

## General Plan Policies Related to Development Impact Fees

### Land Use Element

- LG5.2 Open Space. Develop on and off site open space standards for incorporation into the development review process to include:
- Access to adequate public open space within a ½-mile radius; and/or
  - Dedication of sufficient useable open space on-site; and/or
  - A contribution made toward future parks through in-lieu fees.

### Open Space, Parks & Recreation Element

- OP2.1 Acquisition Funding. Establish funding mechanisms (e.g., conservation easements, assessment districts) for preservation of key open space areas including Quimby Act and Park Development Fees to reflect the actual costs of providing such facilities, and actively pursue State, Federal, and private grants to enable acquisition.
- OP2.4 Acquisition of Existing Buildings for Community Use. Establish funding mechanisms for acquisition of existing buildings and property (e.g. Army Reserve National Guard Armory) for community use or establishment of a new community center.

### Economy & Fiscal Health Element

- EF26. Development Impact Fees. To the extent applicable, in order for the community to function more sustainably, new commercial and market-rate residential development and redevelopment shall either avoid impacts on community services and facilities, or contribute financially to the City or other community organizations to mitigate such impacts and costs of providing increased services and facilities.
- EF28. Financing Capital Improvements. The City shall pursue a variety of financing sources for the maintenance and enhancement of capital improvement projects.

#### *Possible Implementation Actions to be Considered*

- EF28.1 Fees. Investigate increasing fees to finance the cost of capital improvements.
- EF28.2 Bonds. Pursue voter approval of general obligation bonds for major capital improvements.
- EF28.3 Impacts to City-Wide Service. Individual projects shall be evaluated for their impacts on the City's ability to provide adequate services and facilities.
- EF28.4 Timing. Services and facilities shall be available for developments prior to approving projects and/or issuing occupancy or use certificates.

## **Circulation Element**

C1.1 Pedestrian and Bicycle Infrastructure. Emphasize high quality public right-of-way infrastructure to include enhanced pedestrian and bicycle facilities.

- Consider adoption of tiered development impact fees (with discounts for community benefit uses) as needed to fund improvements.