

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Development Impact Fee Facility Needs List Review
DATE: February 7, 2012

Needs: For the City Council to set a date for a workshop discussion of the draft comprehensive AB 1600 impact fee Needs List.

Facts:

1. On December 7, 2010, the Council formed an ad hoc committee to review development impact facility needs.
2. The ad hoc committee met five times over the course of the last year to discuss various issues related to all public facility categories on the Needs List including transportation, government facilities, parks, recreation and library facilities.
3. At their meeting of December 6, 2011, the Council heard testimony and discussed a draft comprehensive Needs List. At the close of testimony the Council directed staff to bring back potential dates for a workshop to accept further public input.

Analysis &
Conclusion:

The Facility Needs List includes projects that mitigate the impacts of new development and/or are of benefit to the community. Projects listed in the program should be supported by adopted council policy and/or goals. Conversely, all projects conceived through plans and/or goals adopted by Council should be reflected on the Needs List as actions associated with those plans/goals.

Potential dates for a public workshop include Thursday, February 23 and Thursday, March 1.

Policy

Reference: 2003 General Plan; 2006 Council Goals; AB 1600; 2011 Circulation Element; Uptown-Town Centre Specific Plan

Fiscal

Impact: Development impact fees are a means to offset the cumulative impacts of development. The Needs List is established to inventory those projects required to mitigate the impacts of new development and that reflect council's adopted goals and policies.

Options:

- a. Authorize staff to set Thursday, February 23, at 7:00 pm as the time for a public workshop to discuss a draft Needs List for the AB 1600 impact fee program.
- b. Amend, modify or reject the above option.

Prepared by: John Falkenstien, City Engineer