

DATE ISSUED: March 4, 2004 REPORT NO. 04-047

ATTENTION: Committee on Land Use and Housing
Agenda of March 10, 2004

SUBJECT: Linda Vista Public Facilities Financing Plan

REFERENCE: Linda Vista Public Facilities Financing Plan Fiscal Year 2004

SUMMARY

Issues: Should the Council: 1) approve a Public Facilities Financing Plan for FY 2004 for the Linda Vista Community; 2) rescind the existing Development Impact Fees; and 3) approve the establishment of new development impact fees for all property within the Linda Vista Community?

Manager's Recommendation: Approve the Linda Vista Public Facilities Financing Plan – February 2004, rescind the existing Development Impact Fees and establish new Development Impact Fees for the Linda Vista Community.

Planning Committee's Recommendations: On February 23, 2004, the Linda Vista Planning Group voted 13-0-0 in favor of the Financing Plan.

Environmental Impact: None.

Fiscal Impact: Adoption of this financing plan will continue to provide new development's share of funding for the required public facilities.

BACKGROUND

Development Impact Fees (DIF) 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 Linda Vista Public Facilities Financing Plan adopted in January 1999.

DISCUSSION

Public Facilities Financing Plan

The draft Linda Vista Public Facilities Financing Plan describes the public facilities that will be needed for the Linda Vista Community as it develops according to the Community Plan. Since Linda Vista is an urbanized community, most of the community facilities and infrastructure are already in place. A majority of the remaining needed facilities are in the categories of transportation, library, parks and fire improvements.

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

Residential Units

Transportation	\$689	per unit
Park & Recreation	502	per unit
Library	294	per unit
Fire	188	per unit
Community Center	91	per unit
TOTAL FEE	\$1764	per unit

Commercial and Industrial

Transportation	\$98	per trip
Fire	\$188	per 1,500 square feet
Community Center	\$91	per 1,500 square feet

The total impact fee for residential development will increase from \$783 to \$1764 per dwelling unit, primarily due to the adjusted needs and costs for transportation, library and park and recreation facilities. The estimated cost for transportation facilities has increased from \$9,037,000 to \$41,345,000, of which \$28,255,000 forms the basis for the DIF, resulting in a fee increase from \$30 to \$98 per trip. This increase is a result of updated cost estimates and expanded scope of some transportation projects. The estimated cost for park facilities increased from \$3,470,894 to \$5,462,316, all of which is eligible for DIF funding. This results in a fee increase from \$286 to \$502. This increase is a more accurate reflection of acreage requirements and costs to meet population based park needs within the community. The library fee increased from \$99 to \$294, based on an estimate of \$3,200,000 to expand the existing Linda Vista Branch Library. The estimated cost for fire facilities increased from \$3,275,000 to \$6,615,000, resulting in a fee increase from \$59 to \$188.

Projected costs for all projects are \$57,420,944. Eligible projects in the amount of \$39,369,694 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 only expected to provide their pro-rata share for 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 Budgets.

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

Approved: P. Lamont Ewell
Assistant City Manager

GOLDBERG/CMG/MC

Attachments: 1. [Linda Vista Community Planning Committee Supplementary Priority List](#)
 2. Draft Linda Vista Facilities Financing Plan – February 2004

Note: Due to the size of the Attachment 2, only a limited distribution was made. A copy is available for review in the office of the City Clerk.