

DATE ISSUED: March 28, 2002

REPORT NO. 02-076

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

SUBJECT: Tierrasanta Public Facilities Financing Plan and Facilities Benefit
Assessment

REFERENCE: "Tierrasanta Public Facilities Financing Plan and Facilities Benefit
Assessment, Fiscal Year 2003," February 2002 Draft

SUMMARY

Issues – Should the Council: 1) adopt the Tierrasanta Public Facilities Financing Plan (PFFP) for Fiscal Year 2003; 2) adopt a Resolution of Intention to designate an area of benefit for Facilities Benefit Assessments (FBA) in Tierrasanta; 3) adopt a Resolution of Designation; and 4) approve the setting of Development Impact Fees (DIF) consistent with the FBA in Tierrasanta?

Manager's Recommendation – Adopt the four resolutions.

Planning Commission Recommendation – None.

Community Planning Group Recommendation – At its February 20, 2002, meeting the Tierrasanta Community Council reviewed and unanimously approved the financing plan.

Environmental Impact – The City of San Diego, as lead agency, has prepared and completed Environmental Impact Report (EIR) No. 81-01-23 for the Tierrasanta community, which covers this action. The City Council shall review and consider the previously certified EIR prior to adoption of the Resolution of Intention.

Fiscal Impact – Currently there are no remaining parcels on which Facilities Benefit Assessments will be assessed. Approval of the Public Facilities Financing Plan (PFFP) and Facilities Benefit Assessment will provide a schedule by which public facilities will be financed with the remaining Facilities Benefit Assessments. Approval of the plan will

also set impact fees applied to any infill development.

Code Enforcement Impact – None by this action.

Business Impact Statement – Tierrasanta community has developed according to plan and there are no remaining parcels on which FBAs will be assessed. However, in the event of infill development, a fee schedule is included.

BACKGROUND

Council Policy 600-36 calls for an annual review of all existing Facilities Benefit Assessments. This is the annual review and will serve as the basis for the Capital Improvements Program as it pertains to programming FBA funds in the Tierrasanta plan area over the next 5 years. The most recent review of the Tierrasanta Public Facilities Financing Plan and Facilities Benefit Assessment was approved by Council on May 28, 1996, and amended on September 16, 1997. This Public Facilities Financing Plan and Facilities Benefit Assessment revises and updates the FY 1997 plan.

The Public Facilities Financing Plan details the remaining public facilities that the Tierrasanta community has identified as needed. Tierrasanta is primarily a planned urbanizing community that has developed according to plan with almost all of the required facilities having been previously provided during its development. Although there are no remaining parcels on which FBAs will be assessed, the Tierrasanta community may experience infill development. The goal of the Public Facilities Financing Plan of FY 2003 is to provide a schedule for financing public facilities with the previously collected Facilities Benefit Assessments and to provide a fee schedule that would apply to any infill development within the Area of Benefit.

DISCUSSION

The revised Tierrasanta Financing Plan identifies total project needs estimated at \$12,829,070. Funding for these projects comes from a variety of sources including:

FUNDING SOURCE	AMOUNT	% OF TOTAL
Tierrasanta FBA	\$2,449,289	19.09%
Transnet	\$410,000	3.20%
Other	\$420,620	3.28%
Unidentified	\$9,549,161	74.43%
TOTAL	\$12,829,070	100.00%

The following changes have occurred since the last plan update:

1. Based upon the permits that have been issued, the community has developed according to plan. There are no remaining undeveloped parcels on which Facilities Benefit Assessments will be assessed. However, in the event of infill development, a fee schedule is included.
2. The Tierrasanta Traffic Construction Contingency project has been deleted from the plan. The FBA funding allocated to this project is being returned to fund balance to be reprogrammed by this update.
3. During the next update to the Tierrasanta Community Plan four transportation projects will be evaluated for possible removal from the plan. Those projects are:
 - a. Tierrasanta Boulevard – Colina Dorado to Mission Gorge Road
 - b. Clairemont Mesa Boulevard – Rueda Drive to Jackson Drive
 - c. Jackson Drive – Mission Gorge Road to State Route 52
 - d. Santo Road – Patriot Street to Ambrosia Drive
4. During the next update to the Tierrasanta Community Plan two park projects will be evaluated for possible removal from the plan. Those projects are identified as Camp Elliott Neighborhood Park and Camp Elliott Elementary School Joint Use Facility.
5. Eight new projects have been incorporated into the plan. The Tierrasanta Community Council has prioritized these projects into two tiers:
 - a. Tier I (funded in order of priority)
 - i. Tierrasanta Community Entrance Signs
 - ii. Street Median Enhancements for Tierrasanta
 - iii. Kumeyaay Elementary School Joint Use Facility
 - iv. Vista Grande Elementary School Joint Use Facility
 - v. Tierrasanta Skateboard Park
 - b. Tier II (unidentified funding)
 - i. Tierrasanta Bike Path Design and Construction
 - ii. Fire Station 39: Relocation and Construction
 - iii. Tierrasanta Library Expansion

The Development Schedule reflects that the community has developed according to plan with no remaining parcels on which Facilities Benefit Assessments will be assessed. However, in the event that there is infill development within the community, the Fee Schedule will provide a means of collecting Development Impact Fees. The previously collected Facilities Benefit Assessments will be used to finance the public facilities identified in this plan.

The proposed Resolution of Intention will set a date for a public hearing on the Facilities Benefit Assessment. Normally, prior to the public meeting, a mailed notice would be given to all

property owners within the proposed area of designation. The notice would include the date of the hearing and state the right of the property owner to file a protest with the City Clerk prior to the start of the hearing. Notice would also be given by publication of the Resolution of Intention in the City's official newspaper. Unless overruled by a four-fifths vote of the Council, written protests by owners of more than one-half of the area property proposed to be included within the Area of Benefit shall cause the proceedings to be abandoned. A letter advising of today's meeting was not mailed because there are no known property owners listed on the assessment roll, or otherwise known to staff.

ALTERNATIVES

Do not approve the proposed Public Facilities Financing Plan and Facilities Benefit Assessment or the setting of Development Impact Fees. This is not recommended since the revised plan does not propose an increase in new assessments. In the absence of a revised plan, there does not exist a schedule by which the remaining Facilities Benefit Assessments are to be used to finance the public facilities requested by the Tierrasanta community.

Respectfully submitted,

S. Gail Goldberg, AICP
Planning Director

Approved: P. Lamont Ewell
Assistant City Manager

SGG/FVJ

Attachment: Draft FY 2003 Public Facilities Financing Plan, February 2002

Note: Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the Office of the City Clerk.