

DATE ISSUED: March 27, 2002 REPORT NO. 02-073

ATTENTION: Land Use and Housing Committee
Agenda of April 3, 2002

SUBJECT: Clairemont Mesa Public Facilities Financing Plan

REFERENCE: "Clairemont Mesa Public Facilities Financing Plan, Fiscal Year 2002" -
April 2002

SUMMARY

Issues: Should the Council: 1) approve a Public Facilities Financing Plan for FY 2002 for the Clairemont Mesa Community; 2) rescind the existing Development Impact Fees; and 3) approve the establishment of new development fees for all property within the Clairemont Mesa Community?

Manager's Recommendation: Approve the Clairemont Mesa Public Facilities Financing Plan - April 2002, rescind the existing Development Impact Fees and establish new Development Impact Fees for the Clairemont Mesa Community.

Other Recommendations: None.

Environmental Impact: None.

Fiscal Impact: Adoption of this financing plan will continue to provide a partial funding source for the required public facilities.

BACKGROUND

Development Impact Fees were established in 1987 by the City Council to mitigate the impact of new development in urbanized communities. Fees were based on the facility needs of each community. This plan updates the original facilities needs list for the Clairemont Mesa Community that was originally adopted in 1987 and later revised on September 18, 1990.

DISCUSSION

Public Facilities Financing Plan

The draft Clairemont Mesa Public Facilities Financing Plan describes the public facilities that will be needed for the Clairemont Mesa Community. Since Clairemont Mesa is an urbanized community, many of the community facilities and infrastructure are already in place. A majority of the remaining needed facilities are in the categories of parks, transportation and library improvements.

The proposed fees reflect the current costs of the facilities identified in the Clairemont Mesa Community Plan and are necessary to maintain existing levels of service in the community. A summary of the proposed impact fees for Clairemont Mesa are as follows:

Residential Dwelling Units

Transportation	\$ 297	per unit
Library	729	per unit
Park	3,130	per unit
Fire	<u>105</u>	per unit
TOTAL FEE	\$4,261	per unit

Commercial and Industrial

Transportation	\$42	per trip
Fire	\$105	per 1,000 square feet

The total impact fee for residential development will increase from \$1,480 to \$4,261 per residential dwelling unit, primarily due to the adjusted needs for library and park and recreation facilities. The library fee increased from \$152 to \$729, based on an estimate of \$22,879,000 to build or expand the three libraries serving the Clairemont Mesa community. The estimated cost for park facilities increased from \$26,050,000 to \$98,259,285, resulting in a fee increase from \$800 to \$3,130 per residential unit. This increase is a more accurate reflection of acreage requirements to meet population based park needs within the community.

The estimated cost for transportation facilities has decreased from \$23,842,500 to \$16,511,600, resulting in a fee decrease from \$427 to \$297 per residential unit and from \$61 to \$42 per trip for commercial projects. This decrease is primarily the result of the deletion of the Mesa College Drive widening project due to environmental and community issues and change in scope of the remaining projects.

Total projected costs for all projects are \$160,373,141. Eligible projects in the amount of \$140,613,141 will serve as the basis for the development impact fees, which will be collected at the time building permits are issued. Since these costs are for projects which will benefit both the existing community and future development, costs will be shared and new development is expected to provide its pro-rata share of DIF eligible projects.

Those portions of project costs not funded by new development through impact fees will need to be identified by future City Council actions in conjunction with the adoption of Annual Capital Improvements Program Budget.

ALTERNATIVE

Do not approve the proposed Financing Plan and Development Impact Fee Schedule. This is not recommended because the new fees will ensure that new development continues to contribute its fair share for facilities identified in the Community Plan. In the absence of these fees, alternative funding sources would have to be identified to fund new development's share of the identified facilities.

Respectfully submitted,

S. Gail Goldberg, AICP
Planning Director
GOLDBERG/CMR

Approved: P. Lamont Ewell
Assistant City Manager

Note: The attachment is not available in electronic format. A copy is available for review in the Office of the City Clerk.

Attachment: 1. Draft Clairemont Mesa Facilities Financing Plan - April 2002