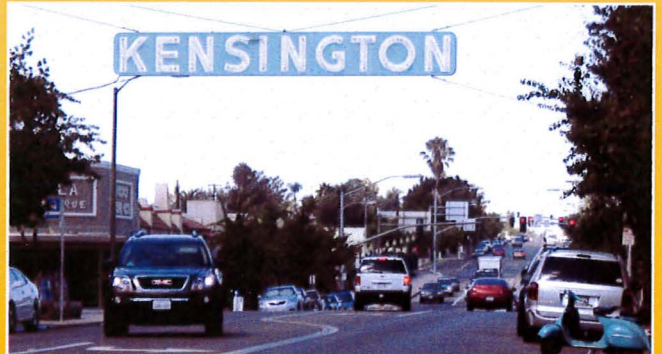
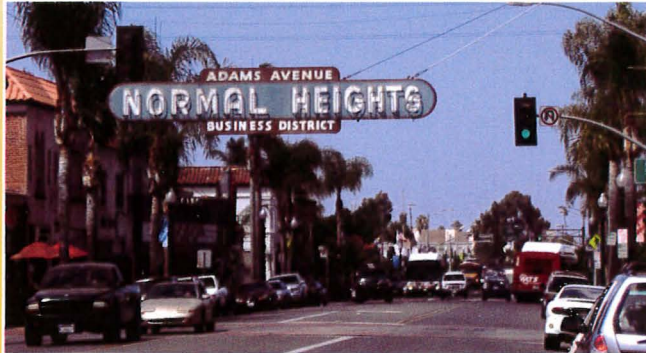


Mid-City

Public Facilities Financing Plan Fiscal Year 2014



June 2014

Planning, Neighborhoods & Economic Development
Facilities Financing



THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 309032

DATE OF FINAL PASSAGE JUN 23 2014

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE FISCAL YEAR 2014
MID-CITY PUBLIC FACILITIES FINANCING PLAN AND
DEVELOPMENT IMPACT FEE SCHEDULE.

WHEREAS, the Council has reviewed and considered the methodology set forth in the Fiscal Year 2014 Mid-City Public Facilities Financing Plan and Development Impact Fee Schedule (FY 2014 Mid-City Financing Plan), on file in the Office of the City Clerk as Document No. RR- 309032 ; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. The FY 2014 Mid-City Financing Plan is approved.
2. That the Chief Financial Officer is authorized to establish and modify individual Capital Improvement Program project budgets to reflect the FY 2014 Mid-City Financing Plan provided funding is available for such action.
3. Effective sixty days from the date of final passage of this resolution, that all development impact fees due under the FY 2014 Mid-City Financing Plan, shall be those fees in effect at the time building permits are issued, plus automatic annual increases in accordance with San Diego Municipal Code section 142.0640(b).
4. That the FY 2014 Mid-City Financing Plan, is incorporated by reference into this Resolution as support and justification for satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66000 et seq., for imposition of development impact fees. Specifically, it is determined and found that this documentation:

a. Identifies the purpose of the development impact fee, which is to ensure that new development projects pay a share of the funding needed for community serving infrastructure necessary to serve new development;

b. Identifies the use to which the development impact fee is to be put. The development impact fees will be used to finance transportation, park and recreation, library, and fire-rescue facilities as set forth in the FY 2014 Mid-City Financing Plan;

c. Demonstrates how there is a reasonable relationship between the development impact fee use and the type of development project on which the development impact fee is imposed. The development impact fees will be used to provide for a contribution for community serving infrastructure needed to serve both residential and non-residential development; and

d. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the development impact fee is imposed.

(i) Transportation Projects: Both residential development and non-residential development utilize the community's transportation system. Various street projects, traffic signal interconnect systems, landscaping, and median improvements are necessary to adequately serve the community.

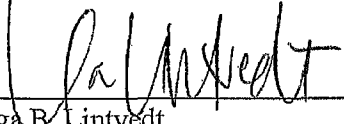
(ii) Park and Recreation Projects: Residential development utilizes the community's park and recreation facilities, and improvements are necessary based on the projected population at full community development to maintain existing levels of service, and to achieve General Plan standards.

(iii) Library Projects: Residential development utilizes the community's libraries, and improvements are necessary based on the projected population at full

community development to maintain existing levels of service, and to achieve General Plan standards.

(iv) Fire-Rescue Projects: Residential and non-residential development will be served by community fire facilities, and additional facilities are necessary based on the projected population at full community development, General Plan standards, and established emergency response times.

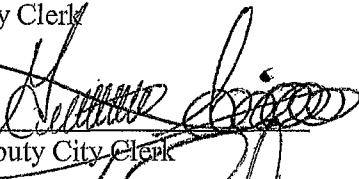
APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Inga B. Jintvedt
Deputy City Attorney

IBL:mm
5/27/2014
Or.Dept: Planning
Doc. No. 792356_2

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 10 2014.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 6/19/2014
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on JUN 10 2014, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUN 23 2014

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 309032

Mayor

Kevin Faulconer

City Council

Sherri Lightner, Council President Pro Tem, Council District 1

Ed Harris, Council District 2

Todd Gloria, Council President, Council District 3

Myrtle Cole, Council District 4

Mark Kersey, Council District 5

Lori Zapf, Council District 6

Scott Sherman, Council District 7

David Alvarez, Council District 8

Marti Emerald, Council District 9

City Attorney's Office

Jan Goldsmith, City Attorney

Inga Lintvedt, Deputy City Attorney

Planning Department

Bill Fulton, Director

Tom Tomlinson, Assistant Director

Scott Mercer, Supervising Project Manager

Vicki Burgess, Project Manager

Gloria Hensley, Principal Engineering Aide

Elena Molina, Administrative Aide

Mid-City Community Planning Groups

EASTERN	NORMAL HEIGHTS	CITY HEIGHTS	KENSINGTON/ TALMADGE
Laura Riebau, Chair	Jim Baross, Chair	Patty Vaccariello, Chair	David Moty, Chair
Denise Armijo	Judy Elliot	Ahmedei Cheikgurei	Robert Coffin, Vice-Chair
Jonathan Cutler, Secretary	Joseph Fombon	Russ Connelly	Frank Doft
Carl Davis	Art Harrison, Treasurer	Kenton Finkbeiner	John Garrison, Secretary
Lisa Gonzalez	Scott Kessler	Jenny Flanagan	Guy Hanford
Jolaine Harris	Nancy Lawler	Mark Kassab	Sean Harrison
Andy Huelskamp, Treasurer	Mark Lawler	Sally Rice Lemmie	Sherry Hopwood
Mario Ingrasi	Caroline McKeown, Secretary	Ahmed Malinomar	Ken Horsley
Daniele Laman	Richard Rios	Mazda Mehrnaz	Daniele Laman
Earl Lemar	Mark Rowland, Vice Chair	Guy Mock	Richard Lesser
Lee Rittiner	Dan Soderberg	Amanda Moss	Fred Lindahl, Treasurer
Anne Schoeller, Vice Chair	Frank Stappenbeck	Marc Munic	Ann Pease
Pam Swain	Earlene Thom	Jeanette Neeley	Keith Roudebush
		David Nelson	Don Taylor
		Katia Rodriguez	Kelly Waggonner
		Emily Serafy Cox	
		Jessie Sergent	
		Hong Tran	
		Jim Varnadore, Secretary	
		Abdullahi Yusuf	

Table of Contents

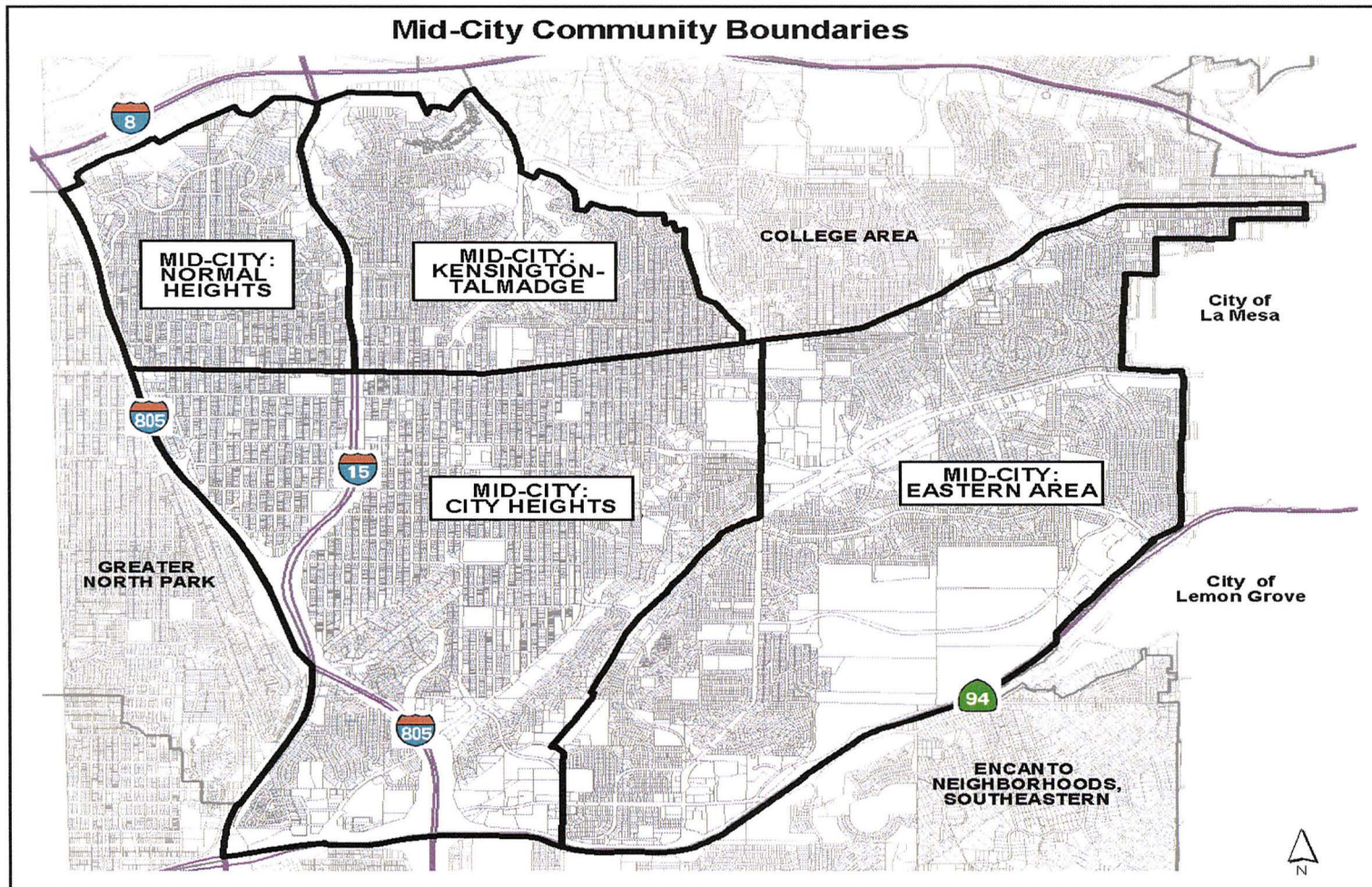
MID-CITY SUMMARY	1
GENERAL.....	1
DEVELOPMENT FORECAST AND ANALYSIS.....	1
PERIODIC REVISION.....	2
EXISTING PUBLIC FACILITIES & FUTURE NEEDS	2
TRANSPORTATION.....	2
PARK AND RECREATION.....	3
LIBRARY.....	3
FIRE PROTECTION.....	4
POLICE PROTECTION.....	4
SUMMARY OF PUBLIC FACILITIES NEEDS	4
MID-CITY - PUBLIC FACILITIES FINANCING PLAN	5
FINANCING STRATEGY.....	5
GENERAL ASSUMPTIONS AND CONDITIONS.....	9
DEVELOPMENT IMPACT FEE DETERMINATION	10
BACKGROUND.....	10
DISTRIBUTION OF PROJECT COSTS AND FEE DETERMINATION.....	10
TRANSPORTATION.....	10
PARK AND RECREATION.....	12
LIBRARY.....	13
FIRE FACILITIES.....	13
DEVELOPMENT IMPACT FEE SCHEDULE	14
PROJECT FUNDING SOURCES	15
MID-CITY PLANNING GROUPS PRIORITY LISTS	16-22
FACILITIES SUMMARY TABLES	
TABLE 1 - MID-CITY FACILITIES SUMMARY.....	23
TABLE 2 - CITY HEIGHTS FACILITIES SUMMARY.....	29
TABLE 3 - EASTERN FACILITIES SUMMARY.....	32
TABLE 4 - KENSINGTON-TALMADGE FACILITIES SUMMARY.....	34
TABLE 5 - NORMAL HEIGHTS FACILITIES SUMMARY.....	36
CAPITAL NEEDS DETAIL	37-126
FIGURES	
FIGURE 1 - MID-CITY BOUNDARY MAP.....	III
FIGURE 2 - CAPITAL IMPROVEMENT PROGRAM - CITY HEIGHTS.....	28
FIGURE 3 - CAPITAL IMPROVEMENT PROGRAM - EASTERN.....	31
FIGURE 4 - CAPITAL IMPROVEMENT PROGRAM - KENSINGTON/TALMADGE.....	33
FIGURE 5 - CAPITAL IMPROVEMENT PROGRAM - NORMAL HEIGHTS.....	35

Table of Contents (continued)

APPENDIX

APPENDIX A - UNIT PRICING LIST FOR TRANSPORTATION PROJECTS.....	A-1
APPENDIX B - UNIT PRICING LIST FOR PARK & RECREATION PROJECTS.....	B-1

FIGURE 1
MID-CITY COMMUNITY BOUNDARY



Mid-City Summary

General

The City of San Diego General Plan describes a jurisdiction with primarily two tiers: Urbanized Lands, and Proposition A areas. Urbanized Lands are characterized by older, recently developed, and developing communities at urban and suburban levels of development. Proposition A Lands are characterized by very-low density, residential, open space, natural resource-based park, and agricultural uses. The Mid-City Community Plan area is an Urbanized Lands area, and provides a guide for future development within Mid-City as part of the General Plan.

As companions to community plans, and to help determine and mitigate the cost of public facilities, the City Council has adopted Development Impact Fees (DIFs) in communities throughout the City. The Mid-City Public Facilities Financing Plan was adopted on August 4, 1998 by Resolution No. R-290610, and the DIF for the Mid-City community was also set at that time. This document is the first update to, and supersedes, the Mid-City Public Facilities Financing Plan as well as the Mid-City community DIF. It sets forth the major transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities, and fire stations facilities needed to serve the community. Together, the Community Plan and the Financing Plan determine the public facility needs of the community.

This Financing Plan is based on population assumptions at full community development, which is anticipated to occur in 2030, and the facilities that will be needed to accommodate growth that occurs before that time.

Development Forecast and Analysis

The Mid-City Community Plan is a comprehensive policy guide for the development of the community. The Mid-City Community is located centrally in the San Diego metropolitan area, east of Greater North Park, south of Mission Valley, north of Southeastern SD and west of the City of La Mesa. The Mid-City Community includes four City Council approved community planning areas: City Heights, Eastern Area, Kensington/Talmadge and Normal Heights as shown in Figure 1. The Mid-City Community, totaling approximately 8,044 acres, is developing in accordance with the Mid-City Community Plan, adopted in 1998.

Currently, the Mid-City community has approximately 26,410 single family detached units and 25,594 multiple family dwelling units, with a total population of 148,946. Based on existing development and the Mid-City Community Plan, approximately 8,061 additional residential dwelling units are anticipated within the Mid-City Community Plan area, resulting in a total of 60,065 dwelling units and a total population of 173,108 by the year 2030.

Periodic Revision

To ensure that this Financing Plan remains up-to-date and accurate, it is to be periodically revised to include, but not necessarily be limited to, amendments to the Mid-City Community Plan. The fee schedule will be updated annually to reflect inflationary increases.

Existing Public Facilities & Future Needs

Transportation

Mid-City is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system.

Transportation improvements in Mid-City are largely dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees, grants, subdividers, and other currently unidentified funding sources.

The most current information available from SANDAG's Traffic Model indicates that the average daily trips (ADTs) generated in the community in Year 2010 was approximately 812,000, with an additional 145,000 ADTs projected by Year 2030. The total of 957,000 ADTs in Year 2030 is used in determining the transportation component of the Development Impact Fee for Mid-City (please refer to page 11 for additional fee calculation information). The Development Impact Fee provides a funding source for the improvements identified in Table 1 and is to be paid by new development at building permit issuance. New development is not required (and cannot be required) to contribute to existing deficiencies in the transportation system. Other funding sources will need to be identified for remaining transportation needs.

Park and Recreation

The City's General Plan guidelines recommend 2.8 useable acres of parkland for every 1,000 residents. The City's General Plan recommends a 3-13 acre neighborhood park for every 5,000 population located within an approximately 1.0 mile service radius, a minimum 13 acre community park for every 25,000 population typically serving one community planning area (however, the community park may serve multiple community planning areas depending on location), and a recreation center for every 25,000 population or within an approximately 3 mile service radius, whichever is less. For every 50,000 population a community swimming pool is recommended within an approximately 6 mile service radius.

The Mid-City community is currently served by 5 community parks, 18 neighborhood/pocket/mini parks and 15 joint use facilities. Based on the City of San Diego General Plan guidelines for population-based park acreage approximately 417.05 acres of usable parks are needed to serve the existing population of 148,946. Additionally, based on the SANDAG 2030 population forecast of 173,108, a total of approximately 484.71 usable acres of population-based park land is needed to serve the community at full community development.

The entire usable park acreage and projected population is used to determine the park component of the Development Impact Fee for Mid-City. The Development Impact Fees collected from new development generate only that portion of the amount needed for new development since impact fees cannot be collected from existing development. Proposed parks are further described in Table 1 with details provided beginning on page 79. In order to meet the 2.8 acres of usable parkland per 1,000 population standard set forth in the General Plan, the City may impose additional fees on discretionary projects on an ad hoc basis.

Library

The Mid-City Community is served by three Library branches located in City Heights, Kensington/Normal Heights and Oak Park. The area is also served by the College Heights Branch on College Avenue north of El Cajon Boulevard. The Kensington/Normal Heights and Oak Park Libraries need to be expanded to serve the increase in population. These Library projects are further described in Table 1 with details provided beginning on page 121.

Fire Protection

Fire-Rescue protection for the Mid-City community is provided by Station #17, located in City Heights; Station #18, located in Normal Heights; Station #10, located in the Eastern Area; and Station #26, located in Oak Park. In addition, the area is also served by Station #14, located in North Park, and four stations near Mid-City to the West and South. The Fire-Rescue Department has identified the need for the reconstruction/expansion of one existing fire station and the construction of two new fire stations to serve Mid-City. (Table 1, pg 124-126)

Police Protection

The Mid-City community is served by the San Diego Police Department's Mid-City Division, located at 4310 Landis Street and the police substation located at 5348 University Avenue. No additional stations are needed.

Summary of Public Facilities Needs

The following figures and tables summarize the facility needs by the four sub-areas – City Heights, Eastern Area, Kensington-Talmadge and Normal Heights.

Table 1, beginning on page 23, summarizes all of the projects for the Mid-City Communities. Tables 2-5 reflect both long range needs and those needs reflected in the current Council adopted Capital Improvement's Program (CIP) for the four sub-areas. These projects are more fully described beginning on page 37.

Figures 2-5 illustrate general locations for projects within the four sub-areas of the Mid-City Communities.

The projects listed in the tables are subject to revision in conjunction with Council adoption of the annual Capital Improvement Program's Budget. Depending on priorities and availability of resources, changes to these projects are possible from year to year. In addition, the City may amend this Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.