

RESOLUTION NUMBER R- 310113

DATE OF FINAL PASSAGE DEC 16 2015

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING THE FISCAL YEAR 2016 ENCANTO  
NEIGHBORHOODS IMPACT FEE STUDY AND  
DEVELOPMENT IMPACT FEE SCHEDULE.

WHEREAS, the Council has reviewed and considered the methodology set forth in the  
Fiscal Year 2016 Encanto Neighborhoods Impact Fee Study and Development Impact Fee  
Schedule (FY 2016 Encanto Neighborhoods Impact Fee Study), on file in the Office of the City  
Clerk as Document No. RR- 310113; NOW, THEREFORE,

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

1. The FY 2016 Encanto Neighborhoods Impact Fee Study is approved.
2. That the Chief Financial Officer is authorized to establish and modify individual  
Capital Improvement Program project budgets to reflect the FY 2016 Encanto Neighborhoods  
Impact Fee Study, provided funding is available for such action.
3. That the Chief Financial Officer is directed to establish an interest bearing fund  
for the Encanto Neighborhoods Development Impact Fee.
4. Effective sixty days from the date of final passage of this resolution, that all  
development impact fees due under the FY 2016 Encanto Neighborhoods Impact Fee Study,  
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).
5. That the FY 2016 Encanto Neighborhoods Impact Fee Study, 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 2016 Encanto Neighborhoods Impact Fee Study;
- 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

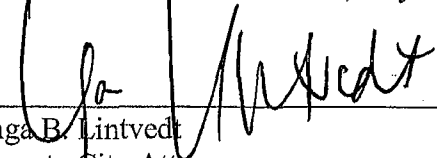
projected population at full community development to maintain existing levels of service, and to achieve General Plan standards.

(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. Lintvedt  
Deputy City Attorney

IBL:mm  
11/23/2015  
Or.Dept: Facilities Financing  
Doc. No. 1170607

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of DEC 08 2015

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk  
  
KEVIN L. FAULCONER, Mayor

Approved: 12/15/15  
(date)

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on DEC 08 2015, 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"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Chris Cate	<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 DEC 16 2015

(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:

(Seal)

KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

By *Atty. Gen.*, Deputy

Office of the City Clerk, San Diego, California.

Resolution Number R- 310113

**Mayor**

Kevin Faulconer

**City Council**

Sherri Lightner, Council President, Council District 1  
Lorie Zapf, Council District 2  
Todd Gloria, Council District 3  
Myrtle Cole, Council District 4  
Mark Kersey, Council District 5  
Chris Cate, Council District 6  
Scott Sherman, Council District 7  
David Alvarez, Council District 8  
Marti Emerald, Council President Pro Tem, Council District 9

**City Attorney**

Jan Goldsmith, City Attorney  
Inga Lintvedt, Deputy City Attorney

**Planning Department**

Jeff Murphy, Director  
Tom Tomlinson, Assistant Director  
Scott Mercer, Program Manager  
Vicki Burgess, Project Manager  
Solomon Kumbi, Principal Engineering Aide

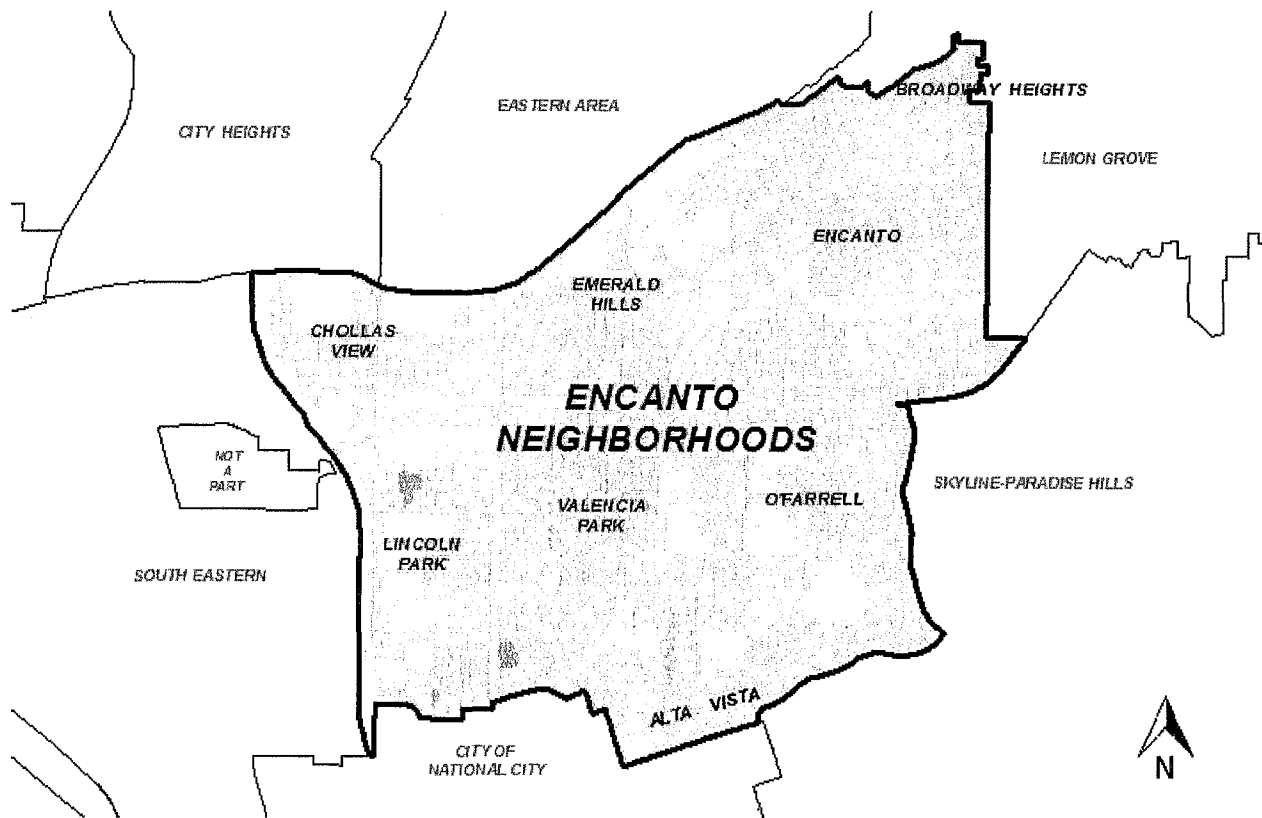
**Encanto Neighborhoods Community Planning Group**

Kenneth Malbrough, Chairperson  
Emilia Castillo  
Leslie Dudley  
April Flake  
Andrea Hill  
Edward Howell  
Monte Jones  
Ardelle Mathews  
Kwame Oates  
Brian Pollard  
Gail Reid  
Khalada Salaam-Alaji  
Maxine Sherard  
Ricky Valdez  
Steven Ward  
Alfredo Ybarra  
Marry Young

**TABLE OF CONTENTS**

	<b>Page</b>
<b>Figure 1: Community Boundary Map</b>	<b>F-1</b>
<b>Chapter 1: Introduction</b>	<b>1</b>
<b>Chapter 2: Existing Public Facilities and Future Needs</b>	<b>2</b>
<b>Chapter 3: Development Impact Fee Calculation</b>	<b>3</b>
Transportation Component	3
Park and Recreation Component	3
Library Component	4
Fire-Rescue Component	4
<b>Chapter 4: Financing Strategies</b>	<b>5</b>
<b>Chapter 5: General Assumptions and Conditions</b>	<b>6</b>
<b>Figure 2: Facilities Index Map</b>	<b>F-2</b>
<b>Table 1: Facilities Summary</b>	<b>7</b>
Transportation Projects	10
Park & Recreation Projects	31
Library Project	57
Fire-Rescue Projects	58
<b>Appendices</b>	
Appendix A: Encanto Neighborhoods Community Planning Group Priority List	A
Appendix B: Rosemont Neighborhood Council Priority List	B
Appendix C: Unit Pricing List for Transportation Projects	C
Appendix D: Cost Estimate for Park and Recreation Projects	D
<b>Development Impact Fee Schedule</b>	<b>DIF</b>

**Figure 1**  
**Encanto Neighborhoods Community Boundary Map**





## ***Chapter 1: Introduction***

### **Authority**

In 1987, the City of San Diego (City) staff developed and recommended Development Impact Fees (DIF) for 28 urbanized communities within the City. City Council adopted the recommended fees to mitigate the impact of new development on public facilities by Resolution No. R-269019 (adopted August 4, 1987) and R-269274 (adopted September 14, 1987).

The General Plan for the City was updated on March 10, 2008 by Resolution No. R-303473; and new guidelines included the division of the City into two planning designations: Proposition A Lands and Urbanized Lands. Urbanized areas include the developing communities, the central portion of San Diego as well as the remaining older section of the City. The Encanto Community Planning Area is an Urbanized area.

### **Previous, Current and Future Impact Fee Study Updates**

This Fiscal Year (FY) 2016 the Encanto Neighborhoods Impact Fee Study supersedes the FY 2003 Public Facilities Financing Plan approved on June 10, 2003 by Resolution No. R-298061. This Impact Fee Study reflects changes in the rate and amount of anticipated development, and changes in Development Impact Fee contributions to capital improvement program (CIP) projects. The City Council may amend this Impact Fee Study in the future to add, delete, substitute or modify a particular anticipated project to take into consideration unforeseen circumstances.

### **Purpose and Scope**

The new Encanto Neighborhoods Community Plan (Community Plan) serves as a comprehensive policy guide for the physical development of the community. The Encanto Neighborhoods community is generally bounded on the north by Interstate 94, on the east by the City of Lemon Grove, on the south by The City of National City and the Skyline/Paradise Hills Community, and on the west by Southeastern San Diego. This Impact Fee Study identifies public facilities that will be needed to serve the community at full development, and serves to establish a financing strategy for the provision of those facilities, and to establish a Development Impact Fee for new development.

### **Development Forecast and Analysis**

The Encanto Neighborhoods Community Planning Area encompasses approximately 3,811 total acres. The Encanto Neighborhoods Community has approximately 13,789 residential dwelling units and a population of 50,719 residents. At buildout, the Community Plan anticipates a total of 21,099 residential dwelling units and a population of 76,739 residents. At buildout, the Community Plan further anticipates non-residential development will include 3,971,600 square feet (SF) of non-residential development and 267,505 average daily trips (ADTs) anticipated at full community development.