



Development Impact Fee Ordinance

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Background

- Development Impact Fee (DIF) is an important funding mechanism for “Public Facilities”
- An Ordinance establishes the type of fees and a Nexus Study establishes the amount of fee
- Development Impact Fees are charged by way of the Mitigation Fee Act
- Today we are looking for a recommendation to approve a new City of Goleta DIF Ordinance
- Consideration of the Nexus Study will be heard by the Council in February 2019
- Public Facilities include:
 1. Bike and Pedestrian
 2. Road/Rail Transportation
 3. Park and Recreation
 4. Public Administration
 5. Library
 6. Fire Facilities
 7. Storm Drain
 8. Police

History

- City inherited the County's DIF Program when the City incorporated
- Since incorporation the City has made some changes to the DIF Program
- The Ordinance before you today represents a consolidation of DIF Fees into a single ordinance and accompanies a new DIF Nexus Study update

Why Do We Have DIF

- When any development is constructed in the City it results in growth which places an added burden on the City's "Public Facilities"
- The use of DIF is a preferred method of ensuring that new development bears its proportionate share of the cost of providing expanded "Public Facilities"
- Development Impact Fees, are used to defray the cost of "Public Facilities" required to serve development projects

The New City DIF Ordinance

Existing Fees	Fees Identified in New DIF Ordinance
1. Transportation	1. Roads/Rail
	2. Bike and Pedestrian
2. Public Administration	3. Public Administration
3. Police	
4. Library	4. Library
5. Fire	5. Fire
6. Flood Control	
7. Parks and Recreation	6. Park and Recreation
	7. Storm Drain

Details

- Fees are collected under each Fee Fund
- Fees are expended on those Public Facilities for which they are collected
- Fees are annually accounted for
- Fee Triggers:

Type of development	Road/Rail Facilities Fee	All Other Fees
Residential	Approval of any development that generates a Peak Hour Trip (PHT) or fraction thereof	Permitting of 1 (one) dwelling Unit
Non-Residential	Approval of any development that generates a Peak Hour Trip (PHT) or fraction thereof	Permitting of 500 or more square feet of Development Area

Recommendations

- Adopt Resolution 18– entitled “A Resolution of the Planning commission of the City of Goleta, California, Recommending to the City Council Approval of a New Development Impact Fee ordinance”

Next Steps

- Planning Commission adoption of Resolution Recommending to Council approval of new DIF Ordinance
- Council consideration of adoption of Resolution approving new DIF Ordinance – Scheduled for February 2019
- Council considers approval of new DIF Nexus Study – Scheduled for February 2019
- New Development Impact Fees become effective 60 days after approval by Council

Questions