



**CITY OF ENCINITAS**  
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# PARKLAND ACQUISITION AND IMPROVEMENTS

The City of Encinitas has adopted regulations that require the payment of fees to cover the costs of new parkland facilities and/or improvements that are needed to serve your project, as well as Open Space Land Acquisition, Recreational Trails Development, and Community Facilities Fees.

This handout summarizes these fees, which are assessed by the Development Services Department. The fees listed are effective as of January 1, 2016.

| <u>FEE</u>                  | <u>RESOLUTION</u> |
|-----------------------------|-------------------|
| Parkland Acquisition Fees   | 2015-69           |
| Park Development Fees       | 2015-69           |
| Open Space Land Acquisition | 2015-69           |
| Trail Development Fees      | 2015-69           |
| Community Facilities Fees   | 2005-71           |

Other City departments, such as the Public Works Department, Fire Prevention, and Building Division may also assess development fees. Please check with these departments for their requirements. Other fees may be applicable and include, but are not limited to, school district fees, sewer/water fees (Cardiff Sanitation District, Leucadia Waste Water District, San Dieguito Water District and Olivenhain Water District), and the like. For information regarding these fees, please contact the appropriate agency.

## **A** PARKLAND ACQUISITION AND PARK DEVELOPMENT FEES

Purpose:

To require land dedication or an in-lieu fee for park and recreation purposes. Fees shall be administered in accordance with an adopted general plan or specific plan for park and recreation facilities.

Fee:

Fees are established in-lieu of land dedication for park purposes or in addition to land dedication. Fees are required for residential subdivisions of 50 lots or less.

**Table A** below applies to residential development on legal lots recorded on or after March 29, 1989.

**Table B** below applies to residential development on legal lots in existence prior to March 29, 1989.

**TABLE A**

| General Plan Designation       | Zone | Park Acquisition Fee Per DU * | Park Development Fee Per DU | Total Fee Per DU |
|--------------------------------|------|-------------------------------|-----------------------------|------------------|
| Residential (0.125-0.25 DU/Ac) | R    | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (0.25-0.5 DU/Ac)   | RR   | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (0.5-1.0 DU/Ac)    | RR1  | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (1.0-2.0 DU/Ac)    | RR2  | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (2.0-3.0 DU/Ac)    | R3   | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (3.0-5.0 DU/Ac)    | R5   | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (5.0-8.0 DU/Ac)    | R8   | \$6,792.00                    | \$3,959.00                  | \$10,751.00      |
| Residential (8.0-11.0 DU/Ac)   | R11  | \$4,536.00                    | \$2,644.00                  | \$7,180.00       |
| Residential (11.0-15.0 DU/Ac)  | R15  | \$4,536.00                    | \$2,644.00                  | \$7,180.00       |
| Residential (15.0-25.0 DU/Ac)  | R25  | \$4,536.00                    | \$2,644.00                  | \$7,180.00       |
| Mobile Home Park               | MHP  | \$4,320.00                    | \$2,518.00                  | \$6,838.00       |

**TABLE B**

| Zone                           | Zone | Park Acquisition Fee Per DU * | Park Development Fee Per DU | Total Acquisition And Development Fee Per DU |
|--------------------------------|------|-------------------------------|-----------------------------|--|
| Residential (0.125-0.25 DU/Ac) | R    | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (0.25-0.5 DU/Ac)   | RR   | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (0.5-1.0 DU/Ac)    | RR1  | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (1.0-2.0 DU/Ac)    | RR2  | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (2.0-3.0 DU/Ac)    | R3   | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (3.0-5.0 DU/Ac)    | R5   | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (5.0-8.0 DU/Ac)    | R8   | \$5,371.00                    | \$3,959.00                  | \$9,330.00                                   |
| Residential (8.0-11.0 DU/Ac)   | R11  | \$3,587.00                    | \$2,644.00                  | \$6,231.00                                   |
| Residential (11.0-15.0 DU/Ac)  | R15  | \$3,587.00                    | \$2,644.00                  | \$6,231.00                                   |
| Residential (15.0-25.0 DU/Ac)  | R25  | \$3,587.00                    | \$2,644.00                  | \$6,231.00                                   |
| Mobile Home Park               | MHP  | \$3,416.00                    | \$2,518.00                  | \$5,934.00                                   |

**LAND DEDICATION IN LIEU OF PARK ACQUISITION FEES**

Land dedication can be required on residential subdivisions greater than 50 lots or units.

**Collection/Calculation:**

Amount of land to be dedicated will be determined as follows:

$$\frac{3.0}{1,000 \text{ population}} \times \text{Population per dwelling unit} = \text{Land Dedication per Dwelling Unit}$$

**Exemptions:**

- Dedication of land cannot be required for a subdivision of fewer than 50 lots or units.
- Construction for public or government purposes;
- Replacement or remodels of existing residential structures which do not add new units; or
- Residential accessory units as defined in Municipal Code Section 30.48.040V.

**Arrangements to Pay Fees Must be Made Prior to:**

- Final map or final parcel map.
- Prior to building permit, provided a covenant is recorded, committing each lot their prorated share.

**B OPEN SPACE LAND ACQUISITION**

**Purpose:**

The City of Encinitas 2015 Impact Fee Study estimated the reasonable costs of improvements necessary to meet the specifications of the City’s recreational space and facilities standards and to implement the goals and objectives of the Recreation Element of the City General Plan. It has been determined that a fee is necessary to mitigate the impacts caused by new development, to finance necessary public improvements, and to pay for new development’s share of the construction of these improvements.

**Fee:**

Fees are assessed per unit of development by development type for residential development. These fees are calculated using the per-capita costs and the population per dwelling unit data.

## Fees per Unit of Development – Open Space Land Acquisition

| Development Type               | Zone | Dev Units (1) | Func Pop per Unit (2) | Equity per Capita (3) | Fee per Unit (4) |
|--------------------------------|------|---------------|-----------------------|-----------------------|------------------|
| Residential (0.125-0.25 DU/Ac) | R    | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (0.25-0.5 DU/Ac)   | RR   | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (0.5-1.0 DU/Ac)    | RR1  | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (1.0-2.0 DU/Ac)    | RR2  | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (2.0-3.0 DU/Ac)    | R3   | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (3.0-5.0 DU/Ac)    | R5   | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (5.0-8.0 DU/Ac)    | R8   | DU            | 2.83                  | \$154.88              | \$438.00         |
| Residential (8.0-11.0 DU/Ac)   | R11  | DU            | 1.89                  | \$154.88              | \$293.00         |
| Residential (11.0-15.0 DU/Ac)  | R15  | DU            | 1.89                  | \$154.88              | \$293.00         |
| Residential (15.0-25.0 DU/Ac)  | R25  | DU            | 1.89                  | \$154.88              | \$293.00         |
| Mobile Home Park               | MHP  | DU            | 1.80                  | \$154.88              | \$279.00         |

- (1) Units of development. DU = Dwelling unit
- (2) Functional population per unit of development.
- (3) Cost per capita
- (4) Fee per unit of development = population per unit X cost per capita

**C TRAIL DEVELOPMENT FEES**
Purpose:

The City of Encinitas 2015 Impact Fee Study estimated the reasonable costs of improvements necessary to meet the specifications of the City's recreational space and facilities standards and to implement the goals and objectives of the Recreation Element of the City General Plan. It has been determined that a fee is necessary to mitigate the impacts caused by new development, to finance necessary public improvements, and to pay for new development's share of the construction of these improvements.

Fee:

Fees are assessed per unit of development by development type. These fees are calculated using the per-capita costs and the population per dwelling unit data.

## Fees per Unit of Development – Trail Development

| Development Type               | Zone | Dev Units (1) | Func Pop per Unit (2) | Equity per Capita (3) | Fee per Unit (4) |
|--------------------------------|------|---------------|-----------------------|-----------------------|------------------|
| Residential (0.125-0.25 DU/Ac) | R    | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (0.25-0.5 DU/Ac)   | RR   | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (0.5-1.0 DU/Ac)    | RR1  | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (1.0-2.0 DU/Ac)    | RR2  | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (2.0-3.0 DU/Ac)    | R3   | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (3.0-5.0 DU/Ac)    | R5   | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (5.0-8.0 DU/Ac)    | R8   | DU            | 2.83                  | \$59.51               | \$168.00         |
| Residential (8.0-11.0 DU/Ac)   | R11  | DU            | 1.89                  | \$59.51               | \$112.00         |
| Residential (11.0-15.0 DU/Ac)  | R15  | DU            | 1.89                  | \$59.51               | \$112.00         |
| Residential (15.0-25.0 DU/Ac)  | R25  | DU            | 1.89                  | \$59.51               | \$112.00         |
| Mobile Home Park               | MHP  | DU            | 1.80                  | \$59.51               | \$107.00         |

- (1) Units of development. DU = Dwelling unit
- (2) Functional population per unit of development.
- (3) Cost per capita
- (4) Fee per unit of development = population per unit X cost per capita

## D COMMUNITY FACILITIES FEES

### Purpose:

The City of Encinitas 2005 Impact Fee Study estimated the reasonable costs of improvements necessary to meet the specifications of the City's recreational space and facilities standards and to implement the goals and objectives of the Recreation Element of the City General Plan. It has been determined that a fee is necessary to mitigate the impacts caused by new development, to finance necessary public improvements, and to pay for new development's share of the construction of these improvements.

### Fee:

Fees are assessed per unit of development by development type for residential development. These fees are calculated using the per-capita costs and the population per dwelling unit data.

### Fees per Unit of Development – Community Facilities Fees

| Development Type               | Zone | Dev Units (1) | Func Pop per Unit (2) | Equity per Capita (3) | Fee per Unit (4) |
|--------------------------------|------|---------------|-----------------------|-----------------------|------------------|
| Residential (0.125-0.25 DU/Ac) | R    | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (0.25-0.5 DU/Ac)   | RR   | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (0.5-1.0 DU/Ac)    | RR1  | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (1.0-2.0 DU/Ac)    | RR2  | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (2.0-3.0 DU/Ac)    | R3   | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (3.0-5.0 DU/Ac)    | R5   | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (5.0-8.0 DU/Ac)    | R8   | DU            | 2.80                  | \$204.15              | \$571.00         |
| Residential (8.0-11.0 DU/Ac)   | R11  | DU            | 2.20                  | \$204.15              | \$449.00         |
| Residential (11.0-15.0 DU/Ac)  | R15  | DU            | 2.10                  | \$204.15              | \$428.00         |
| Residential (15.0-25.0 DU/Ac)  | R25  | DU            | 2.10                  | \$204.15              | \$428.00         |
| Mobile Home Park               | MHP  | DU            | 1.90                  | \$204.15              | \$387.00         |

- (1) Units of development. DU = Dwelling unit
- (2) Functional population per unit of development.
- (3) Cost per capita
- (4) Fee per unit of development = population per unit X cost per capita