

Agenda Item No. B-1

DATE SUBMITTED 5/14/2021  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 5/19/2021

COUNCIL ACTION (X)  
 PUBLIC HEARING REQUIRED (X)  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS (X)



**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

<b>SUBJECT:</b> DISCUSSION/ACTION: DEVELOPMENT IMPACT FEE AND SERVICE AREA PLAN WORKSHOP <p style="text-align: center;">I. CITY COUNCIL PUBLIC WORKSHOP FOR THE 2021 DEVELOPMENT IMPACT FEE (DIF) AND SERVICE AREA PLAN (SAP) STUDY UPDATE</p>	
<b>DEPARTMENT INVOLVED:</b> COMMUNITY DEVELOPMENT DEPARTMENT	
<b>BACKGROUND/SUMMARY:</b> <p>The implementation of Development Impact Fees provides a funding mechanism by which future developments pay for public facility improvements needed and created by future growth. The intent of the Development Impact Fee report is to provide the necessary detail to support a fee imposed for the identified facilities in conformance with California Government Code Sections 66000 - 66025. The Service Area Plan (SAP) Report identifies build-out projections for the City of Imperial and the areas of annexation based on the existing General Plan land use designations and findings from surveying the existing conditions of the City of Imperial. These build-out projections from the SAP are then used to determine the impacts to public facilities created by the projected future development and growth. The costs to pay for future facility improvements are determined and utilized in this report as a part of the methodology to provide the necessary rational nexus between the public facility improvement needs and the impact fee to be paid by future development.</p>	
<b>FISCAL IMPACT:</b>	ADMIN SERVICES SIGN INITIALS _____
<b>STAFF RECOMMENDATION:</b> City of Imperial staff requests the Council to conduct the public workshop and provide staff with vision and direction based on comments received.	DEPT. INITIALS _____
<b>MANAGER'S RECOMMENDATION:</b>	CITY MANAGER'S INITIALS _____
<b>MOTION:</b> SECONDED: APPROVED ( ) REJECTED ( ) AYES: DISAPPROVE ( ) DEFERRED ( ) NAYES:	



# Staff Report

DIF/SAP Council Workshop

**To:** City of Imperial, City Council

**From:** Lisa Tylanda, Planner

**Date:** May 14, 2021

**Subject:** City Council Public Workshop for the 2021 Development Impact Fee and Service Area Plan Update

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## **Project Summary:**

The implementation of Development Impact Fees provides a funding mechanism by which future developments pay for public facility improvements needed and created by future growth. The intent of the Development Impact Fee report is to provide the necessary detail to support a fee imposed for the identified facilities in conformance with California Government Code Sections 66000 - 66025.

The Service Area Plan (SAP) Report identifies build-out projections for the City of Imperial and the areas of annexation based on the existing General Plan land use designations and findings from surveying the existing conditions of the City of Imperial. These build-out projections from the SAP are then used to determine the impacts to public facilities created by the projected future development and growth. The costs to pay for future facility improvements are determined and utilized in this report as a part of the methodology to provide the necessary rational nexus between the public facility improvement needs and the impact fee to be paid by future development.

The Service Area Plan (SAP) outlines the City's existing public services and facilities, estimates the current and future anticipated demand for such facilities and services, and describes how necessary facilities and services will or may be developed and extended to meet demands. The SAP is intended to demonstrate the City's intent and ability to provide adequate services to the Sphere of Influence (SOI) boundaries at the time of annexation. Usually, a 10-year planning horizon is used to forecast growth.

During the update of these documents, the City Council of the City of Imperial is tasked with making certain finding and determinations regarding the DIF Report and its compliance with California Government Code § 66001. The California Government Code § 66001 establishes the

basis for the imposition of the fees on new development. The findings that the council must make during the formulation of the documents are as follows:

- (a) Identifies the purpose of the fees;*
- (b) Identifies the use to which the fees will be put;*
- (c) Shows a reasonable relationship between the use of the fees and the type of development project on which the fees are imposed;*
- (d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fees are imposed; and*
- (e) Demonstrates a reasonable relationship between the amount of the fees and the cost of the public facilities or portion of the public facilities attributable to the development on which the fees are imposed.*

HOWES/WEILER/LANDY Planning and Engineering Services were awarded the contract for the preparation of the DIF and SAP update during the Fall of 2020. The Consulting firm has prepared a presentation for the council and will be presenting it during the workshop.

Thank you,

Lisa Tylanda, Planner  
Community Development Department  
City of Imperial