

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SPECIFIC PLAN AMENDMENT 03-004 (BORKEY AREA SPECIFIC PLAN FEE UPDATE FOR SUB-AREA "B")

DATE: SEPTEMBER 16, 2003

Needs: For the City Council to continue the already open public hearing for Specific Plan Amendment 03-004 to the Council's October 7, 2003, meeting.

- Facts:
1. Specific Plan Amendment 03-004 is a proposed Fee Update for Sub-area "B" of the Borkey Area Specific Plan. This Sub-area includes properties located generally west of Buena Vista Drive, north of Experimental Station Road, and east of North River Road.
  2. Additional time is needed to evaluate/refine the Fee Update and to meet with the applicants. The applicants include:
    - Mr Dick Willhoit for the River Oaks Golf Course and "The MarketPlace" Commercial Center Project; and
    - North Coast Engineering Inc. for Didier and Beatrice Cop for the Provence Project.
  3. A continuance to the City Council's October 7, 2003, regular meeting is suggested.

Analysis  
And

Conclusion: In light of City staff involvement in completion of the General Plan Update and the Chandler Ranch Area Specific Plan; and in consideration of the complexity of the Specific Plan fees, additional time is needed in order to evaluate/refine the proposed Specific Plan Amendment and to meet with the applicants.

Policy

Reference: General Plan, Municipal Code, Zoning Ordinance, Borkey Area Specific Plan

Fiscal

Impact: It is anticipated that the fee updates will cover the improvement costs for these projects.

- Options:
- a. For the City Council to accept public testimony, and continue the already open public hearing to the Council's regular meeting to be held on October 7, 2003.
  - b. Amend, modify, or reject the foregoing option.