

# Scripps Miramar Ranch

## PUBLIC FACILITIES FINANCING PLAN

Fiscal Year 2020

December 2019



## ACKNOWLEDGEMENTS

### Mayor

Kevin L. Faulconer

### City Council

Council President Pro Tem Barbara Bry, Council District 1

Jennifer Campbell, Council District 2

Chris Ward, Council District 3

Monica Montgomery, Council District 4

Mark Kersey, Council District 5

Chris Cate, Council District 6

Scott Sherman, Council District 7

Vivian Moreno, Council District 8

Council President Georgette Gómez, Council District 9

### City Attorney

Mara Elliot, City Attorney

Adam Wander, Deputy City Attorney

### Planning Department

Mike Hanson, Director

Tom Tomlinson, Deputy Director

Marco Camacho, Financial and Administrative Services Manager

Angela Abeyta, Supervising Project Manager

Leon McDonald, Principal Engineering Aide

### Scripps Miramar Ranch Planning Group

Wallace H. Wulfeck (Chair)

Scott Hilberg (Vice Chair)

Sandra K. Wetzels-Smith (Vice Chair)

Tamar Silverstein (Secretary)

Gwendolyn Bandt

Gordon Boerner

Julie Ellis

Dennis Engler

Stuart Gross

Bob Ilko

Jan Kane

Ron Kelley

Emma Lefkowitz

Marty Lorenzo

Jon Lyons III

Jenny Marshall

Marvin Miles

Bob Petering

Don Ringel

Marc Sorensen



The information in this document will be made available in alternative formats upon request. To request an impact fee study in an alternative format, call the Planning Department's Public Facilities Planning section at (619) 235-5200. To view this document online, visit the City of San Diego website at:

<http://www.sandiego.gov/planning/facilities-planning/plans>

## Table of Contents

Purpose and Scope .....	1
Existing Public Facilities and Future Needs.....	3
Future Public Facilities .....	5
Development Impact Fee Methodology.....	9
Cash Flow .....	11
Development Impact Fee Schedule.....	11
Appendix A – Summary of Completed Project .....	13
Appendix B – Property Owner’s List.....	15
Appendix C – Miscellaneous Funds.....	16
Appendix D – Council Resolution .....	17

This page intentionally left blank

## Purpose and Scope

The purpose of the Public Facilities Financing Plan (PFFP) is to provide a list of public facilities and improvements that are needed to implement the goals of the community plan through community buildout, and to develop applicable Development Impact Fees (DIF) pursuant to the California Government Code through which new development will pay no more than its proportional fair-share of the cost of those facilities based on a clear nexus. This PFFP functions as an implementation document of the City of San Diego's General Plan, the Scripps Miramar Ranch Community Plan, as well as other City planning policy documents such as the Climate Action Plan (CAP), the City of San Diego Pedestrian Master Plan (PMP), and the City of San Diego Bicycle Master Plan (BMP).

## General Plan

The General Plan is the City of San Diego's constitution for development. It is comprised of 10 elements that provide a comprehensive slate of citywide policies and further the City of Villages smart growth strategy for growth and development. The General Plan was comprehensively updated by unanimous vote of the City Council in 2008.

## Authority and Previous Update

The Fiscal Year 2020 update to the Scripps Miramar Ranch Public Facilities Financing Plan (PFFP) sets the Development Impact Fees (DIF) for Scripps Miramar Ranch pursuant to City of San Diego Municipal Code Section 142.0640 and California Government Code 66000 et seq. (Mitigation Fee Act). City Council approved the Fiscal Year 2016 Scripps Miramar Ranch Public Facilities Financing Plan on July 6, 2016 by Resolution R-310558. This Fiscal Year 2020 PFFP replaces the Fiscal Year 2016 PFFP.

## Development Impact Fee Procedure

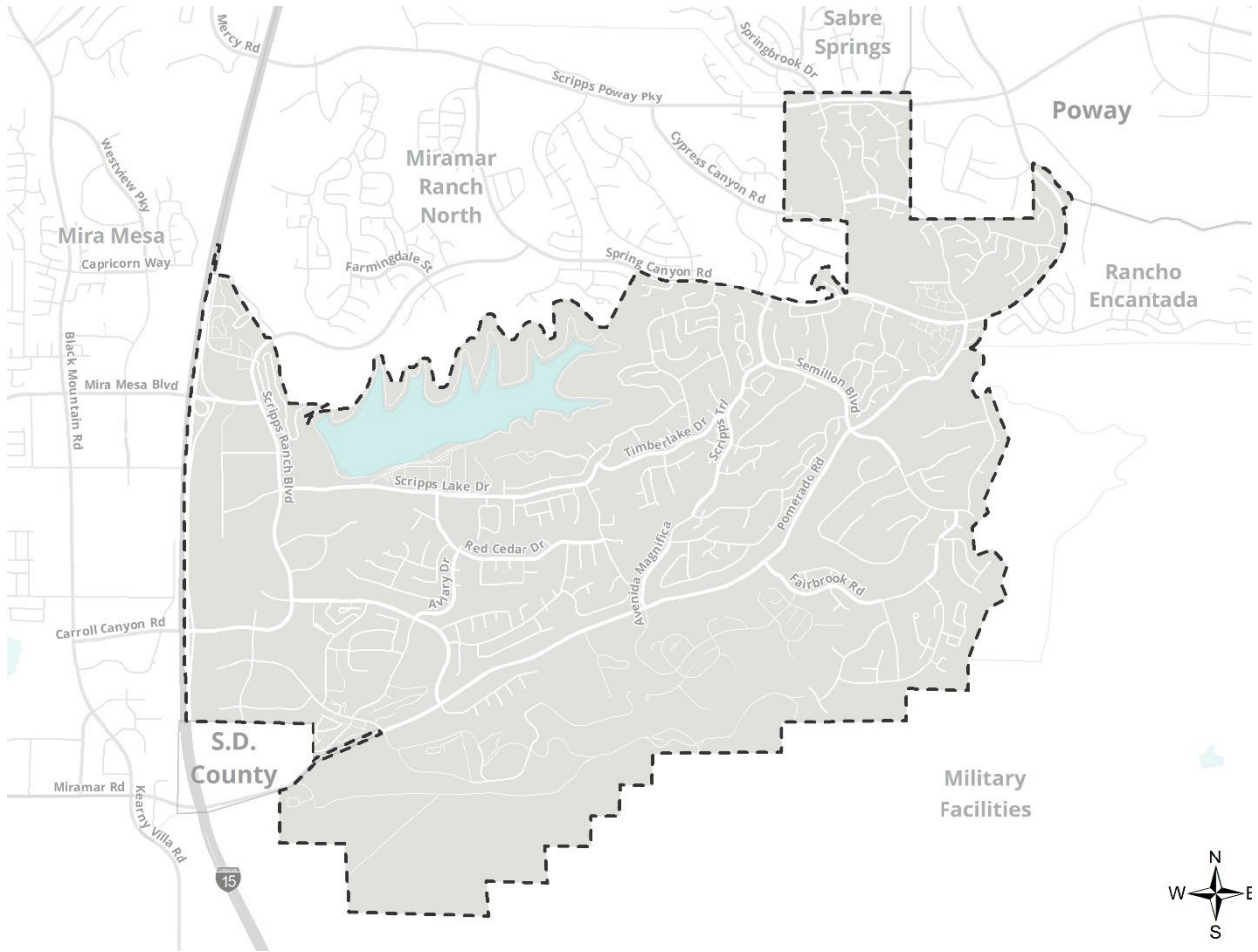
The Scripps Miramar Ranch Development Impact Fee (DIF) provides a source of funding for public infrastructure projects needed to serve anticipated development in the Scripps Miramar Ranch Community through its ultimate buildout. The dollar amount of the DIF is based upon the proportional percentage of the collective cost of remaining public infrastructure improvements divided by the remaining community development.

As development occurs, the owner/developer of any parcel seeking a building permit - or construction permit as applicable - must pay the applicable DIF based on the DIF rate schedule in effect at the time of construction or building permit issuance, as determined by the type and size of the development. DIF cannot be paid in advance of permit issuance. However, it can be deferred for up to two years per San Diego Municipal Code Section 142.0640(d) by entering into a Fee Deferral Agreement.

DIF is collected and placed into a separate interest-bearing fund, to be used within the community for those capital improvements identified in the Public Facilities Financing Plan (PFFP). DIF fund expenditures may include direct costs of construction of public facilities in the PFFP, cash reimbursement to developers constructing public facilities pursuant to the terms of an executed Reimbursement Agreement with the City, and costs for administration of the DIF program.

## Community Profile

Scripps Miramar Ranch is located in the north central part of San Diego and encompasses approximately 4,365 acres. The community is bordered on the north by the Miramar Ranch North community; on the northeast by the City of Poway; on the east by the community of Rancho Encantada and City of Poway; on the south and south east by Marine Corps Air Station Miramar (MCAS); and on the west by Interstate 15 and the Mira Mesa community.



# Existing Public Facilities and Future Needs

## Parks & Recreation Facilities

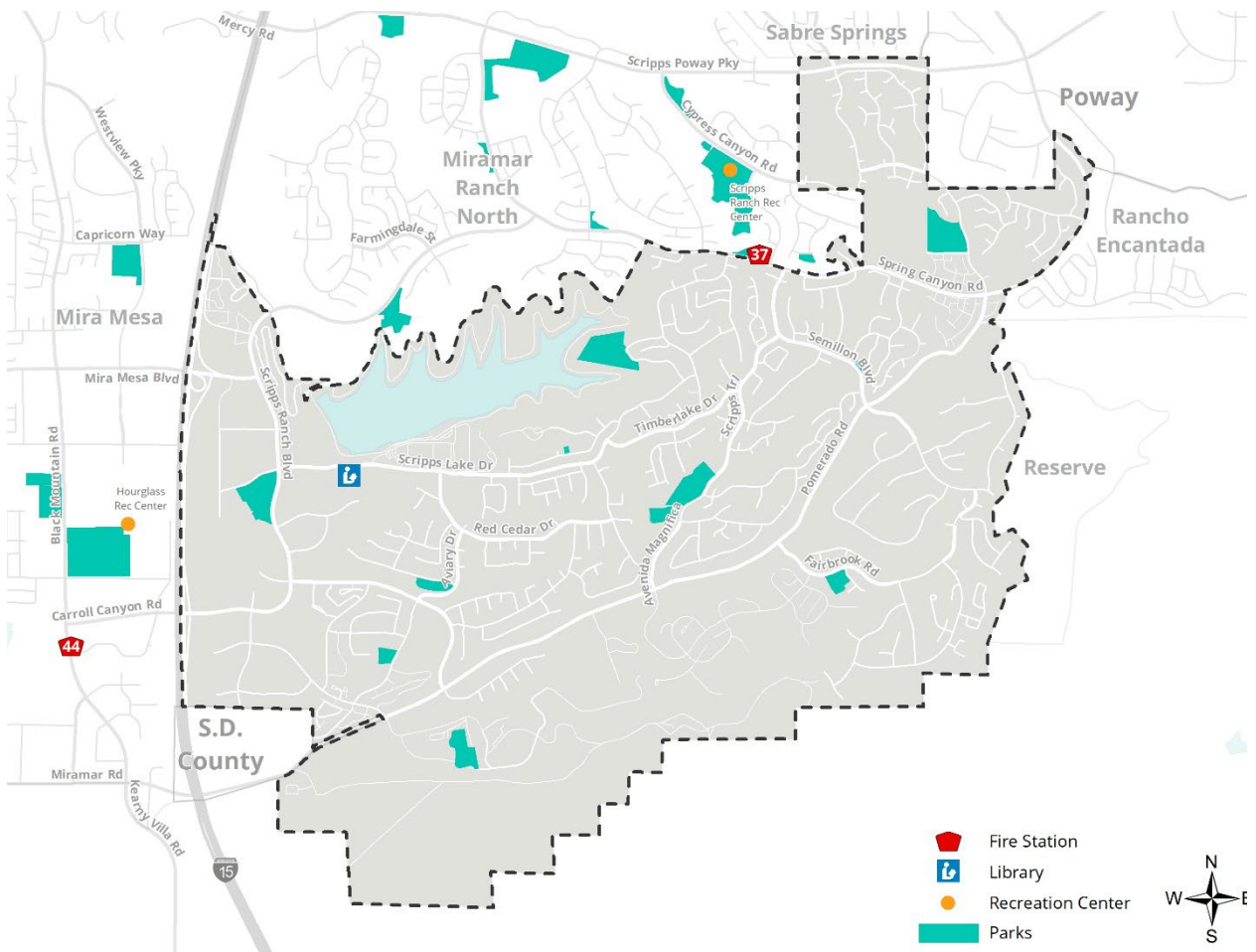
Scripps Miramar Ranch is currently served by over 55 acres of park facilities such as community, neighborhood, pocket, and mini-parks throughout the community. The Scripps Ranch Community Park Recreation Center is shared with Miramar Ranch North, and aquatic facilities are provided by the Ned Baumer Aquatic Complex in Mira Mesa. An additional 9.5 acres of identified park acreage and trails are proposed to meet the current population-based park acreage requirements.

## Fire-Rescue Facilities

Scripps Miramar Ranch is currently served by Fire Station No. 37 located at 11640 Spring Canyon Road. The Scripps Miramar Ranch Community Plan was amended in 2008 to add an additional fire station to serve the southern portion of the community.

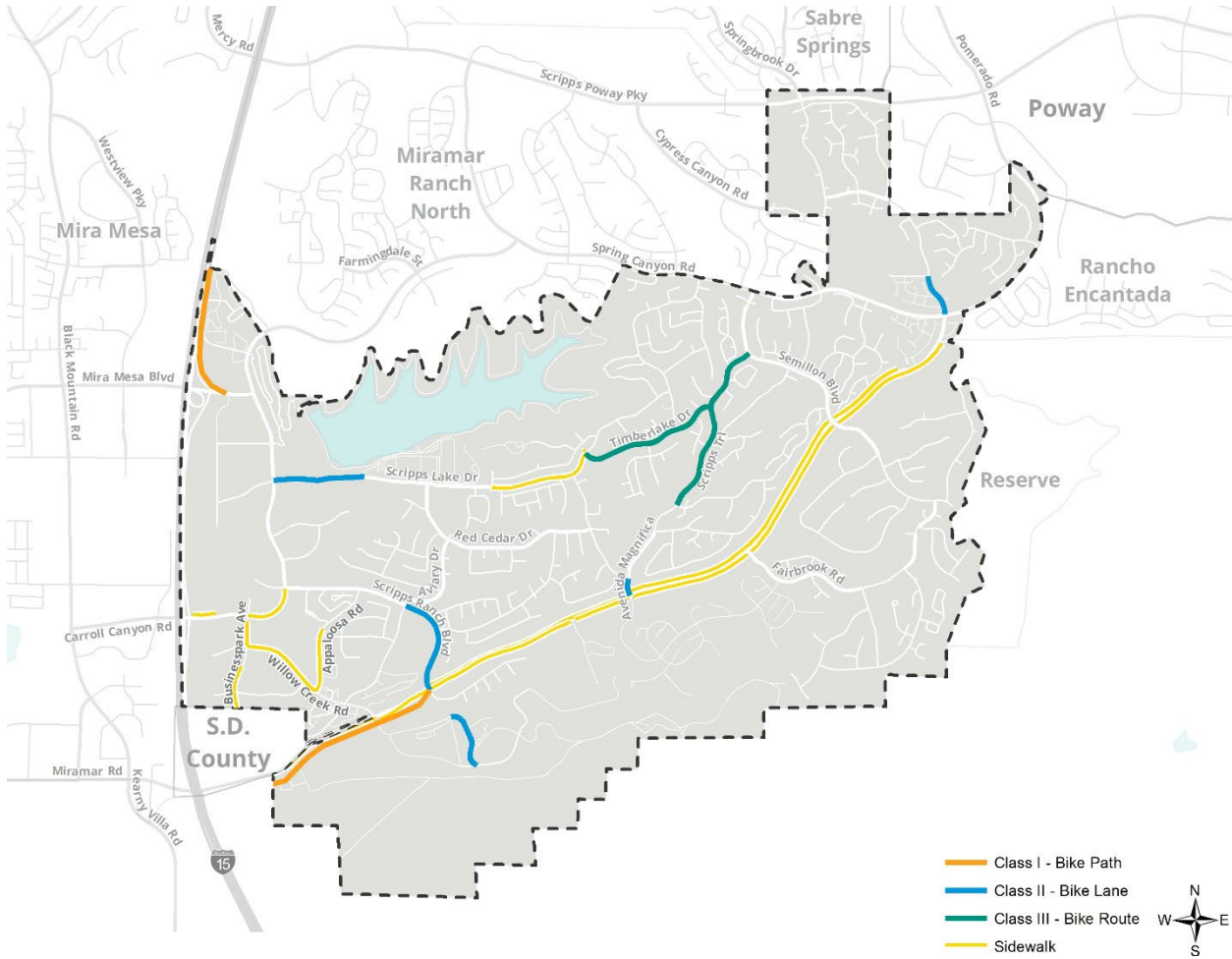
## Library Facilities

Library services for Scripps Ranch are provided by the Scripps Miramar Ranch Library located at 10301 Scripps Lake Drive. Other than an expansion of the existing parking lot to increase capacity, no additional library facilities are proposed for Scripps Ranch.



## Mobility Improvements

Scripps Miramar Ranch is currently served by a transportation system for vehicular, bicycle, equestrian and pedestrian traffic. As population increases and the City attempts to meet its Climate Action Plan and other policy goals, an emphasis has been placed on incorporating more active transportation projects into financing plans such as bike paths and sidewalks to improve safety, accessibility and connectivity for bicyclists and pedestrians. Improvements to the existing traffic signal system are also proposed to improve efficiency of that system.





## Future Public Facilities

The table below identifies all active and future City Capital Improvement Program (CIP) projects planned for the ultimate buildout of Scripps Miramar Ranch. The funding sources for these public improvements and facilities may include the Scripps Miramar Ranch Development Impact Fees (DIF), as well as other funding sources such as Special Park Fees, subdivider/developer funds, various miscellaneous funds, or funding that has not yet been identified.

Mobility Projects					
Project No.	CIP No.	IMPROVEMENT TITLE	SMR DIF Funding	Other Funding	Total Est. Cost
M-1	TBD	Roundabouts & Traffic Circles	\$405,000	\$13,095,000	\$13,500,000
<i>Description:</i>		<i>Partial funding for seven roundabouts and/or traffic circles is provided in this financing plan. Pending further analysis, sites may include, but are not limited to, the following locations:</i>			
		Roundabout - Businesspark Ave at Willow Creek Rd			
		Roundabout - Aviary Dr & Willow Creek Rd			
		Roundabout - Scripps Ranch Blvd & Aviary Dr			
		Roundabout - Scripps Lake Dr & Timberlake Dr			
		Roundabout - Timberlake Dr & Sunset Ridge Dr			
		Roundabout - Semillon Blvd & Reisling Dr			
		Traffic Circle - Aviary Dr & Red Cedar Dr			
		Traffic Circle - Timberlake Drive & Scripps Trail			
M-2	TBD	Traffic Signal Modifications	\$30,000	\$979,000	\$1,009,000
<i>Description:</i>		<i>Installation of a Pedestrian Countdown Timer, Signal Communication Gap, and Conversion Signals, which may include, but are not limited to, the following locations:</i>			
		1. Pedestrian Countdown Timer - Meanley Drive @ Scripps Ranch Blvd.			
		2. Signal Communication Gap - Scripps Lake Dr. & Red Cedar Dr.			
		3. Conversion Signal - Pomerado Rd & Avenida Magnifica			
		4. Conversion Signal - Pomerado Rd & Chabad Center Driveway			
		5. Conversion Signal - Pomerado Rd & Fairbrook Rd			
		6. Conversion Signal - Pomerado Rd & Legacy Road			
		7. Conversion Signal - Pomerado Rd & Scripps Ranch Blvd			
		8. Conversion Signal - Pomerado Rd & Semillon Blvd			
		9. Conversion Signal - Pomerado Rd & Spring Canyon Rd			
		10. Conversion Signal - Pomerado Rd & Stonebridge Pkwy			
		11. Conversion Signal - Pomerado Rd & Willow Creek Rd			
		12. Conversion Signal - Scripps Ranch Blvd & Carroll Canyon Rd			
		13. Conversion Signal - Scripps Ranch Blvd & Erma Rd			
		14. Conversion Signal - Scripps Ranch Blvd & Hibert St			
		15. Conversion Signal - Scripps Ranch Blvd & Meanley Dr			
		16. Conversion Signal - Scripps Ranch Blvd & Scripps Lake Dr			

<b>Project No.</b>	<b>CIP No.</b>	<b>IMPROVEMENT TITLE</b>	<b>SMR DIF Funding</b>	<b>Other Funding*</b>	<b>Total Est. Cost</b>
M-3	TBD	Bicycle Improvements	\$328,000	\$11,208,000	\$11,536,000
	Description:	Install approximately 1.27 miles of Class I bicycle paths, 3.81 miles of Class II bicycle lanes, 14.30 miles of missing Class II buffers, and 2.54 miles of Class III bicycle routes throughout the community.			
		Class I - South of Pomerado Rd from Scripps Ranch ROW to Western Community Boundary			
		Class I - Parallel to I-15 NB On Ramp from Mira Mesa Blvd to Scripps Vista Way			
		Class II - Scripps Ranch Blvd from Aviary Dr. to Pomerado Rd			
		Class II - Avenida Magnifica from Mesa Madera Dr. to Pomerado Rd			
		Class II - Scripps Lake Dr. from Scripps Ranch Blvd to 600' west of Lake Miramar entrance			
		Class II - Cypress Canyon Rd. from 150' west of Sun Ray Ct. to E. Cypress Canyon Park Dr.*			
		Class II - Cypress Canyon Park Dr. from Cypress Canyon Rd to Spring Canyon Rd			
		Class II - Install Missing Buffers along Existing Class II Bike Lanes			
		Class III - Scripps Trail from Semillon Blvd to Avenida Magnifica			
		Class III - Timberlake Dr. from Scripps Trail to Scripps Lake Dr.			
M-4	TBD	Sidewalk Improvements	\$135,000	\$4,365,000	\$4,500,000
	Description:	Install 38,702 of linear feet of missing sidewalk throughout the community.			
M-5	TBD	V-Calm Signs	\$4,000	\$126,000	\$130,000
	Description:	Install three (3) V-Calm signs. Locations may include, but are not limited to, the following three locations.			
		<ul style="list-style-type: none"> <li>Install two (2) V-Calm Signs on Cypress Canyon Road; one for Northbound traffic and one for Southbound traffic.</li> <li>Install V-Calm Sign for Northbound Traffic on Willowcreek Rd from Appaloosa Rd to Businesspark Ave</li> </ul>			
M-6	TBD	Sidewalk Pop Outs w/Curb Ramps	\$7,000	\$233,000	\$240,000
	Description:	Install two (2) pop outs with curb ramp at mid-block crosswalk fronting 10050 Avenida Magnifica. (Avenida Magnifica from Negley Dr to Mesa Madera)			
<b>Mobility Projects Total</b>			<b>\$909,000</b>	<b>\$30,002,000</b>	<b>\$30,911,000</b>

*\*Other funding includes the unidentified portion of the cost estimates for the projects that is not eligible for DIF, as well as \$525,000 for the uncompleted road segment that the Class II bike lane on Cypress Canyon Rd from 150' west of Sun Ray Ct (western community boundary) to East Cypress Canyon Park Dr. is proposed for. This uncompleted segment of Cypress Canyon Rd will most likely be constructed by a developer with the development of the adjoining property.*

<b>Parks &amp; Recreation Projects</b>					
<b>Project No.</b>	<b>CIP No.</b>	<b>Project Title</b>	<b>SMR DIF Funding</b>	<b>Other Funding</b>	<b>Total Est. Cost</b>
34-23B	TBD	Cypress Canyon Neighborhood Park Phase 2	\$4,080,675	\$719,325	\$4,800,000
<i>Description:</i>		<i>Design and construction of the remaining four (4) acres of a 12- usable acre neighborhood park. Approximately eight (8) acres were developed as part of Phase I (Project 34-23A).</i>			
34-25B	S-01083	Fairbrook Neighborhood Park Development	\$2,415,257	\$3,335,144	\$5,750,401
<i>Description:</i>		<i>Design and construction of an approximately 2.31 usable acre neighborhood park, including adjacent half-width street improvements and utilities to serve the park.</i>			
34-32	TBD	Scripps Ranch Community Park Recreation Center Expansion	\$302,000	\$10,028,000	\$10,330,000
<i>Description:</i>		<i>Expansion of the existing 12,080 SF Scripps Ranch Community Park Recreation Center to serve the current and future residents of Scripps Ranch and Miramar Ranch North. Based on SANDAG Series 13 2050 population forecasts for the two communities, an additional 10,843 SF is needed.</i>			
34-35	TBD	Jerabek Elementary School Joint-Use Improvements	\$45,000	\$961,000	\$1,006,000
<i>Description:</i>		<i>Lighting for two (2) existing joint-use ballfields at Jerabek Elementary School to expand the recreational opportunities for existing and future residents.</i>			
34-36	TBD	Jerabek Neighborhood Park Improvements	\$45,000	\$961,000	\$1,006,000
<i>Description:</i>		<i>Lighting for two (2) existing tennis courts Jerabek Neighborhood Park to expand the recreational opportunities for existing and future residents.</i>			
34-42	P-18003	Hendrix Pond/Aviary Park Development	\$300,000	\$0	\$300,000
<i>Description:</i>		<i>General Development Plan (GDP) for the design and construction of improvements totaling 3.26 acres at Hendrix Pond/Aviary Park. Improvements may include an approximately 1.7-acre pocket park and 2,291 linear feet of new trail and trail amenities connecting Hendrix Pond and Aviary Park.</i>			
34-44	TBD	Park & Recreation Facilities Improvements	\$2,900,000	\$5,100,000	\$8,000,000
<i>Description:</i>		<i>Design and construction of improvements at neighborhood parks, which may include, but are not limited to, the following locations:</i>			
		<ul style="list-style-type: none"> <li>• Cypress Canyon Neighborhood Park</li> <li>• Jerabek Neighborhood Park</li> <li>• Lakeview Neighborhood Park</li> </ul>			
<b>Parks &amp; Recreation Total</b>			<b>\$10,087,932</b>	<b>\$21,104,469</b>	<b>\$31,192,401</b>

<b>Fire-Rescue Projects</b>					
<b>Project No.</b>	<b>CIP No.</b>	<b>Project Title</b>	<b>SMR DIF Funding</b>	<b>Other Funding</b>	<b>Total Est. Cost</b>
34-41	TBD	Future Fire Station	\$1,220,000	\$17,010,000	\$18,230,000
<i>Description:</i>		<i>Land acquisition, design and construction of a new fire station to serve the southern portion of the community at a site to be determined.</i>			

<b>Library Projects</b>					
<b>Project No.</b>	<b>CIP No.</b>	<b>Project Title</b>	<b>SMR DIF Funding</b>	<b>Other Funding</b>	<b>Total Est. Cost</b>
34-31	S-00811	Scripps Ranch Library Parking Lot Expansion	\$6,040,777	\$35,600	\$6,076,377
<i>Description:</i>		<i>Expansion of the Scripps Ranch Branch Library parking lot at 10301 Scripps Lake Drive.</i>			

<b>Total of All Projects</b>	<b>\$18,257,709</b>	<b>\$68,152,069</b>	<b>\$86,409,778</b>
------------------------------	---------------------	---------------------	---------------------

## Development Impact Fee Methodology

The Development Impact Fees (DIF) in Scripps Miramar Ranch are developed using a cash flow methodology. This methodology uses the following information to determine the DIF for each land use classification in the community. Detail on each of these inputs is provided below.

- Timing and cost of public facilities and improvements included in the PFFP
- Estimated annual administration costs for DIF program
- Development schedule for remaining vacant parcels in the community
- Equivalent Dwelling Unit (EDU) ratios for each land use designation
- Annual inflation rate escalator applied to the DIF each July 1
- Annual interest rate applied to the DIF fund cash balance

### Timing and Cost of Public Facilities

The Public Facilities Financing Plan (PFFP) includes a variety of public infrastructure projects to meet the community's needs including: mobility projects, which include active transportation projects to provide safety, accessibility and connectivity for bicyclists and pedestrians, parks and recreation facilities, library facilities, and fire-rescue facilities. The cost estimates for these public facilities and improvements contained in the PFFP were prepared by the Planning Department staff in consultation with the asset-managing departments and the Public Works Department. The timing of the construction of the facilities and improvements is dependent on the availability of the DIF funding.

### Development Schedule

There are five land use categories in Scripps Miramar Ranch; Single Family, Multi-Family, Commercial, Industrial, and Institutional. The remaining undeveloped parcels in Scripps Miramar Ranch are shown on the Property Owner's List, which contains each remaining unimproved parcel and approved map unit in the community. The Property Owner's List is shown on page 15 of the appendix.

A development forecast is prepared using the Property Owner's List of undeveloped parcels, review of the community plan, existing tentative and final maps, and active development projects submitted to the City of San Diego. This development schedule shows the projected development in Scripps Ranch over the next six years and is part of the cash flow used to calculate the Development Impact Fee (DIF) for Scripps Miramar Ranch.

The development schedule for Scripps Miramar Ranch through Fiscal Year 2025 is shown on page 10. A total of 335 residential units and 42.2 acres of non-residential development are expected to be constructed during this period. These totals include 260 multi-family units and approximately 10,000 square feet of commercial development approved as part of Community Plan Amendment in 2018. Although this is the development anticipated on the undeveloped parcels in the community, additional infill and redevelopment may occur and is subject to the DIF as applicable.

### Scripps Ranch Development Schedule

Fiscal Year	SFDU	MFDU	Commercial Acres	Industrial Acres	Institutional Acres
2020	----	----	----	----	----
2021	----	130	1.47	12.80	----
2022	----	130	----	----	----
2023	----	----	----	----	----
2024	----	----	----	----	----
2025	75	----	----	29.12	----
<b>Anticipated</b>	<b>75</b>	<b>260</b>	<b>1.47</b>	<b>41.92</b>	<b>0</b>

SFDU – Single Family Dwelling Unit  
MFDU – Multi-Family Dwelling Unit  
CAC – Commercial Acres  
IAC – Industrial Acres  
INST – Institutional Acres

### Equivalent Dwelling Unit (EDU) Ratios

An Equivalent Dwelling Unit or EDU ratio has been established for appropriately allocating the cost of public facilities among land use classifications. EDU ratios have been calculated for each category of facility to be funded by the Development Impact Fees (DIF) because the relationship between land use and the degree of benefit from different public facilities can vary substantially depending on land use. The single-family dwelling unit (SFDU) is the basis for all other EDU ratios. Other land use classifications are assigned an EDU ratio per dwelling unit, acre, or square foot, proportionate to the respective impacts. The table below provides the EDU ratios used to calculate the Scripps Miramar Ranch DIF.

CATEGORY	Single Family Dwelling Unit	Multi-Family Dwelling Unit	Commercial Acre	Industrial Acre	Institutional Acre
TRANSPORTATION	1.0	0.7	30.0	18.0	10.0
PARKS	1.0	0.7	----	----	----
FIRE	1.0	0.7	10.0	7.0	7.0
LIBRARY	1.0	0.7	----	----	----

## Cash Flow

The cash flow below shows Development Impact Fee (DIF) for Scripps Miramar Ranch for FY 2020 through FY 2025 as determined using the unaudited starting balance of the Scripps Miramar Ranch DIF funds for Fiscal Year 2020, the costs of the public facilities and improvements included in the PFFP, and the anticipated development in the community through 2025. An annual inflationary adjustment of 3% is applied to the fee and project costs, based on a rolling average of the change in the Los Angeles Construction Cost Index from March to March of each year. An annual accrued interest adjustment of 1% is applied to the DIF cash balance. This interest adjustment is based on the City Treasurer’s historical investment performance.

Fiscal Year	SFDU Fee	MFDU Fee	CAC Fee	IAC Fee	INST Fee	Revenue & Interest	CIP Expenses	Net Fund Balance
							Beginning Fund Balance	\$8,411,510
2020	\$27,500	\$19,250	\$107,525	\$64,900	\$37,125	\$42,301	\$8,404,891	\$48,920
2021	\$28,325	\$19,828	\$110,751	\$66,847	\$38,239	\$3,614,413	\$15,450	\$3,647,884
2022	\$29,175	\$20,422	\$114,073	\$68,852	\$39,386	\$2,704,667	\$15,914	\$6,336,637
2023	\$30,050	\$21,035	\$117,495	\$70,918	\$40,567	\$63,443	\$16,391	\$6,383,689
2024	\$30,951	\$21,666	\$121,020	\$73,046	\$41,785	\$63,912	\$16,883	\$6,430,719
2025	\$31,880	\$22,316	\$124,651	\$75,237	\$43,038	\$4,614,215	\$11,012,727	\$32,206

SFDU – Single Family Dwelling Unit      CAC – Commercial Acre      INST – Institutional Acre  
MFDU – Multi-Family Dwelling Unit      IAC – Industrial Acre

## Development Impact Fee Schedule

The fee schedule developed through cashflow modeling described above includes an inflationary adjustment of 3% applied to the fee starting in FY 2021. The annual inflationary adjustment takes effect at the beginning of each fiscal year (July 1). This fee schedule and the automatic increase is in effect until the next fee adjustment is authorized by City Council.

Fiscal Year	Single Family (per unit)	Multi-Family (per unit)	Commercial (per acre)	Industrial (per acre)	Institutional (per acre)
2020	\$27,500	\$19,250	\$107,525	\$64,900	\$37,125
2021	\$28,325	\$19,828	\$110,751	\$66,847	\$38,239
2022	\$29,175	\$20,422	\$114,073	\$68,852	\$39,386
2023	\$30,050	\$21,035	\$117,495	\$70,918	\$40,567
2024	\$30,951	\$21,666	\$121,020	\$73,046	\$41,785
2025	\$31,880	\$22,316	\$124,651	\$75,237	\$43,038

This page intentionally left blank



## Appendix A – Summary of Completed Projects

Mobility Projects			
Project Titles	SMR DIF	Other*	Total
Scripps Ranch Blvd - Carroll Canyon Rd to Aviary Dr	\$1,261,536	\$0	\$1,261,536
Scripps Ranch Blvd Median – Mira Mesa Blvd to Hibert St.	\$785,068	\$78,338	\$863,406
Mira Mesa Blvd Median – Interstate 15 to Scripps Ranch Blvd.	\$154,375	\$585,910	\$740,285
Pomerado Rd (Ph. I) - 500 Ft East of Semillon Blvd To Old City Limits	\$312,295	\$0	\$312,295
Pomerado Rd (Ph. I) - Old City Limits to Spring Canyon Rd	\$1,000,000	\$0	\$1,000,000
Pomerado Rd (Ph. I) - Spring Canyon Rd. to New City Limits	\$1,080,000	\$3,080,000	\$4,160,000
Spring Canyon Rd - Riesling Dr to 450 Ft. East of Riesling	\$374,401	\$0	\$374,401
Spring Canyon Rd - 450 Ft East of Riesling Dr to Pomerado Rd	\$0	\$920,000	\$920,000
Scripps Lake Dr Sidewalk -Scripps Ranch Blvd to Library	\$114,962	\$0	\$114,962
Scripps Poway Parkway (Route 8A)	\$0	\$5,902,600	\$5,902,600
Interstate 15-Lite Rail Transit Alignment Studies	\$11,000	\$119,000	\$130,000
Pomerado Rd at Willow Creek Rd/ Ave Of Nations Intersection Improv	\$1,260,364	\$0	\$1,260,364
Traffic Signals – Various Locations	\$485,510	\$285,000	\$770,510
Median Island-Spring Canyon at Riesling Dr	\$4,586	\$0	\$4,586
Median Island-Spring Canyon at Elderwood Lane	\$0	\$0	\$0
Semillon Boulevard Bikeway	\$0	\$3,000	\$3,000
Feasibility Study for Direct Access Ramp	\$0	\$150,000	\$150,000
Vehicle Calming Signs	\$75,000	\$0	\$75,000
<b>Subtotal</b>	<b>\$6,919,097</b>	<b>\$11,123,848</b>	<b>\$18,042,945</b>
Park & Recreation Projects			
Project Titles	SMR DIF	Other*	Total
Lakeview Neighborhood Park	\$0	\$820,213	\$820,213
Scripps Ranch Community Park Sodding	\$0	\$149,718	\$149,718
Jerabek Elementary Ball Field Renovation	\$0	\$103,000	\$103,000
Cypress Canyon Neighborhood Park – Phase I	\$0	\$1,941,589	\$1,941,589
Fairbrook Neighborhood Park-Acquisition	\$0	\$373,328	\$373,328
Mira Mesa Community Park (Hourglass) Swimming Pool	\$0	\$4,747,408	\$4,747,408
Scripps Ranch High School Joint Use Area Improvements	\$0	\$128,118	\$128,118
Lakeview Neighborhood Park Comfort Station	\$0	\$246,880	\$246,880
Evans Pond Reclaimed Water Pipeline Installation	\$0	\$427,466	\$427,466
Scripps Community Park Sports Field Lighting	\$0	\$187,647	\$187,647
Thurgood Marshall Middle School-Joint Use Development	\$0	\$2,079,000	\$2,079,000
Jerabek Neighborhood Park & Elem. – Joint Use Upgrades	\$0	\$36,853	\$36,853
<b>Subtotal</b>	<b>\$0</b>	<b>\$11,241,220</b>	<b>\$11,241,220</b>

<b>Fire-Rescue Projects</b>			
<b>Project Title</b>	<b>SMR DIF</b>	<b>Other*</b>	<b>Total</b>
Fire Station No. 37	\$859,800	\$1,481,948	\$2,341,748
<b>Library Projects</b>			
Scripps Miramar Ranch Branch Library	\$2,154,799	\$3,889,564	\$6,044,363
<b>Total Completed Projects</b>	<b>\$9,933,696</b>	<b>\$27,736,580</b>	<b>\$37,670,276</b>

\*Other funding sources may have included Special Park Fees, other DIF funds besides Scripps Ranch DIF, subdivider/developer funds, or other miscellaneous funds.

## Appendix B - Property Owner's List

Scripps Miramar Ranch has a limited number of parcels that are undeveloped or underdeveloped. The table below identifies properties and the anticipated development of each parcel.

No.	APN No.	Lot No.	Dev Type	Est. DU or Acres	Property Owner
1	319-170-10-00			20.28	San Diego Unified School District
3	319-170-22-00	Lot 3	IA	6.06	Scripps Ranch Technology Park LLC
3	319-170-25-00	Lot 6	IA	6.69	Scripps Ranch Technology Park LLC
3	319-170-26-00	Lot 7	IA	8.18	Scripps Ranch Technology Park LLC
3	319-170-27-00	Lot 8	IA	4.62	Scripps Ranch Technology Park LLC
3	319-170-29-00	Lot 10	IA	5.36	Scripps Ranch Technology Park LLC
3	319-170-30-00	Lot 11	IA	4.0	Navy Federal Credit Union
17	320-010-40-00		SF	25	Peace Family Partnership LP
19	319-020-04-00		SF	45	Renzulli Thomas J Living Trust
33	320-010-38-00		SF	5	Itec Properties
39	319-170-31-00	Lot 12	IA	7.01	Property Reserve Inc

IA = Industrial Acre, SF = Single Family Dwelling Unit

## Appendix C - Miscellaneous Funds

Some of the completed and active public facility projects contained in this Public Facilities Financing Plan (PFFP) were, and are, partially funded with sources of funding other than Development Impact Fees (DIF). A description of each of these funds is provided below.

### Special Park Fees - 400029

In order to furnish adequate park and recreational facilities needed to serve the community, the City Council established a Special Park Fee (SPF) in Scripps Miramar Ranch by Municipal Code Section 102.0406.06.1, on April 16, 1979. This fee applied to any residential development and was paid at the time of the approval of the final subdivision map, and most of the completed park facilities in Scripps Ranch were funded with the SPF. The authority to collect Special Park Fees was removed from the Municipal Code in 2000. As of June 30, 2019, there was a balance of \$2,175,675 in the Scripps Ranch SPF fund. This balance is programmed to be used for the completion of Fairbrook Neighborhood Park (34-25B). Any funds remaining after the completion of this project will be used at the discretion of the Park & Recreation Department with City Council approval.

### Plan Amendment (County Island) Fund – 400030

In 1987, the Scripps Miramar Ranch Community Plan was amended to incorporate a 365-acre area into the community boundaries. This area, located to the northeast of the original plan boundaries, was part of the 425-acre county “island” created when the City of Poway was formed. An SPF fund was established to pay for park and recreation facilities in this plan amendment area. The only project currently eligible for funding out of this fund is Cypress Canyon Park. Approximately \$2,000,000 was spent on Phase I of Cypress Canyon Park in the early 1990s. As of June 30, 2019, there was a balance of \$731,267 remaining in this fund to be used for the construction of Phase II of Cypress Canyon Park (34-23B).

### Village & Country Settlement Fund – 400195

On April 27, 1992, the City Council approved Planned Residential Permit No. 88-0767 and a settlement agreement between the City of San Diego and Village and Country Properties, developer of the Rancho La Cresta project in Scripps Ranch. Pursuant to certain development thresholds, the developer was required to deposit a total of \$770,000 into a newly created fund to be used to finance projects for the benefit of the community. This included projects Miramar Ranch North, as well as Scripps Miramar Ranch. This fund was used to partially fund several park facilities and improvements, including; Scripps Gateway Park, Overlook Park Comfort Station, and Marshall Middle School Joint Use improvements. As of fiscal year-end 2019, the Department of Finance has directed the remaining balance of this fund, \$132,063, to be programmed for the construction of Fairbrook Neighborhood Park (34-25B).

### Monarch Fund – 400270

On October 24, 2005, \$675,000 was received from Monarch at Scripps Ranch LLC, to satisfy condition 42 of Monarch VTM 10399. These funds are currently in Fund 400270 and are designated as unrestricted funds to be used for public projects within the Scripps Miramar Ranch Community Planning area. As of June 30, 2019, there was \$880,785 remaining in the fund, including accrued interest.

## Appendix D - Council Resolution

(R-2020-249)

RESOLUTION NUMBER R- 312804  
DATE OF FINAL PASSAGE DEC 19 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SCRIPPS MIRAMAR RANCH PUBLIC FACILITIES FINANCING PLAN, FISCAL YEAR 2020, AND THE DEVELOPMENT IMPACT FEE SCHEDULE FOR PROPERTIES WITHIN SCRIPPS MIRAMAR RANCH COMMUNITY, AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ESTABLISH AND MODIFY INDIVIDUAL CAPITAL IMPROVEMENT PROGRAM PROJECT BUDGETS TO REFLECT THE PLAN.

WHEREAS, the purpose of Development Impact Fees (DIFs) is to ensure that each new development project pays its proportionate share of the funding needed for public facilities necessary to serve new development; and

WHEREAS, the Council of the City of San Diego has reviewed and considered the methodology set forth in the Scripps Miramar Ranch Public Facilities Financing Plan, Fiscal Year 2020 (Financing Plan), on file in the Office of the City Clerk as Document No.

RR-312804; NOW, THEREFORE,

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

1. The Scripps Miramar Ranch Public Facilities Financing Plan, Fiscal Year 2020 (Financing Plan) is hereby approved.
2. The Chief Financial Officer is authorized to establish and modify individual Capital Improvement Program project budgets to reflect the Financing Plan, provided funding is available for such action.

3. The fee schedule contained in the Financing Plan is the appropriate and applicable Development Impact Fee (DIF) schedule for all development within the Scripps Miramar Ranch community.

4. Effective sixty days from the date of final passage of this resolution, all DIFs due under the Financing Plan shall be those fees in effect at the time the project's building permits or construction permits are issued, in accordance with San Diego Municipal Code section 142.0640(b).

5. The DIFs due shall not increase in accordance with San Diego Municipal Code section 142.0640(c), but shall automatically increase annually in accordance with the Financing Plan until a new DIF is adopted.

6. The 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 66001, for imposition of development impact fees. Specifically, it is determined and found that this documentation:

a. Identifies the purpose of the DIF, which is to ensure that each development project pays its proportionate share of funding needed for the public facilities projects necessary to serve new development;

b. Identifies the use to which the DIF is to be put, which includes but is not limited to the funding of public facilities projects to serve the community at full community development as identified in Scripps Miramar Ranch Community Plan and General Plan. A list of the public facilities projects is shown in the Financing Plan;

c. Demonstrates how there is a reasonable relationship between the DIFs' use and the type of development project on which the DIF is imposed, which includes the following: The DIF will be used to provide for a proportionate fair share contribution for community infrastructure projects needed to serve both residential and non-residential development based on the increased intensity of the development permitted in accordance with the DIF schedule in effect at the time a building permit is issued. Credit will be given for any existing development;

d. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed, which includes the following:

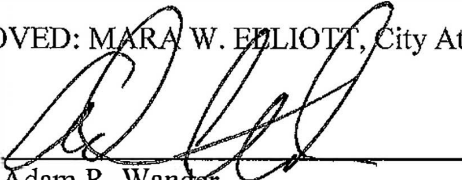
(i) Mobility Projects: Both residential development and non-residential development utilize the community's transportation system, which requires various roundabout and traffic circle projects, sidewalk pop out and ramp installations, traffic signal modifications, bicycle improvements, and traffic calming V-Calm sign installations;

(ii) Park and Recreation Projects: Residential development utilizes the community's parks, and improvements are necessary based on the projected population at full community development and General Plan standards, including design, construction, and expansion of parks, and installation of lighting;

(iii) Library Projects: Residential development utilizes the community libraries and park expansion and improvements are necessary based on the projected population at full community development and General Plan standards.

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

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Adam R. Wander  
Deputy City Attorney


ARW:jdf  
12/4/2019  
Or.Dept: Planning  
Doc. No.: 2242785

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of DEC 17 2019.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 12/19/19  
(date)

  
KEVIN L. FAULCONER, Mayor

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

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



Passed by the Council of The City of San Diego on DEC 17 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<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"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 19 2019

(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 *Linda Irwin*, Deputy

Office of the City Clerk, San Diego, California  
Resolution Number R- **312804**