

ORDINANCE NO. 3010

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 3.50 OF THE MUNICIPAL CODE RELATING TO
THE REVIEW AND ADJUSTMENT OF PUBLIC FACILITIES
DEVELOPMENT IMPACT FEES TO PAY FOR THE
CONSTRUCTION OF PUBLIC FACILITIES AND
EQUIPMENT PURCHASES AND UPGRADES

WHEREAS, in 2002 the City Council adopted Ordinance No. 2887, pertaining to the periodic review and amendment of the Public Facilities Development Impact Fee (PFDIF); and

WHEREAS, the PFDIF fee must be adjusted regularly in order to maintain fee alignment with the most current building facilities construction costs for labor and materials and typical price increases for equipment purchases and upgrades; and

WHEREAS, the annual average changes in labor and materials costs as computed by the Engineering News Record (ENR) Construction Cost Index, (Los Angeles Index) reflect industry standards and are appropriate for the calculation of the annual PFDIF adjustment with respect to those components that are utilized for the construction of public facilities; and

WHEREAS, the annual average changes typical consumer prices as computed by the U.S Department of Labor, Bureau of Labor Statistics (San Diego Metropolitan Statistical Area) reflect typical price increases for consumer goods and are appropriate for the calculation of the annual PFDIF adjustment with respect to those components that are utilized for the purchase of new or upgraded equipment and those components for which no additional building construction is contemplated at this time; and

WHEREAS, adjustments to the PFDIF based upon changes in labor and material costs and changes to the consumer price index will ensure that fees paid by new development for public facilities are based upon the estimated reasonable costs of the facilities required to serve such development; and

WHEREAS, providing for an automatic annual adjustment in Municipal Code Section 3.50.090 "Establishment of Fee" will ensure that the PFDIF adjustment occurs annually.

NOW, THEREFORE, the City Council of the City of Chula Vista does hereby ordain as follows:

SECTION I: That Section 3.50.090 of the Municipal Code be amended to read as follows:

3.50.090 Amount of fee

A. The fee shall be the amounts set forth in subsections (B) and (C) of this section. The fee shall be adjusted, starting on October 1, 2005, and on each October 1st thereafter, based on the following two indexes:

For the Civic Center Expansion, Libraries, Fire Suppression and Major Recreation Facilities: the Engineering News Record, Building Construction Cost Index for the Los Angeles area.

For the Police, Corporation Yard, Geographic Information Systems, Computer Systems, Telecommunications Systems, Records Management and Administration components: the U.S Department of Labor, Bureau of Labor Statistics (San Diego Metropolitan Statistical Area).

Adjustments of the fee based upon annual changes to these two indexes shall be automatic and shall not require further action by the City Council. The PFDIF may also be reviewed and amended by the City Council as necessary based on changes in the type, size, location or cost of the facilities to be financed by the fee; changes in land use designation in the city's general plan; and upon other sound engineering, financing and planning information. Adjustments to the fee resulting from these discretionary reviews may be made by resolution amending this section.

- B. The fee shall have portions which are, according to the engineer report, allocated to a specific facility (fee components), which correspond to the costs of the various facilities, plus the administration cost for the fee, which is a percentage of the fee components' cost.
- C. The fee shall be the following, depending on the land use:

Land Use	Fee
Residential – Single-family dwellings	\$5,480/DU
Residential – Multi-family dwellings	\$5,101/DU
Commercial/Office	\$21,707/acre
Industrial	\$4,040/acre
Special Land Use	\$21,707/acre
Olympic Training Center	\$4,040/acre
Public Purpose	Exempt
Nonprofit community purpose facility	Exempt
Special purpose project	\$10,853/acre

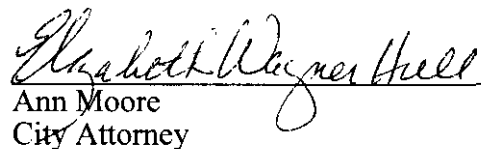
SECTION II: This ordinance shall take effect and be in full force sixty (60) days after its second reading and adoption.

Presented by

Approved as to form by



Jack Griffin
General Services Director



Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 14th day of June, 2005, by the following vote:

AYES: Councilmembers: Castaneda, Davis, McCann, Rindone and Padilla
NAYS: Councilmembers: None
ABSENT: Councilmembers: None



Stephen C. Padilla, Mayor

ATTEST:



Susan Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3010 had its first reading at a regular meeting held on the 7th day of June, 2005 and its second reading and adoption at a regular meeting of said City Council held on the 14th day of June, 2005.

Executed this 14th day of June, 2005.



Susan Bigelow, MMC, City Clerk