

**FY 2013 South University City
Public Facilities Summary and Development Impact Fee Schedule**

Introduction

Within the South University City area, Development Impact Fees (DIF) are collected to mitigate the impact of new development. The facilities identified below are in conformance with General Plan standards and the University City Community Plan, and were selected based on input from City asset owning departments and the University City Community Planning Group. Project cost estimates and community contribution amounts were provided by City asset owning departments, with community contributions based on the anticipated percentage of benefit to the community from each facility or facility improvement.

Percent of Benefit

Fire-Rescue and Transportation Facilities. Based on input from the Fire-Rescue Department, it is anticipated that the South University City community would receive at least 50% of the benefit of a new fire station and therefore new development's contribution should contribute towards 50% of the cost of the fire station project. Based on input from the Transportation Department, the South University City community will receive 100% of the benefit of the transportation improvement projects and therefore new development's contribution should contribute towards 100% of the cost of the projects.

Park & Recreation and Library Facilities. Based on input from the Park and Recreation Department, the South University City community's benefit from individual park and recreation projects varies based on current and anticipated use of the facility or facility expansion, from 24% to 38%, therefore new development's contribution should match the specific percent of benefit from each project, to the South University City community. Based on input from the Library Department, it is anticipated that the South University City community would receive at least 50% of the benefit of the library expansion project and therefore new development's contribution should contribute towards 50% of the cost of the cost of the library project.

Calculation of Fees

Fire-Rescue and Transportation Fees. Fire and transportation facilities serve both residential and non-residential development. The fire and transportation components of the DIF fee are calculated by dividing the community contribution amount by the total number of Average Daily Trips (ADTs) anticipated at full community development. The ADT fee rate is applied to non-residential development based on the type and amount of development; and to residential development on a per unit basis.

Park & Recreation and Library Fees. Park and library facilities server residential development. The park and recreation and library components of the DIF fee are calculated by dividing the community contribution amount by the total number of residential units anticipated at full community development to result in a per unit fee applied to residential development only.

Expenditure of DIF

As collected, DIF will be expended towards the cost of one or more of the projects identified in this Public Facilities Summary. Because South University City is an urbanized community with limited future development anticipated, the amount of DIF collected is not anticipated to cover the full cost of any one of the projects listed; nor is it likely that all listed projects will receive DIF funding; however, the DIF collected will only be used for the facilities identified in this Facilities Summary. The facilities identified may be modified to take into consideration unforeseen circumstances, which could include, for example, identification of environmental impacts once the particular projects have been formulated to a sufficient level of detail to enable meaningful environmental review.

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Transportation Projects

- 1 Completed - Architectural Barriers Removal (CIPs 524611 & 524623)
- 2 Completed - Regents Road and Governor Drive (CIP 622929)
- 3 Completed - Governor Drive and Edmond Avenue (CIP 622905)
- 4 Install Traffic Signals at Various Locations
- 5 Install Traffic Signal Interconnections at Various Locations
- 6 Miscellaneous Street and Traffic Improvements at Various Locations

	Project Cost	South UC Contribution
	\$63,000	\$63,000
	\$100,870	\$100,870
	\$24,023	\$24,023
	\$750,000	\$750,000
	\$750,000	\$750,000
	\$750,000	\$750,000
Total:	\$2,437,893	\$2,437,893

DIF Calculation - Transportation Component of DIF

Average Daily Trips at Community Buildout: 79,036
 Fee Per Non-Residential ADT: \$31
 Fee Per Residential Dwelling Unit: \$216

Fire-Rescue Project

- 1 South University City Fire Station (50%)
(Unidentified Location)

	Project Cost	South UC Contribution
Total:	\$14,000,000	\$7,000,000

DIF Calculation - Fire/Rescue Component of DIF

Average Daily Trips at Community Buildout: 79,036
 Fee Per Non-Residential ADT: \$89
 Fee Per Residential Dwelling Unit: \$623

Park and Recreation Projects

- 1 University Village Neighborhood Park Tot Lot (38%)
- 2 Standley Community Park - Recreation Center Expansion (24%)
- 3 Standley Community Park Improvements -Expand Use & Accessibility (24%)
- 4 Marcy Park - Comfort Station (50%)
- 5 Marcy Park Improvements to Expand Use and Accessibility (50%)
- 6 Curie Elementary School - Joint Use Improvements (24%)
- 7 Marcy Elementary School - Joint Use Improvements (24%)

	Project Cost	South UC Contribution
	\$793,161	\$300,000
	\$1,372,000	\$329,280
	\$750,000	\$180,000
	\$1,738,956	\$869,478
	\$750,000	\$375,000
	\$2,566,530	\$615,967
	\$3,341,267	\$801,904
Total:	\$11,311,914	\$3,471,629

DIF Calculation - Park & Recreation Component of DIF

Residential Units at Buildout: 6,631
 Fee Per Residential Dwelling Unit: \$524

Library Project

- 1 South University Library Expansion (50%)

	Project Cost	South UC Contribution
Total:	\$8,123,794	\$4,061,897

DIF Calculation - Library Component of DIF

Residential Units at Buildout: 6,631
 Fee Per Residential Dwelling Unit: \$612

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Community Planning Group Priority List

As part of their review and approval of the FY 2013 South UC Facilities Summary, the University City Community Planning Group (CPG) requested that if possible, the City time/complete certain projects ahead of others. For informational purposes only, this is the University City CPG's priority list:

1. University Village Neighborhood Park Tot Lot
2. Traffic Signal at Governor & Lakewood (Request updated traffic study when UCSD in full session.)
3. South UC Fire Station
4. Standley Community Park Recreation Center Expansion
5. Governor & Genesee Ave. Intersection Improvements (Misc. Street/Traffic Improvements)
6. Marcy Park Improvements – Comfort Station
7. Marcy Park - Additional Play Area for Older Children

South University City DIF Fee Schedule

FY 2013 South University City Development Impact Fee Schedule				
	Total Cost	South UC Contribution	Per Residential Unit	Per Non- Residential ADT
Transportation:	\$2,437,893	\$2,437,893	\$216	\$31
Fire/Rescue:	\$14,000,000	\$7,000,000	\$623	\$89
Park & Recreation:	\$11,311,914	\$3,471,629	\$524	\$0
Library:	\$8,123,794	\$4,061,897	\$612	\$0
Total:	\$35,873,601	\$16,971,419	\$1,975	\$120

Annual Increase to DIF Fee Schedule

The FY 2013 fee schedule will be adjusted for inflation every July 1st based on the one-year change (from March to March) in the Los Angeles Construction Cost Index as published monthly in the Engineering News Record. To view the current DIF Fee Schedule online, visit the San Diego website at:

<http://www.sandiego.gov/planning/facilitiesfinancing/pdf/feeschedule.pdf>

**FY 2013 South University City
Public Facilities Summary and Development Impact Fee Schedule**

Development Impact Fee Analysis

1 What is the purpose of the impact fee?

The proposed impact fees are established to ensure that new development provides its proportionate share of funding for necessary community public facilities that serve new development.

2 What is the use to which the fee is to be put?

The impact fees will be used to finance community serving infrastructure projects necessary to serve the community at full community development, and as identified in the South University City Public Facilities Summary.

3 What is the reasonable relationship between the fee's use and the type of development project on which the fee is imposed?

The impact fee will be used to provide for a proportionate contribution for community infrastructure projects needed to serve both residential and non-residential development. Residential development requires fire, library, park and transportation facilities. Non-residential development requires fire and transportation facilities. The impact fees are based on the amount of increased intensity of development permitted, in accordance with the fee schedule in effect at the time of building permit issuance, and credit will be given for existing development.

4 What is the reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed?

In conformance with the University City Community Plan, and based on input from City asset owning departments and the University City Community Planning Group, transportation, fire, park and recreation, and library projects were identified as necessary to serve new development in the South University City area.

Transportation Projects: Both residential development and non-residential development utilize the community's transportation system, and improvements are necessary based on projected Average Daily Trips at full community development, and General Plan standards.

Fire/Rescue Projects: Residential and Non-Residential development will be served by community Fire/Rescue facilities, and additional facilities are necessary based on the projected population at full community development, General Plan standards, and established emergency response times.

Park and Recreation Projects: Residential development utilizes the community's parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

Library Projects: Residential development utilizes the community's libraries, and improvements are necessary based on the projected population at full community development and General Plan standards.

RESOLUTION NUMBER R- 307968

DATE OF FINAL PASSAGE JAN 30 2013

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE FISCAL YEAR 2013
SOUTH UNIVERSITY CITY FACILITIES SUMMARY AND
DEVELOPMENT IMPACT FEE SCHEDULE.

WHEREAS, the Council has reviewed and considered the methodology set forth in the
“Fiscal Year 2013 South University City Public Facilities Summary and Development Impact
Fee Schedule” (Financing Summary and Fee Schedule) on file in the Office of the City Clerk as
Document No. RR- 307968 ; NOW, THEREFORE,

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

1. The Financing Summary and Fee Schedule is approved.
2. That the Chief Financial Officer is authorized to establish and modify individual
Capital Improvement Program project budgets to reflect the Facilities Summary and Fee
Schedule provided funding is available for such action.
3. Effective sixty days from the date of final passage of this resolution, that all
development impact fees due under the Facilities Summary and Fee Schedule, shall be those fees
in effect at the time building permits are issued, plus automatic annual increases in accordance
with San Diego Municipal Code section 142.0640(b).
4. That the Facilities Summary and Fee Schedule, is incorporated by reference into
this Resolution as support and justification for satisfaction of findings required pursuant to the
Mitigation Fee Act, as set forth in California Government Code section 66000 et seq., for
imposition of development impact fees. Specifically, it is determined and found that this
documentation:

a. Identifies the purpose of the development impact fee, which is to ensure that new development project pays a proportionate share of funding needed for the public facilities projects necessary to serve new development;

b. Identifies the use to which the development impact fee is to be put. The development impact fees will be used to finance community serving infrastructure projects necessary to serve the community at full community development. A list of the public facilities projects is shown in the Facilities Summary and Fee Schedule;

c. Demonstrates how there is a reasonable relationship between the development impact fee use and the type of development project on which the development impact fee is imposed. The impact fee will be used to provide for a contribution for community infrastructure projects needed to serve both residential and non-residential development. Residential development requires fire, library, park and transportation facilities. Non-residential development requires fire and transportation facilities.

d. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the development impact fee is imposed.

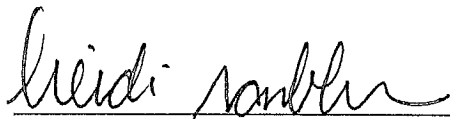
(i) Transportation Projects: Both residential development and non-residential development utilize the community's transportation system, and improvements are necessary based on projected Average Daily Trips at full community development, and General Plan standards.

(ii) Park and Recreation Projects: Residential development utilizes the community's parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

(iii) Library Project: Residential development utilizes the community's libraries, and improvements are necessary based on the projected population at full community development and General Plan standards.

(iv) Fire/Rescue Projects: Residential and Non-Residential development will be served by community Fire/Rescue facilities, and additional facilities are necessary based on the projected population at full community development, General Plan standards, and established emergency response times.

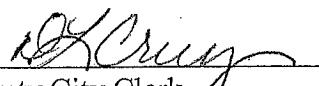
APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Heidi K. Vonblum
Deputy City Attorney

HKV:hm
12/12/2012
Or.Dept: Facilities Financing
Doc. No. 484323

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of , **JAN 14 2013**

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 1/30/13
(date)


BOB FILNER, Mayor

Vetoed: _____
(date)

BOB FILNER, Mayor