

TO: James L. App, City Manager

FROM: Bob Lata, Community Development Director

SUBJECT: Request to Establish Ad Hoc Committee – Community Facilities Districts and Related Tools to Ensure Fiscal Neutrality

DATE: April 6, 2004

Background:

The December 16, 2003 General Plan Update calls for the City to ensure “fiscal neutrality” for new development projects. One of the tools with which the City can ensure that neutrality is formation of one or more Community Facilities Districts (CFDs). The other related tools include Development Impact Fees and Specific Plan fees.

Having an ad hoc committee to work with staff and David Taussig & Associates would be beneficial in formulating the scope of the Community Facilities Districts and related tools.

The term of the ad hoc Committee is proposed to expire October 19, 2004.

Options:

- a. Appoint two (2) Council members to an ad hoc committee to work with staff and the City’s consultant on CFDs and Development Impact Fees related to implementing the General Plan policy of “fiscal neutrality”; the proposed term of the committee to extend to October 19, 2004.
- b. Amend, modify or reject the above option.