

Casa de Oro Options Comparison Table

OPTIONS	Authority		Estimated Cost		Funding				Estimated Time	Implementation		Regulations /Standards			Improvement, Programs & Operations								CEQA & Tech Studies	
	Local Business Owners	County Staff	Document Creation (includes County staff)	Annual Management	Assessment	Tax	County Funds	Grant Eligible		Advisory (A) / Compulsory (C)	Implementation Strategy	Land Use, Zoning/Development Standards	Building & Parking Layout & Design	Vision, Policy, Goals, Objectives	Community Events, Promotion	Road & Streetscape	Parking	Landscaping	Façade & Signage	Waste Management	Public Infrastructure Improvements	Parks, Community Center/Facilities	CEQA	Traffic, Market, etc.
<b>Community-Based Financing Mechanism Options</b>																								
Business Improvement District	•	•	\$150,000	\$5,000-50,000	•				9-12 months	A	•				•	•	•	•	•					
Community Facilities District		•	\$250,000-450,000	\$5,000-50,000		•			9-15 months	C	•					•	•				•	•		
Enhanced Infrastructure Finance District		•	\$250,000-450,000	\$10,000-50,000		•			18-24 months	C	•					•	•				•	•	•	
<b>Regulatory Tool Options</b>																								
Design Guidelines		•	\$100,000	--			•		18 months (est. completion Q1 FY20/21)	A			•	•		•	•	•	•	•				
Form-Based Code		•	\$530,000	--			•	•	2 years (est. completion Q3 FY 20/21)	C		•	•	•		•	•	•	•			•	•	•
Specific Plan		•	\$675,000	--			•	•	3 years (est. completion Q3 FY 21/22)	C	•	•	•	•		•	•	•	•	•	•	•	•	•