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To: Lemoore City Council Item #6
From: JP Prichard, Administrative Analyst
Date: September 1, 2010
**Subject: Continued Public Hearing – Resolution 2011-33 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 (attached) 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 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.

The Homebuilder Association of Tulare/Kings County has been provided a copy of the study, and staff conducted a brief meeting with the HBA and Paul Daley of Daley Enterprises per Council's direction on July 27, 2011. During the meeting, clarification was provided regarding several minor items of concern that had no effect on the existing report. The HBA provided the study to John Zumwalt, who was expected to provide further comments sometime prior to the Council meetings on August 16, 2011 (no comments have been submitted to date).

On August 16, 2011, prior to the Council Meeting, the HBA pointed out that it had not received a mailed copy of the study, resolution, and hearing notice containing all elements required by law. It was recommended by staff to continue the public hearing to the Council meeting on September 6, 2011. On August 17, all necessary information was mailed to the HBA. The HBA has not submitted further comments since the July 27, 2011 meeting.

At Council's request, a comparison of the traffic impact fees of other local agencies is attached for review.

If adopted during the September 6, 2011, City Council meeting, the fees would take effect 60 days later.

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 hold a public hearing and adopt Resolution 2011-33.