

DATE ISSUED: May 1, 2002

REPORT NO. 02-092

ATTENTION: Honorable Mayor and City Council
Docket of May 7, 2002

SUBJECT: Annual Review of the North City West (Carmel Valley) School Facilities
Master Plan for Fiscal Year 2000-2001

SUMMARY

Issue – Should the City Council accept the annual review of the North City West (Carmel Valley) School Facilities Master Plan as submitted by the North City West School Financing Authority?

Manager's Recommendation – 1) Accept the annual review; 2) Approve a revised North City West School Direct Deposit Fee Schedule.

Other Recommendations – The North City West Schools Facilities Financing Authority recommends acceptance of the annual review.

Fiscal Impact – None to the City.

BACKGROUND

The North City West School Facilities Master Plan was adopted by City Council Resolution No. R-255381 on November 17, 1981. The Joint Powers Agency titled "North City West School Facilities Financing Authority" was approved by the City Council on July 5, 1983, by Resolution No. R-258883. The Mello-Roos Community Financing District No. 1 was formed on August 8, 1988, to supplement the financing of school facilities in Carmel Valley (formerly North City West). The Mello-Roos District covers 96% of the then remaining undeveloped residentially zoned land in Carmel Valley. The remaining 4% continues to be subject to the direct deposit fee established by the original Master Plan and updated periodically with City Council approval. The direct deposit fee schedule was last revised on September 13, 1993, to remain in effect

through fiscal year 2002. It is now necessary to adopt a new direct deposit fee schedule with this annual review.

DISCUSSION

Annual Review

The Master Plan indicates that an annual review by the City Council shall be performed in consultation with the Joint Powers Agency (JPA). The purpose of the review is to “evaluate the performance of the program, to reassess the ongoing commitments to the completion of the needed school facilities, and to reevaluate the costs and deposits for the program.” The Joint Powers Agency has performed its annual review and summarized its findings in the attached letter dated February 25, 2002.

The member school districts of the Joint Powers Agency have been evaluating school facilities needs in view of class size reductions and increased enrollments. Consequently, it has been determined that additional facilities will be needed beyond those provided for in the Master Plan. These requirements are outlined in the report and include two elementary schools in addition to those called for by the Plan.

Direct-Deposit Fee Schedule

As mentioned above, the direct-deposit fee schedule applies only to undeveloped land outside the Mello-Roos (4% of Carmel Valley). The recommended direct-deposit fee schedule for FY 2003 is as follows:

	<u>Fee per dwelling unit</u>
Single Family	\$16,891
Multi-family	\$11,824

The 4% per year increase in fees through FY 2010 represents the same annual rate of increase in effect under the current schedule.

ALTERNATIVE

Do not accept the annual review or the proposed direct-deposit fee schedule. This is not recommended because the new fees will insure that developers outside the Mello-Roos continue to contribute an equitable share of school facilities.

Respectfully submitted,

S. Gail Goldberg, AICP
Planning Director

Approved: P. Lamont Ewell
Assistant City Manager

GOLDBERG/GH

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

Attachment: Annual Review of the North City West School Facilities Master Plan for 2000-2001