

(R-99-528)

RESOLUTION NUMBER R- 290953

ADOPTED ON NOV 10 1998

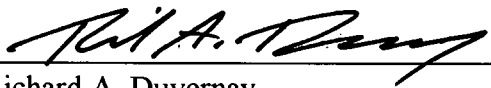
WHEREAS, the Navajo Public Facilities Plan details the public facilities that will be needed through the ultimate build out of the Navajo area and sets Development Impact Fees to be charged to new development at Building Permit issuance; and

WHEREAS, as described in the Navajo Public Facilities Plan, infrastructure improvements are needed in the transportation, park and library categories and this plan updates the original facilities needs list which was adopted in 1987; and

WHEREAS, the proposed fees reflect the current costs of the facilities identified in the Navajo Community Plan and are necessary to maintain existing levels of service in the community;  
NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council approves the Navajo Public Facilities Plan, rescinds the existing Development Impact Fees, and approves the proposed Development Impact Fees all as set out in Attachment A, Navajo Public Facilities Plan (Development Impact Fee Analysis), on file in the office of the City Clerk as Document No. RR- 290953.

APPROVED: CASEY GWINN, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

RAD:lc  
11/02/98  
Or.Dept:Comm.&Eco.Dev.  
Aud.Cert:N/A  
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## **NAVAJO PUBLIC FACILITIES PLAN (Development Impact Fee Analysis)**

- 1) What is the purpose of the Impact Fee? - The proposed Impact Fees are to ensure that new development provide its fair share funding for community public facilities.
- 2) What is the use to which the fee is to be put? - The Impact Fees will be used to finance transportation, park and recreation, and library facilities. A list of the public facilities projects begins on page 2.
- 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 Fees will be used to provide for a fair share contribution for community infrastructure projects needed to serve both residential and non-residential 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? -
  - Transportation Projects: Both residential development and non-residential development utilize the communities transportation system which requires various street projects, traffic signal interconnect systems, landscaping and medians.
  - Park and Recreation Projects: Residential development utilize the communities parks and improvements are necessary based on the population build-out and the General Plan standards to maintain the existing levels of service.
  - Library Projects: Residential development utilizes the community Libraries and expansions are necessary based on the population build-out and the General Plan standards to maintain the existing levels of service.

## TRANSPORTATION

<u>No.</u>	<u>Transportation Project Description</u>	<u>Project Cost</u>
T1	Mission Gorge Road from Old Cliffs Road to Princess View Drive: (Improve to six lanes)	\$3,410,000
T2	Waring Road: Provide Median and Landscaping*	\$2,000,000
T3	Navajo Canyon Road from College Avenue to Waring Road: (Construct four lane collector)	\$14,500,000
T4	Install New Traffic Signals:	
	51 <sup>st</sup> St. and Zion Avenue*	\$120,000
	Eldridge St. and Waring Road*	\$120,000
	Cowles Mountain Road and Jackson Drive*	\$120,000
	Lake Murray Blvd. and Ferguson Way	\$120,000
	Greenbrier Avenue and Waring Road	\$120,000
	Highwood Drive and Lake Murray Blvd.	\$120,000
T5	Modify Existing Traffic Signals:	
	Boulder Lake Avenue and Navajo Road	\$80,000
	Cowles Mountain Blvd. and Navajo Road	\$60,000
	Bisby Lake Avenue and Navajo Road	\$60,000
T6	Install Traffic Signal Interconnect Systems:	
	Navajo Road Between Park Ridge Blvd. and Golfcrest Drive*	\$80,000
	Navajo Road Between Cowles Mountain Blvd. and Lake Murray Blvd.*	\$80,000
	Zion Street Between Crawford Street and Waring Road	\$60,000
	Waring Road Between I-8 to Navajo Road	\$150,000
	Jackson Drive Between Lake Shore Drive to Lake Murray Blvd.	\$80,000
T7	Reconstruct Existing Inadequate and Install New Storm Drains	\$2,200,000
T8	Reconstruct Existing Streets at Locations Where There are Inadequate Curbs, Gutters, Cross Gutters, Sidewalks, and Alleys	\$3,000,000
T9	Install 1,655 Missing Pedestrian Ramps at Various Locations	\$2,320,000
T10	Provide Median Landscaping Along Navajo Road from Park Ridge Blvd. to Bisby Lake Avenue	\$1,000,000
	*Project Completed	

<b>No.</b>	<b>Transportation Project Description (Con't)</b>	<b>Project Cost</b>
T11	Other Medians to be Considered, (but not limited to):  Lake Shore Drive (Jackson Drive to City Limits) \$450,000 Park Ridge Blvd. (Navajo Road to Wandermere Drive) \$400,000 Cowles Mountain Blvd. (Navajo Road to Acuff Drive) \$800,000 Golfcrest Drive (Navajo Road to Mission Gorge Road) \$1,100,000 Lake Murray Blvd. (Navajo Road to Highwood Drive) \$600,000 Jackson Drive (Navajo Road to Lake Murray Blvd.) - Replace Existing Asphalt Median with Stamped Concrete \$1,200,000 Additional Median (Location to be determined, average 3600 Feet) \$650,000	
T12	Provide Approximately 200 Street Trees in Grantville Area	\$200,000
T13	Provide Street Trees and Landscaping Along Mission Gorge Road from I-8 to City Limits	\$1,500,000
	<b>TOTAL TRANSPORTATION COSTS</b>	<b>\$36,700,000</b>
	<u>DIF Analysis:</u> Total number of trips at Community Plan build out = 241,000 Fee per ADT = \$152 (\$36,700,000 divided by 241,000 trips) Fee per dwelling unit = \$1,064 (\$152/ADT @ 7 ADTs)	
	*Project Completed	

## PARK AND RECREATION

<u>No.</u>	<u>Park and Recreation Project Description</u>	<u>Project Cost</u>
P1	Lake Murray Community Park - Design and construct turfed ball fields on 19 acres	\$3,800,000
P2	Navajo Community Leased Schools - Design and construct turfed fields on 9 acres	\$1,800,000
P3	Lake Murray Community Park - Design and construct a comfort station, two lighted multi-purpose courts, ADA creative play area, parking lots for 200 additional cars	\$1,000,000
P4	Allied Garden Community Swimming Pool - Enhance the existing pool	\$185,000
P5	San Carlos and Allied Garden's Community Recreation Buildings - Design and construct either two 5,000 sq. ft. additions to the existing facilities or a single 10,000 sq. ft. building located at the Lake Murray Community Park	\$2,000,000
P6	Additional Park Land - Acquire, Design and Construct 8.15 acres	\$8,150,000
P7	Upgrade Parks, Leased School Areas, Swimming Pools and Recreation Buildings to meet ADA standards	\$1,000,000
<b>TOTAL PARK AND RECREATION COSTS</b>		<b>\$17,935,000</b>
<u>DIF Analysis:</u> Total number of Dwelling Units (DU) at Community Plan build out = 20,685 Fee per DU = \$867 (\$17,935,000 divided by 20,685 DUs)		

## LIBRARY

<u>No.</u>	<u>Library Project Description</u>	<u>Project Cost</u>
L1	Expand Benjamin Library - Tenant Improvements	\$510,000
L2	Expand San Carlos Library - From 8,200 sq. ft. To 18,000 sq. ft.	\$4,265,000
<b>TOTAL LIBRARY COSTS</b>		<b>\$4,775,000</b>
<u>DIF Analysis:</u> Total number of Dwelling Units (DU) at Community Plan build out = 20,685 Fee per DU = \$231 (\$4,775,000 divided by 20,685 DUs)		

## Development Impact Fee Schedule

Residential Property				Non-Residential Property
Trans/DU	Park/DU	Library/DU	Total/DU	Trans/ADT
\$1,064	\$867	\$231	\$2,162	\$152