

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Development Impact Fee Facility Needs List Review
DATE: April 2, 2013

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 February 23, 2012, the City Council held a workshop to discuss a draft Needs List associated with an update of the AB 1600 impact fee program.
2. In June 2012, the Council authorized engineers Penfield and Smith to produce independent cost estimates of transportation projects on the Needs List.
3. In July 2012, the Council ad hoc committee endorsed a draft revision of Uptown – Town Centre priorities to align with the draft Needs List.
4. At their meeting of November 20, 2012, the Council reviewed a report of activities of the ad hoc committee and directed staff to make arrangements for another public workshop to review and gather comment on the draft Needs List.

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.

Policy Reference: Potential dates for a public workshop include Thursday, April 25 and Thursday, May 9.
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, April 25, at 6:30 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