

DATE ISSUED: April 24, 2002 REPORT NO. 02-090

ATTENTION: Land Use & Housing Committee
Agenda of May 1, 2002

SUBJECT: Mira Mesa Public Facilities Financing Plan and Facilities Benefit
Assessment - Fiscal Year 2002

REFERENCE: "Mira Mesa Public Facilities Financing Plan and Facilities Benefit
Assessment" - January, 2002

SUMMARY

Issue - Should the Council: 1) adopt the Mira Mesa Public Facilities Financing Plan (PFFP) for FY 2002; 2) adopt a Resolution of Intention to designate an area of benefit for Facilities Benefit Assessment (FBA) in Mira Mesa; 3) adopt a Resolution of Designation; and 4) approve the setting of Development Impact Fees (DIF) consistent with the FBA in the Mira Mesa Community?

Manager's Recommendation - Adopt the four resolutions.

Community Planning Group Recommendation - At their meeting of March 18, 2002, the Mira Mesa Community Planning Group approved the plan with two conditions. The conditions are: 1) that a subdivider be defined as anyone who develops property in the community, and 2) that project 15-5A be annotated with the following statement: "Although the portion of this project, which lies within the boundaries of the El Camino Memorial Park properties, is shown to be FBA funded, should El Camino Memorial Park (or any subsequent owner of the property currently known as El Camino Memorial Park) process any discretionary permit(s), a condition shall be placed on the discretionary permit(s) stating that the property owner shall be required to pay for or reimburse the FBA for that portion of Carroll Canyon Road that lies within the boundary of El Camino Memorial Park.

Environmental Impact - None.

Fiscal Impact - Adoption of this Financing Plan and Facilities Benefit Assessment will continue to provide a funding source for the required public facilities.

BACKGROUND

Council Policy 600-36 calls for an annual review of all existing Facilities Benefit Assessments. The proposed FY 2002 Financing Plan incorporates the annual review and will serve as the basis for the FY 2003 Capital Improvement Program as it pertains to programming FBA funds in the Mira Mesa Community through FY 2025. The most recent review of the Mira Mesa Public Facilities Financing Plan and FBA was approved by Council on November 14, 2000 by Resolution R-284145. This Public Facilities Financing Plan and Facilities Benefit Assessment revises and updates the FY 2001 plan.

DISCUSSION

The Public Facilities Financing Plan details the public facilities that will be needed through the ultimate development of the Mira Mesa Community which is presently estimated to be by the year 2025. Mira Mesa is a partially developed community with a portion of the community facilities and infrastructure already in place. The remaining needed facilities are in the transportation, fire and park categories. Changes from the current Financing Plan include: changing the estimated community plan buildout from 2017 to 2025 because development in Carroll Canyon will not occur as rapidly as previously estimated; increasing the total amount of residential development that will occur in the Community; addition of a road widening project along Carroll Canyon Road; addition of a park lighting project to provide more recreational opportunities for the Mira Mesa Community during evening hours; increased funding of several projects due to increased construction cost estimates; and advancing or delaying various projects in the plan due to changes in project priorities. Changes are detailed on Pages 1 and 2 of the proposed Facilities Financing Plan.

The revised Financing Plan identifies a total project need of \$190,328,584. Of this amount, \$90,908,645 or 48 percent will be provided by subdividers, \$22,763,528 or 12 percent will come from other sources including CALTRANS, Metropolitan Transit Development Board (MTDB), Federal Surface Transportation Program (FSTP) or previously collected park fees. The remaining \$76,656,411 or 40 percent will be provided by assessments to be collected at the time building permits are issued under the FBA process.

The proposed assessments for Mira Mesa in Fiscal Year 2002 are:

Single Family Dwelling Unit	\$ 10,836
Multi-Family Dwelling Unit	7,585
Commercial Acre	67,075
Industrial Acre I2	23,514
“ I4	25,573
“ I5	20,372
“ I6	30,774

Council has previously directed that assessments are appropriate development impact fees for all properties in the Mira Mesa Community that have never been assessed or otherwise agreed to pay Facilities Benefits Assessments. Therefore, it is recommended that Development Impact Fees (DIF) be established for property that has not already been assessed an FBA and that the fee schedule for the DIF be the same as the FBA schedule.

The proposed Resolution of Intention will set a date for a public hearing on the Facilities Benefit Assessment. Prior to the public hearing, mailed notice will be given to all property owners within the proposed area of designation indicating the date of the hearing and their right to file a protest with the City Clerk. Notice will 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 of the property proposed to be included within the Area of Benefit shall cause the proceedings to be abandoned.

The Mira Mesa Planning Group approved the proposed Public Facilities Financing Plan and Facilities Benefit Assessment at their meeting on March 18, 2002. They did request that two changes be made to the plan: 1) that a definition of Subdivider as anyone who develops property in the Mira Mesa Community be added to the financing plan; and 2) that the project sheet containing project 15-5A, Construction of Carroll Canyon Road, be annotated with the statement: “Although the portion of this project, which lies within the boundaries of the El Camino Memorial Park properties, is shown to be FBA funded, should El Camino Memorial Park (or any subsequent owner of the property currently known as El Camino Memorial Park) process any discretionary permit(s), a condition shall be placed on the discretionary permit(s) stating that the property owner shall be required to pay for or reimburse the FBA for that portion of Carroll Canyon Road that lies within the boundary of El Camino Memorial Park.”

We agree that the definition of Subdivider should be added to the text of the financing plan. Anyone: a property owner, developer, a lessor, etc., may bring a request to develop a property. This may occur without subdivision of the property.

Developer/Subdivider Funding:

A Developer or Subdivider for the purposes of this public facilities financing plan, is anyone who develops property within the community. Funding that Developers/Subdividers contribute or projects Developers/Subdividers construct (estimated costs shown) as a condition(s) of a discretionary permit or a development

agreement are specified in the individual project sheets in Table 5.

This section will follow the section named Contributions by City currently on page 6 of the proposed plan.

We do not recommend the Planning Group's recommendation to annotate the project sheet for Carroll Canyon Road. Traffic studies prepared for the Conditional Use Permit for the memorial park indicated that the additional roadway widening was not necessary to mitigate the additional memorial park development. However, the memorial park was required to dedicate the right-of-way for Carroll Canyon Road. Future development of the memorial park may be appropriately conditioned with the widening of Carroll Canyon Road if the impacts of the development bear a nexus to the roadway widening and those impacts are roughly proportional to the improvements required. At this time, it is not possible to determine the appropriate level of improvements to Carroll Canyon Road that should be a requirement of future development of the memorial park in the absence of a development proposal.

ALTERNATIVES

Do not approve the proposed Financing Plan and Facilities Benefit Assessment and Development Impact Fee Schedule. This is not recommended because the new fees will ensure that new development contributes its proportional 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

Approved: P. Lamont Ewell
Assistant City Manager

GOLDBERG/GM

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

Attachment: Draft FY 2002 Mira Mesa Public Facilities Financing Plan - January, 2002.