



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: April 20, 2006 REPORT NO.: 06-039
ATTENTION: Council President and City Council
Docket of April 25, 2006
SUBJECT: Camino Santa Fe Maintenance Assessment District Formation

REQUESTED ACTION:

This City Council action is to start the process to form a new maintenance assessment district to maintain landscaping improvements along certain sections of Camino Santa Fe and future Carroll Canyon Road. Under the guidelines of Proposition 218, all property owners receiving benefit from the improvements within the district have an opportunity to vote in favor or in opposition to the formation of this maintenance assessment district. There are two methods to form a new maintenance assessment district: community driven or developer driven. This request is developer driven.

STAFF RECOMMENDATION:

Authorize the commencement of the 45-day balloting period as required by law and schedule a public hearing for June 27, 2006.

SUMMARY:

This action authorizes the ballot protest proceedings to form the Camino Santa Fe Maintenance Assessment District (District). If approved by a property owner vote, this action also authorizes the Fiscal Year 2007 assessment and budget. The District is located in the Mira Mesa Community Planning Area roughly along the Camino Santa Fe corridor south of Mira Mesa Boulevard and north of Miramar Road.

The purpose of the District is to fund the enhanced maintenance of landscaped and hardscaped improvements, including medians, sidewalks, slopes, curbs, and gutters.

FISCAL CONSIDERATIONS:

Approximately \$240,000 will be assessed to the property owners within the District in Fiscal Year 2007. The City owns no assessable parcels in the district, so there is no General Fund impact. The district will be entitled to a contribution from Gas Tax Fund 30219 in the amount of \$11,053. These funds will be requested as part of the Fiscal Year 2007 Budget Process. The proposed Fiscal Year 2007 budget for the District is as follows:

	<u>FY 2007</u>	<u>Maximum Authorized</u>
EXPENSES		
Personnel	\$10,829	\$17,645
Contract	\$113,792	\$184,189
Incidentals	\$27,784	\$45,038
Energy and Utilities	\$18,981	\$30,853
Infrastructure Outlay (Yearly Contribution)	\$7,500	\$7,500
District Formation Costs	\$30,000	\$30,000
TOTAL EXPENSES	\$208,886	\$315,225
REVENUES		
Assessments*	\$240,000	\$360,000
Gas Tax	\$11,053	\$14,930
Interest	\$2,000	\$3,500
TOTAL REVENUES	\$253,053	\$378,430
FUND BALANCE AND RESERVES	\$44,167	\$63,205

* The proposed Fiscal Year 2007 assessments and maximum authorized assessments are permitted to increase annually at a rate equivalent to the San Diego Consumer Price Index – Urban (SDCPI-U) plus 3%.

Annual assessments were calculated by an assessment engineer for parcels within the District and are based on each parcel's equivalent benefit unit (EBU), which is equivalent to one single family dwelling unit. This rate is impacted by parcel land use, benefit, acreage of non-residential properties, and location of properties. The proposed rate for Fiscal Year 2007 would be \$191.82 per EBU. Parcels within Zone 2 would receive a lower level of benefit due to their distance from the improvements.

PREVIOUS COUNCIL and/or COMMITTEE ACTION: None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The majority of the assessment will be borne by the primary current and future developers of the area: H.G. Fenton, Biosite Inc., and Hanson Aggregates. All remaining property owners were invited to an informational session hosted by the developer on March 29, 2006. The Mira Mesa Maintenance Assessment District Advisory Committee endorsed the proposed district formation on March 7, 2006. The Mira Mesa Town Council also endorsed the proposed district on April 3, 2006.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

The key stakeholders in this area are the developer of the business park (H.G. Fenton), Biosite, and Hanson Aggregates. After mining is completed at Hanson Aggregates, the parcels are likely to be developed. When the developers sell units within the district, potential buyers will be informed of the maintenance assessment district through escrow.

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