

Development Impact Fee Determination

Background

The Kearny Mesa Community Plan area is almost fully developed. Thus, the majority of the required public improvements will have to be provided through special funding mechanisms other than DIF. In late 1987, staff developed and recommended impact fees for 28 urbanized communities, including those for the Kearny Mesa Community Plan area, to mitigate the impact of new development on public facilities. The City Council adopted the recommended fees. Since the community is near build out, the fees will provide only a small portion of the financing needed for the facilities.

Distribution of Project Costs and Fee Determination

Development of the actual DIF to be imposed is based on the extent or degree to which each type of development generates a demand for, or receives benefit from the various existing public facilities. For example, all development generates vehicular traffic and thus, on an equitable basis, should share in the cost of transportation projects.

Development Impact Fees were determined for the various categories of needed public facilities on the basis of total amount of development at community plan build-out and on the basis of additional public facilities needed at community plan build-out. The impact fee base includes all project needs except those identified as subdivider funded. The fees also include a 5% charge to cover City administrative costs.

Transportation

There is a clear relationship between the use of transportation facilities and the generation of vehicular trips based upon land use. In the report "San Diego Traffic Generators," authored by CALTRANS and SANDAG, the traffic generated by various classes of use is detailed. This report summarizes data collected at major regional traffic generators as well as neighborhood and local traffic generators in the San Diego area. Traffic counts taken at each facility are related to various characteristics of the facility such as size, type of use, number of employees, floor area, parking spaces, or number of persons. For impact fee purposes, multi-family residential development is assumed for Kearny Mesa (and all other urbanized communities). The residential portion of the impact fee reflects an average daily trip factor (ADT) of seven as a basis for determining the impact fee. A considerable range has been found for traffic generation in non-residential developments depending on the character and use of the property. Non-residential land-uses typically generate between 100 to 900 average daily trips per acre. For non-residential development in the Kearny Mesa Community, average daily trips were used.

Using the approved land use intensity and trip generation rates, the total number of trips at community plan build-out is estimated to be 627,900. An analysis of the DIF eligible street improvements required at community build-out (estimated costs in FY 2002 dollars) totaling

\$36,720,659 indicates that cost per average daily trip for transportation facilities is \$61 per trip and \$427 per dwelling unit. The fee per dwelling unit is calculated by using the average daily trip rate factor of seven. These amounts will be paid by all future development.

Libraries

Library needs are based on population, which is derived from the number of dwelling units estimated at build out. Therefore, only residential developments are charged a DIF for a library.

Based upon General Plan standards and a forecast of total population in Kearny Mesa at build-out, it is determined that the existing branch library will need to be expanded to 15,000 square feet. This facility is shared between the Serra Mesa and Kearny Mesa communities. The estimated cost of expansion is \$5,153,000; however, the DIF basis of \$4,653,000, which allocated to the 11,735 dwelling units in Serra Mesa and Kearny Mesa at buildout, results in a fee, including administrative costs, of \$416 per unit.

Park and Recreation

Park and Recreation needs are based on population derived from the number of dwelling units in the community. The Park and Recreation Department has identified projects needed in the Kearny Mesa Community at build-out. These are shown in Table 2 and in detail on page 55. Allocating total park and recreation facility costs of \$20,790,400 to the residential development at build-out of 3,294 units for Kearny Mesa only results in an impact fee, including administrative costs, of \$6,627 per unit. This amount will be paid by all future residential development.

Fire Facilities

The Fire Station portion of the impact fee relates to the cost of providing fire facilities to adequately provide fire protection services to both residential and non-residential development within the community. Residential impact fees are based on an average cost per dwelling unit. The average cost per 1,000 square feet of gross building area is used to determine fees for non-residential development.

The two fire stations servicing Kearny Mesa also provide protection to adjacent communities. Thus, only a portion of each station cost can be fairly allocated to Kearny Mesa. Using the total amount of development, both residential and non-residential of 45,848,000 square feet at community buildout, fire facilities costs of \$2,884,750 results in an impact fee of \$66 per residential dwelling unit and \$66 per thousand square feet of non-residential development. This amount will be paid by all future development.

Development Impact Fee Schedule

The resulting impact fees for Kearny Mesa are as follows:

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Library	Park	Fire	Total per Residential Unit	Transportation	Fire 1,000 sq ft of Gross Building Area (GBA)
\$427	\$416	\$6,627	\$66	\$7,536	\$61	\$66

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