

# FISCAL ELEMENT

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## INTRODUCTION

The Fiscal Element of the Coachella General Plan identifies and establishes the City's official policy relative to the establishment and management of a fiscally sound City. The purpose of the Fiscal Element is to provide official City policy which:

- Considers that the land uses envisioned in the General Plan are able to produce sufficient revenues to cover the costs of municipal services and facilities.
- Properly plans for and allocates monies from the General Fund and Special Funds.
- Ensures that new development will adequately cover the costs to provide services to proposed projects.

The term "fiscal impact" refers to the net difference between revenues to the City from a particular set of land uses and the costs to the City of providing services and facilities to those land uses. When revenues exceed costs, the impact is positive. When costs exceed revenues, the impact is negative.

## EXISTING SETTING

The City's financial resources are divided into two major types of funds. The largest is the General Fund. As the name suggests, revenues in the General Fund may be used for any municipal purpose deemed appropriate by the City Council. Most of the City's activities such as police, administration and community development are paid for out of the General Fund.

The City also has several smaller funds. Monies in these funds may be used only for specific purposes. For example, the City's Gas Tax Fund accumulates the City's share of fuel taxes and a portion of gasoline sale tax, collected by the State can only be used for certain street-related projects. Other special funds have similar restrictions.

Currently, the City's fiscal dynamics are . . .

(insert tables of Coachella's revenues and expenditures)

## SUMMARY OF KEY PLANNING ISSUES

The following key planning issues are addressed in the policies of the Fiscal Element.

- Improvement of the City's overall economy and fiscal condition.
- Ensuring that new development does not impose a substantial financial burden on the City.
- Annually reviewing development fees to ensure appropriate relationship between fees and services.

## FISCAL ELEMENT VISION STATEMENT

A Vision Statement based on the key fiscal issues and desires of the citizens and elected officials of the City of Coachella is presented below. The development policies included in this Fiscal Element are designed to make this vision a reality.

"The City of Coachella's vision of the future from a Fiscal perspective focuses on improvement of the overall capacity of the City to provide governmental services within its available resources and improve the overall financial health of the city, and ensuring that new development does not impose a financial burden on the City.

## RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Fiscal Element is one of eleven elements in the Coachella General Plan. The development policies within the Fiscal Element are closely related to the policies within the Land Use, Public Services and Economic Development Elements. The policies related to economic development shall be consistent with all other elements of the General Plan.

## FISCAL ELEMENT DEVELOPMENT, GOALS, OBJECTIVES AND POLICIES

The City of Coachella's official policies related to fiscal issues are presented below. In the context of this General Plan, development policies include goals, objectives, policies and standards based on the definitions given in \_\_\_\_\_.

These development policies are established to guide the designation, identification, preservation and management of environmental resources in the future. Development policies by topical area are presented on the following pages.

## FISCAL DEVELOPMENT ELEMENT DEVELOPMENT POLICIES

### Goal

To improve the City's overall economy and fiscal condition and to ensure that new development does not impose a substantial financial burden to the City.

### Policy

When deemed appropriate by the City, fiscal impact analyses may be required to determine possible fiscal effects on the City and other public agencies within the overall context of development. The studies may be used to formulate conditions of approval for new projects.

### Policy

The City may require fiscal impact assessments for newly proposed specific plans. The City will use those assessments to explicitly consider likely net fiscal impacts in the plan evaluation and to develop conditions of approval that mitigate adverse fiscal impacts.

### Policy

The City shall review development fees annually to ensure the appropriate relationship between fees and services.

### Policy

In anticipation of the establishment of the Entertainment Area and other tourist attractions, the City shall adopt a Transient Occupancy Tax. (if it doesn't already exist)

### Policy

The City will consider incentives for new development that provides a substantial benefit to the community, such as retail sales taxes, transient occupancy taxes or higher paying jobs.

## FISCAL DEVELOPMENT ELEMENT IMPLEMENTATION MEASURES

The various actions, programs and strategies the City should take to implement the goals, objectives and policies of the Fiscal Element are presented on Table \_\_\_\_\_, the City of Coachella Fiscal Element Implementation Measures.

- Implementation Measure - Includes a description of the action program and/or strategy which implements the fiscal policies.
- Purpose - Identifies the intent and purpose of accomplishing the implementation measure.
- Key Participants - Identifies the appropriate public and/or private body, agencies, group, individuals or volunteers responsible to complete the implementation measure.

### Policy

The City shall regularly consider new and creative methods to provide resources for needed services and facilities for the community.

### Policy

The City shall adopt and update its authorities for collection of development fes within the full extent allowed under State law.

### Policy

The City shall prepare a Capital Improvement Plan for services and facilities needed to serve new development with service areas, costs, schedule of fees to be charged identified.

### Policy

The City shall review development fees and their impacts on new development and promotion of same.

FIGURE

CITY OF COACHELLA FISCAL ELEMENT  
IMPLEMENTATION MEASURES


APPENDIX \_\_\_\_

Existing and Potential Mineral Resources

By Steven C. Suitt and Associates, July 1996, 5CL124

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**HOUSING ELEMENT  
OF THE CITY OF COACHELLA  
GENERAL PLAN**

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**PREPARED BY THE CITY OF COACHELLA PLANNING DEPARTMENT  
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