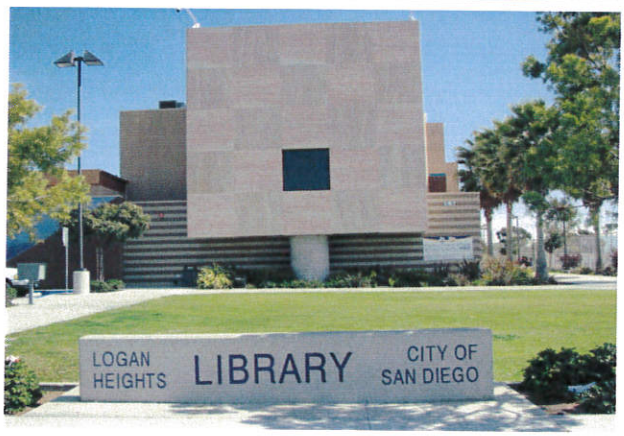
Southeastern San Diego

Impact Fee Study
Fiscal Year 2016



December 2015

Planning Department

Facilities Financing

RESOLUTION NUMBER R- 310112

DATE OF FINAL PASSAGE DEC 16 2015

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

WHEREAS, the Council has reviewed and considered the methodology set forth in the Fiscal Year 2016 Southeastern San Diego Impact Fee Study and Development Impact Fee Schedule (FY 2016 Southeastern San Diego Impact Fee Study), on file in the Office of the City Clerk as Document No. RR- 310112 ; NOW, THEREFORE,

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

1. The FY 2016 Southeastern San Diego 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 Southeastern San Diego Impact Fee Study 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 2016 Southeastern San Diego 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).

4. That the FY 2016 Southeastern San Diego 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 Southeastern San Diego 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:mb
11/23/2015
Or.Dept: Facilities Financing
Doc. No. 1171605

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of DEC 0 8 2015

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: 12/15/15
(date)

_____
KEVIN L. FAULCONER, Mayor

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	☑	☐	☐	☐
Lorie Zapf	☑	☐	☐	☐
Todd Gloria	☑	☐	☐	☐
Myrtle Cole	☑	☐	☐	☐
Mark Kersey	☑	☐	☐	☐
Chris Cate	☑	☐	☐	☐
Scott Sherman	☑	☐	☐	☐
David Alvarez	☑	☐	☐	☐
Marti Emerald	☑	☐	☐	☐

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:

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

(Seal)

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

By _____, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 310112

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

Southeastern San Diego Community Planning Group
Thomas Fuller, Chairperson
Xavier Aguirre
Eric Anderson
Raymond Bernal
James Brown
Jaime Capella
Patricia Duenos
Chelsea Klaseus
Robert Leif
Suzzanne Leif
Paul Sweeney
Louise Torio
Steve Veach

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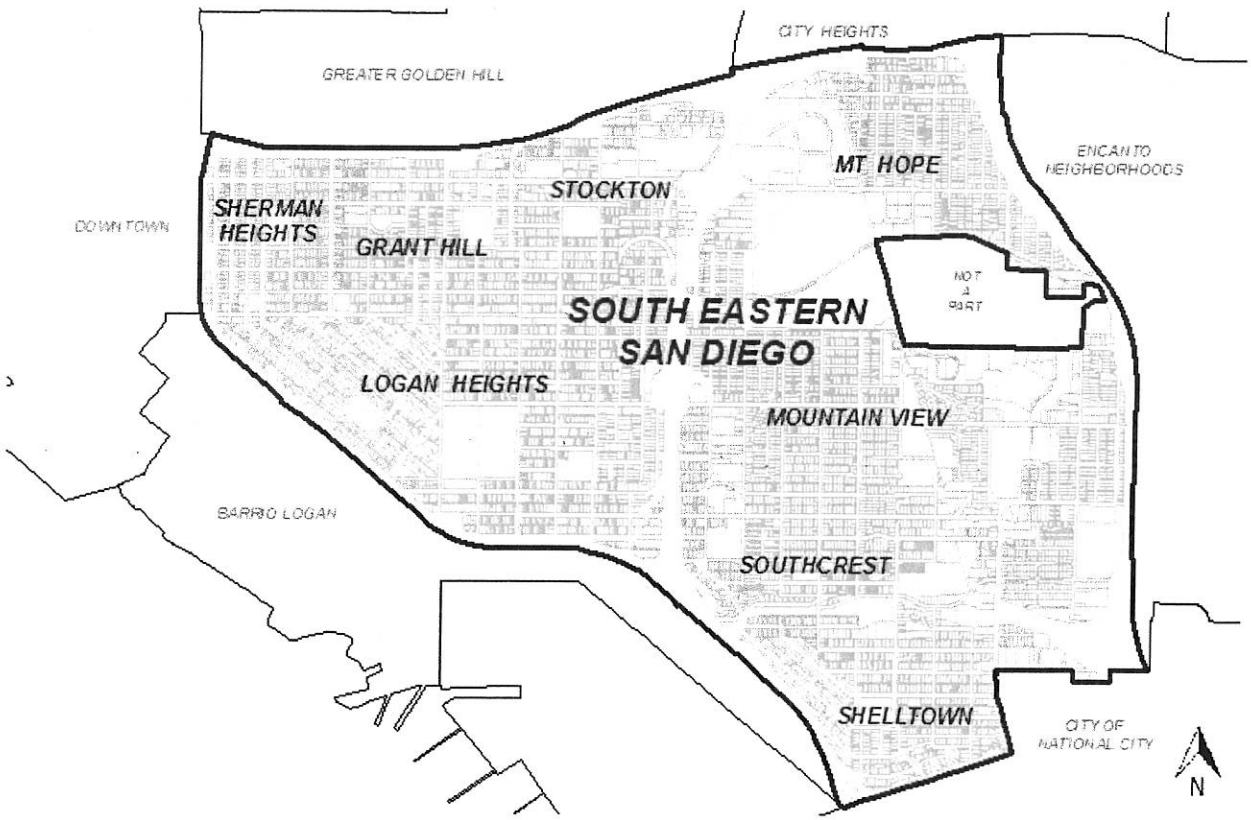
Figure 1
Southeastern San Diego Community Boundary Map



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 Southeastern San Diego Community Planning Area is an Urbanized area.

Previous, Current and Future Public Facilities Financing Plan Updates

This Fiscal Year (FY) 2016 the Southeastern San Diego 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 Southeastern San Diego Community Plan (Community Plan) serves as a comprehensive policy guide for the physical development of the community. The Southeastern San Diego community is generally bounded on the north by Interstate 94, on the east by the Encanto Community, on the south by the City of National City and the Barrio Logan Community, and on the west by Downtown 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 Southeastern San Diego Community Planning Area encompasses approximately 2,930 total acres. The Southeastern San Diego Community has approximately 15,028 residential dwelling units and a population of 56,848 residents. At buildout, the Community Plan anticipates a total of 18,637 residential dwelling units and a population of 72,335 residents. At buildout, the Community Plan further anticipates non-residential development will include 7,670,151 square feet (SF) of non-residential development and 376,310 average daily trips (ADTs) are anticipated at full community development.