding Program, 2017.



City of San Diego
Regional Transportation
Congestion Improvement Program
(RTCIP) Funding Program

April 2017

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Appendices:

- A. SANDAG TRANSNET EXTENSION ORDINANCE AND EXPENDITURE PLAN**
- B. REGIONAL ARTERIALS WITHIN SAN DIEGO JURISDICTION**

1 INTRODUCTION

On May 28, 2004, the San Diego County Regional Transportation Commission adopted the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (TransNet 2 Ordinance), approved by San Diego voters in November, 2004. The TransNet 2 Ordinance (Appendix A) established a Regional Transportation Congestion Improvement Program (RTCIP) to ensure future development contributes its proportional share of the funding needed to pay for the Regional Arterial System (RAS) and related regional transportation facility improvements.

Under Section 9 of the TransNet 2 Ordinance, each local agency shall establish an impact fee or other revenue Funding Program by which it collects and funds its contribution to the RTCIP; and shall be responsible for establishing a procedure for providing its monetary contribution to the RTCIP. This program is known as the local jurisdiction's Funding Program.

RTCIP revenue is to be used to construct improvements on the RAS such as new or widened arterials, traffic signal coordination and other traffic improvements, freeway interchange and related freeway improvements, railroad grade separations, and improvements required for regional express bus and rail transit. If a local agency does not comply with the RTCIP requirements set forth in the TransNet 2 Ordinance, the agency may lose TransNet sales tax funding for local roads.

This document constitutes the City of San Diego's RTCIP Funding Program (City RTCIP Program) pursuant to the TransNet 2 Ordinance requirements. Key Components to the City RTCIP Program include:

- Beginning July 1, 2008, the City of San Diego (City) must contribute \$2,000 (increased annually based upon the Engineering Construction Cost Index or similar cost of construction index or two percent, whichever is greater, and as approved by the SANDAG Board of Directors) on RAS improvements per each new residential dwelling unit (City RTCIP Funding Requirement);
- Beginning July 1, 2008, the City implements a City RTCIP Development Impact Fee Schedule on residential development, as adopted and updated annually by City Council Resolution, which identifies the applicable RTCIP fee (City RTCIP Fee);
- Beginning July 1, 2008, certain residential development in communities, and specifically identified projects, as adopted and updated by City Council Resolution, are not required to pay a City RTCIP Fee because compliance with the City's RTCIP Program is demonstrated through private sector payments or provision of an average of \$2,000 (plus applicable annual increases) per residential unit through payment of a Facilities Benefit Assessment (FBA) or other similar development fee, or through provision of eligible RAS improvements;
- City RTCIP Fees are collected at building permit issuance; and revenues must be expended within the parameters defined under the Mitigation Fee Act (California

Government Code Sections 66000 *et seq.*) and in a manner consistent with the expenditure priorities in the SANDAG Regional Transportation Plan (RTP); and

- The Independent Taxpayer Oversight Committee (ITOC), created by SANDAG for the TransNet Program is responsible for reviewing the City's implementation of the RTCIP

2 NEXUS STUDY

In order to comply with the Mitigation Fee Act, the City is required to make certain findings demonstrating a reasonable relationship or nexus between the amount of the City RTCIP Fee collected and the cost of public facilities attributable to the development on which the fee is imposed. On September 22, 2006 the SANDAG Board of Directors approved the "RTCIP Impact Fee Nexus Study" dated September 5, 2006, as prepared by MuniFinancial (Nexus Study). The Nexus Study (Included in Appendix A) provides the basis for the dollar amount of the RTCIP Fee. The Nexus Study was adopted by the San Diego City Council (City Council) on April 14, 2008 by Resolution No. R-303554.

3 RTCIP IMPACT FEE CALCULATION

SANDAG staff developed the original RTCIP contribution amount of \$2,000 per residence using an approach that allocated transportation system improvements proportionately across both existing development and projected growth. The methodology, specified in the Nexus Study, assumes that all residential development, existing and new, has the same impact on the need for RAS improvements based on the amount of travel demand generated (vehicle trips). Thus, existing and new development should share proportionately in the cost of transportation system improvements.

The original City RTCIP Fee (FY 2009) was broken down into multi-family and a single family fees as: \$1,865 per new multi-family residential unit; and \$2,331 per single family residential unit. The purpose of bifurcating the fee is to reflect the reduced number of vehicle trips generated by multifamily residential development. This methodology is consistent with other Development Impact Fee calculations in which a separate single family and multi-family fee is provided. As it was anticipated that these fee amounts would satisfy the RTCIP Funding Requirement, the City adopted these fee amounts as the City RTCIP Fee with the implementation of the City RTCIP Program on July 1, 2008.

4 COLLECTION AND EXPENDITURE OF IMPACT FEES

In accordance with Municipal Code Section 142.0640(b), and the resolutions adopting the City RTCIP Fee, the City RTCIP Fee is due at building permit issuance.

Revenues collected through the City RTCIP Program shall be used for preliminary and final engineering, right-of-way acquisition, and construction that will be needed to accommodate future travel demand generated by new development throughout the San Diego region. Selection of proposed projects to be fully or partially funded by the City RTCIP Program are based upon RTCIP eligibility criteria and the City Council approved CIP Prioritization Policy (800-14).

RTCIP Fee revenues must be expended on improvements to the RAS, as designated and updated periodically in the SANDAG Regional Arterials by Jurisdiction (Appendix B). RAS arterials are defined as meeting one of three criteria:

- provides parallel capacity in high-volume corridors to supplement freeways, state highways, and/or other regional arterials (Corridor);
- provides capacity and a direct connection between freeways or other regional arterials, ensuring continuity of the freeway, state highways, and arterial network throughout the region without duplicating other regional facilities (Cross-corridor); or
- provides all or part of the route for existing or planned regional and/or corridor transit service that provides headways of 15 minutes or less during the peak period.

RTCIP revenues may be expended for costs associated with RAS improvements including: arterial widening, extension, and turning lanes; traffic signal coordination and other traffic improvements; reconfigured freeway-arterial interchanges; railroad grade separations; and expanded regional bus service.

5 RESERVED

6. REPORTING REQUIREMENTS

Annual Letter of Conformance

The City of San Diego Planning Department (Facilities Financing Section) submits an annual letter to the SANDAG Independent Taxpayers Oversight Committee (ITOC) prior to April 1st of each year to document that the City did submit to ITOC the San Diego RTCIP Funding Program in accordance with the RTCIP requirements contained within the TransNet Extension Ordinance, and to confirm that the program submitted is still in effect and has not materially changed (OR provide any changes to the RTCIP program approved by City Council).

Annual Audit

The ITOC annual audit is conducted in the Office of the City Comptroller in conjunction with Planning Department Facilities Financing Section to verify it has collected or provided RAS improvements in an amount or value greater than the current SANDAG RTCIP Feeper residential unit.

7 GENERAL EXEMPTIONS

Consistent with the RTCIP as set forth in the TransNet 2 Ordinance, the following types of development are exempt from the City RTCIP Fee:

- A. New moderate, low, very low and extremely low income residential units as defined in California Health and Safety Codes;
- B. Government/public buildings, public schools and public facilities;
- C. Rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit;
- D. Development projects subject to Public Facilities Development Agreements prior to the effective date of the TransNet 2 Ordinance (May 28, 2004) that expressly prohibit the imposition of new fees; provided however, that if the terms of the development agreement are extended after July 1, 2008, the requirements of the City RTCIP Program shall be imposed;
- E. Guest dwellings;
- F. Additional residential units located on the same parcel regulated by the provisions of any agricultural zoning;
- G. Kennels and catteries established in conjunction with an existing residential unit;
- H. The sanctuary building of a church, mosque, synagogue, or other house of worship eligible for property tax exemption;
- I. Residential units that have been issued a building permit prior to July 1, 2008; and
- J. Condominium conversions.

8 AFFORDABLE HOUSING EXEMPTION

In order to be exempt from payment of the City RTCIP Fee at the time of building permit issuance, each unit must meet the definition of affordable housing as defined above in Section 7(A), and developer must provide a recorded copy of an affordable housing agreement with the San Diego Housing Commission.

9 ALTERNATIVELY CONTRIBUTING COMMUNITY PLANNING AREAS

Community planning areas which collect development fees or facilities in an amount or value greater than the current SANDAG RTCIP Fee per residential unit are considered to have met the required contribution towards the RAS and thus the City's RTCIP Funding Requirement without additional payment of the City RTCIP Fee.

To ensure that City RTCIP Fees continue to be collected appropriately, the Planning Department Facilities Financing Section shall conduct an analysis to determine the current per residential unit contribution towards funding or provision of RAS projects, no less than once

every five years beginning in Fiscal Year 2009, to determine community planning areas that may meet the City's RTCIP Funding requirement without additional payment of the RTCIP fee.

Based on the analysis, the list of communities exempt from paying City RTCIP Fees may be amended by Council Action. Further, if a community no longer meets the City's RTCIP Funding Requirement, the community will no longer be exempt from the RTCIP Fee.

List of Potentially Exempt Community Planning Areas

| | |
|------------------------|-------------------------|
| Black Mountain Ranch | Otay Mesa |
| Carmel Valley | Pacific Highlands Ranch |
| Del Mar Mesa | Rancho Penasquitos |
| Midway/Pacific Highway | Scripps Miramar Ranch |
| Mira Mesa | Torrey Highlands |
| North University City | |

10 ALTERNATIVELY CONTRIBUTING DEVELOPMENT PROJECTS

In certain circumstances, the City may determine that a particular project that is not otherwise located in an alternatively contributing community will otherwise contribute the required contribution toward the RAS, and thus meet the RTCIP Funding Requirement through the payment of other development fees or provision of RAS improvements valued at an amount greater than or equal to the amount the project would otherwise be required to pay through City RTCIP Fee collection. These development projects may be considered to be Alternatively Contributing Community Projects, and residential units within these projects may qualify for the RTCIP exemption.

To be exempt from paying the City RTCIP Fee at time of building permit issuance, prior to building permit issuance the City must verify that the value of the RAS improvement being provided exceeds the revenue requirements of the RTCIP Funding Program. If it cannot be verified, the City RTCIP Fee shall be paid at building permit issuance. If the value received from the project toward RAS improvements is determined to be insufficient after the building permit is issued, in no case shall a certificate of occupancy be issued until the deficit is paid in City RTCIP Fees. In order to comply with the annual auditing requirements of the RTCIP, the City must submit evidence demonstrating that the required contribution toward the City RTCIP has been met through the provision of improvements that equal or exceed the City RTCIP Fee.

Each alternatively contributing community project shall be required to submit documentation for each RAS improvement it provides, in support of its alternative contribution to the RTCIP Funding Requirement. Such documentation shall include, but not be limited to, copies of contracts, change orders, and invoices received, proof of vendor payments, and proof that all mechanic liens have been released. The City shall verify whether materials and work have been installed and performed per the documents submitted, terms of the project plans and specifications, and adherence to the bid list as to quality and quantities.

The applicant will be required to establish a deposit account with the City, and contribute up to a maximum of three percent (3%) of the total cost of each RAS improvement as stated below:

- Up to three percent (3%): RAS improvement less than \$1,000,000;
- Up to two percent (2%): RAS improvement greater than \$1,000,00 and less than \$5,000,000; or
- Up to one percent (1%): RAS improvement greater than \$5,000,000.

The deposit account will fund the cost to review and verify the value of the RAS improvement provided in lieu of the City RTCIP Fee. It is anticipated that the review and verification process will be conducted by a consultant retained by the City. The funds used in the deposit account shall not count toward the value of the RAS improvement contributed in lieu of the City RTCIP Fee, nor shall it be considered a credit against fees.

For approved alternatively contributing projects, RTCIP reimbursement or credit allowance may be issued.

RTCIP Reimbursement

At the City's sole discretion, City RTCIP Fees already paid at time of building permit issuance may be reimbursed to a private developer, if the private developer has designed and/or constructed an eligible RAS improvement and has entered into a Reimbursement Agreement (RA) with the City, and as per the specific terms of the RA.

RTCIP Credit Allowance

At the City's discretion, a private developer (Developer) may be entitled to a City RTCIP Fee credit allowance as follows:

- A. Up to twenty-five percent (25%) credit allowance based on the City verified cost estimate for the RAS improvement subject to a Developer satisfying all of the following requirements:
 1. All construction plans and drawings for the RAS improvement have been approved by the City;
 2. Any right-of-way required for the RAS improvement has been secured and dedicated, or an irrevocable offer to dedicate has been provided to the City;
 3. All required permits and environmental clearances necessary for the RAS improvement have been secured;
 4. Provision of all performance bonds and payment bonds to complete the RAS improvement; and

5. Payment of all City fees and costs.

- B. Up to fifty percent (50%) credit allowance based on the amount of the construction contract, consultants contract, and soft costs that qualify as allowable in lieu costs then incurred for the individual RAS improvement subject to a Developer satisfying all of the above referenced requirements for the twenty-five percent (25%) credit allowance, and provided Developer has received valid bids for the RAS improvement, and has awarded the construction contract.
- C. Up to ninety percent (90%) credit allowance at the time of Operational Acceptance, provided that reimbursement requests have been submitted and approved for such amounts, based on the value of the improvements as verified by the City.
- D. A credit allowance shall be issued to Developer based upon the remaining ten percent (10%) of value of RAS improvement upon the later of: (i) the recordation by Developer of the notice of completion and delivery of a conformed copy to City, or (ii) City's written acceptance of the Project As-Built Drawings.

List of Approved Projects (1) Potentially Exempt from City RTCIP Fee:

Quarry Falls Project No. 49068

In Lieu of paying the City RTCIP Fee, this project may provide its share towards mitigating new traffic impacts on the RAS by constructing RAS improvements in an amount or value greater than the City's RTCIP Funding Requirement per residential unit. Below is the project specific analysis:

Standard RTCIP Fee Calculation:

| | |
|--|-------------|
| Number of Market Rate Residential Units: | 4,302 |
| Number of Affordable Units: | 478 |
| FY 2018 RTCIP Fee: | \$ \$2,240 |
| Total Estimated Contribution: | \$9,636,480 |

Proposed Alternative Contribution

| | |
|--|--------------|
| Number of Market Rate Residential Units: | 4,302 |
| Approx. Per Unit Average: | \$5,812 |
| Value of RAS Improvements (2017) | \$27,784,180 |

RAS Projects and Construction Cost Details on next page.

RAS Projects and Construction Cost Estimates

| Project | Project Title | Estimated Cost (FY 2017) |
|--------------------------------------|---|--------------------------|
| PHASE 1* | | |
| 4 | Friars Road - Qualcomm Way to Mission Center Road | \$2,613,762 |
| 10 | Friars Road & Avenida De Las Tiendas | \$206,180 |
| 11 | Texas St. - Camino del Rio S. to El Cajon Blvd | <u>\$1,185,544</u> |
| | | \$4,194,611 |
| PHASE 2* | | |
| 15a | Friars Rd/SR-163 Interchange | \$2,660,000 |
| 15b | Mission Center Road/I-8 Interchange | \$1,000,000 |
| 16 | Friars Rd. - Pedestrian Bridge across Friars Rd. | \$3,500,000 |
| 17 | Friars Rd EB Ramp/Qualcomm Way | \$1,296,750 |
| 18 | Friars Road WB Ramp/Qualcomm Way | Incl. Above |
| 19 | Friars Rd/I-15 SB Off-ramp | <u>\$1,056,044</u> |
| | | \$9,512,794 |
| PHASE 3* | | |
| 15b | Mission Ctr Rd/ I-8 Interchange | \$13,034,250 |
| 20 | Texas St/ El Cajon Blvd | \$416,350 |
| 21 | Qualcomm Way / I-8 WB off ramp | <u>\$626,175</u> |
| | | \$14,076,775 |
| Total Estimated Contribution: | | \$27,784,180 |

*Quarry Falls Transportation Phasing Plan (TPP) assumes no Phyllis Place Road connection and may be modified if the City subsequently approves the connection.



County of San Diego

JEFF C. MONEDA
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVENUE, SUITE 410
SAN DIEGO, CA 92123-1237
(858) 694-2212
www.sdcounty.ca.gov/dpw/

March 12, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

San Diego County's Board of Supervisors first adopted the Regional Transportation Congestion Improvement Program (RTCIP) funding program and resolution on January 30, 2008. The County of San Diego (County) submitted its RTCIP funding program to the TransNet Independent Taxpayer Oversight Committee (ITOC) prior to April 1, 2008, in accordance with RTCIP requirements contained within the TransNet Extension Ordinance.

In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted last year is still in effect and has not materially changed.

Section 77.216 of the County's Transportation Impact Fee (TIF) ordinance (adopted October 31, 2012, and effective since January 1, 2013) confirms the RTCIP extraction amount matches the SANDAG established amount for the fiscal year for each non-exempt newly constructed residential housing unit. The TIF Ordinance is available at http://www.sandiegocounty.gov/content/dam/sdc/dpw/LAND_DEVELOPMENT_DIVISION/landp df/TIFOrdinance2012.pdf

If you have any questions or need additional information please contact Mohsen Maali, LUEG Program Manager at (858) 769-6435 or Mohsen.Maali@sdcounty.ca.gov.

Sincerely,

William Morgan, Deputy Director
Department of Public Works



March 11, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of San Marcos submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 26, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to you last year is still in effect.

Should you have any questions regarding our RTCIP funding program, please contact Beth Herzog at 760-744-1050 ext. 3280.

Sincerely,

Dahvia Lynch
Development Services Director

cc: Lisa Fowler, Finance Director
Barry Reynolds, Building Official
Beth Herzog, Administrative Services Manager

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

March 8, 2021

Mr. Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Mr. Kenney:

The City of Santee submitted a funding program to the TransNet Independent Taxpayer Oversight Committee (ITOC) in May 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the TransNet Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to ITOC in May 2008 is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact me at 619-258-4100 extension 167 or at Mkush@cityofsanteeca.gov.

Sincerely,



Melanie Kush
Director of Development Services

C: Tim McDermott, Santee Director of Finance
Carl Schmitz, Santee Principal Civil Engineer
Minjie Mei, Santee Principal Traffic Engineer



March 9, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Solana Beach submitted a funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on April 23, 2008 in accordance with the Regional Transportation Congestion Improvement Program (RTCIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this letter confirms that the program approved and submitted to you in 2008 is still in effect and has not materially changed.

Should you have any questions regarding our RTCIP funding program, please contact either myself or Dan Goldberg at (858) 720-2470.

Sincerely,

Mohammad Sammak
Public Works Director/City Engineer

- c. Finance Manager
Community Development Director



February 12, 2021

Michael Kenney, Chair
TransNet Independent Taxpayer Oversight Committee
c/o San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Dear Chair Kenney:

The City of Vista submitted a revised funding program to the *TransNet* Independent Taxpayer Oversight Committee (ITOC) on March 10, 2014, in accordance with the Regional Transportation Congestion Improvement Program (RCTIP) requirements contained within the *TransNet* Extension Ordinance. In accordance with the reporting requirements of the Ordinance, this is to confirm that the program approved and submitted to SANDAG in 2014 is still in effect and has not materially changed. Further, the recommended two percent adjustment will be implemented by Vista following action by the Board.

Should you have any questions regarding our RTCIP funding program, please contact me at (760) 639-6100.

Sincerely,

A handwritten signature in black ink that reads "John Conley".

John Conley
Director of Community Development & Engineering

- C: Patrick Johnson, City Manager
- Mike Sylvia, Finance Director
- Greg Mayer, City Engineer
- Sara Taylor, Sr. Management Analyst