



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: April 20, 2006 REPORT NO.:06-041

ATTENTION: Council President and City Council
Docket of April 26, 2006

SUBJECT: Genesee Avenue and North Torrey Pines Road 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 Genesee Avenue and North Torrey Pines 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 community 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 Genesee Avenue and North Torrey Pines Road Maintenance Assessment District (District). If approved by property owner vote, this action also authorizes the Fiscal Year 2006 assessment and budget. The purpose of the District is to fund the enhanced maintenance of landscaped and hardscaped improvements, including medians, sidewalks, bulb outs, curbs, and gutters.

FISCAL CONSIDERATIONS:

The City owns 11 assessable parcels in the district, resulting in a \$47,443 assessment split between the General Fund in the amount of \$34,883 and the Torrey Pines Golf Course Fund in the amount of \$12,560. The district will be entitled to a contribution from Gas Tax Fund 30219 in the amount of \$16,984. Gas Tax funds are available and were approved in the Fiscal Year 2006 Budget. In September 2005, property owners along this corridor met the criteria established in City Council Policy 100-21, Funding for Maintenance Assessment District (MAD) Formation for funding provided by the City. If the vote passes,

the new District will repay the MAD Formation Fund. Approximately \$425,074 would be assessed to the property owners within the District in Fiscal Year 2006. The proposed Fiscal Year 2006 budget for the District is as follows:

	<u>FY 2006</u>	<u>Max. Auth.</u>
EXPENSES		
Personnel	\$15,000	\$33,000
Landscape Contract	\$100,000	\$190,000
Incidentals	\$52,500	\$52,500
Utilities	\$15,000	\$22,000
Capital Improvements	\$0	\$30,000
Onetime Expense	\$145,000	--
Total Expenses	\$327,500	\$327,500
REVENUE		
Assessments*	\$425,074	\$425,074
Gas Tax	\$16,984	\$16,984
Total Revenue	\$442,058	\$442,058
FUND BALANCE	\$114,558	\$114,558

* The proposed Fiscal Year 2006 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, acreage of non-residential properties, and location of properties. The proposed rate would be \$85.60 per EBU for Zone 1 and \$42.80 for Zone 2. Parcels within Zone 2 (along Science Center Drive) receive a lower level of benefit due to their separation from the rest of the mesa.

PREVIOUS COUNCIL and/or COMMITTEE ACTION: None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

An advisory committee consisting of property owners along the Genesee Avenue and North Torrey Pines Road corridor is in favor of the district formation. As part of City Council Policy 100-21, the advisory committee petitioned all affected property owners, sent letters describing the proposed new district, and notified the University Community Planning Committee of their efforts. In addition, staff met with representatives of the Regents of the University of California; the UC Regents will continue to maintain right-of-way improvements along the arterial corridors adjacent to its property. This in-lieu maintenance will have no fiscal impact on other property owners within the district.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

Key stakeholders in this area include private property owners (business parks and hotels) and the City-owned property that includes the Torrey Pines Golf Course and leaseholders.

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Park and Recreation Department Director

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Deputy Chief, Neighborhood Services
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