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To: Lemoore City Council SS Item # 2
From: JP Prichard, Administrative Analyst
Date: July 14, 2011
Subject: Discussion – East Side Streets and Thoroughfares
Impact Fees

STAFF REPORT

Background:

In November 2010, Colgan Consulting Corporation completed a study for West Side Streets and Thoroughfares Impact Fees. During discussion with the City Council while revising, and eventually adopting, this fee, the decision that the alternate cost sharing methods would be applied in the study whereby it was determined that a portion of cost of some of the west side traffic improvements should be shared by the east side of the City. Further, the Redevelopment Agency dedicated a significant amount of funding to the construction of improvements within the Redevelopment Area on the West Side. As a result, proposed fees were reduced 28-33% from the original study.

As a result of the alternate cost sharing, it became necessary to recalculate the East Side Streets and Thoroughfares Impact Fees. At Council’s direction, Colgan Consulting Corporation was again contracted to create the appropriate study. The study was created through a plan-based method used in the previous studies for traffic impact fees. Specific capital improvements were taken from the Circulation element of the General Plan, with costs divided proportionally among land use types by the amount of traffic each land use type generates. Obtaining cost estimates for necessary 2030 improvements was accomplished by Quad Knopf. Certain improvements within the Redevelopment Area are assumed to be funded similarly to those on the west side.

The City staff and impact fee consultant have reviewed the methodologies and defensibility of the study, and are confident that it is both adequate and accurate in supporting proposed fees. The Homebuilder Association of Tulare/Kings County has been provided a copy of the study. The proposed fees are as follows:

East Side Streets and Thoroughfares	Westside Current		Eastside Current		Eastside Proposed	
Single Family	\$2,689.00	per unit	\$1,133.00	per unit	\$1,965.00	per unit
Multi-Family	\$1,833.00	per unit	\$740.00	per unit	\$1,339.00	per unit
Neighborhood Commercial	\$80,230.00	per acre	\$118.64	per ADT	\$59,990.00	per acre
Regional Commercial	\$112,013.00	per acre	\$118.64	per ADT	\$81,831.00	per acre
Professional Office	\$16,465.00	per acre	\$118.64	per ADT	\$12,029.00	per acre
Industrial	\$7,051.00	per acre	\$118.64	per ADT	\$5,151.00	per acre
Public / Institutional	\$22,482.00	per acre	\$0.00	per ADT	\$12,319.00	per acre
Parks / Open Space	\$450.00	per acre	\$0.00	per ADT	\$328.00	per acre

* Proposed East side fee equates to \$205.31 per ADT for all development types.

Following this discussion with the Council and after any identified revisions take place, the study will be publicly noticed as required by law. If adopted during the August 2, 2011, City Council meeting, the fees would take effect 60 days later.

Joe Colgan from Colgan Consulting Corporation will be available during the study session to provide a comprehensive explanation of study, as well as to answer any questions the Council may have regarding the proposed East Side Streets and Thoroughfares Impact fees.

Budget Impact:

If adopted, the proposed East Side Streets and Thoroughfares Impact Fee would secure funding for the majority of the traffic improvements serving development east of 19 ½ Avenue as the development occurs. It is estimated that the fees will result in the collection of \$15,815,514 over the time it takes to complete buildout of the east side of the City, as projected by the 2030 General Plan.

Recommendation:

It is recommended that the City Council consider the study provided by Colgan Consulting Corporation during the study session, as staff will recommend adopting the proposed fees by Resolution during the August 2, 2011, Council Meeting.