DRAFT

CITY OF LEMOORE

DEVELOPMENT IMPACT FEE STUDY

FEBRUARY 2024

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February 2024

Project #210185/220288.02

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SECTION 1 - EXECUTIVE SUMMARY

The City of Lemoore first established development impact fees by Ordinance 92-10 on August 18, 1992. The impact fees have been amended from time to time through the preparation of development impact fee studies. The last impact fee study was adopted in June 2017. There have been no updates to the fees since 2017. Since then, the City has adopted new infrastructure master plans for its water, wastewater, and storm drainage systems. In addition, the cost of construction has increased by roughly 46 percent, according to the Construction Cost Index. This development impact fee study identifies the cost of new City infrastructure that will be needed because of new development and then allocates these costs based on their relative demand for the services being provided.

This study provides the information and analysis to comply with the requirements of the Mitigation Fee Act (AB1600). This study will identify appropriate development fees for new development within the City of Lemoore for the following public improvements:

- Water supply, treatment, and storage
- Wastewater collection, treatment, and disposal
- Storm drainage collection and disposal
- Fire protection
- Police protection
- Parks
- Municipal facilities
- Community recreation facilities
- Circulation (arterial streets and traffic signals)
- Refuse collection

Tables 1-1, 1-2, 1-3, and 1-4 list each of the recommended impact fees. When a developer constructs a portion of the infrastructure system, they can receive an impact fee credit. The list of available credits for improvements constructed by developers can be found in Section 15.

Section 14 compares the proposed fees to the current adopted fees and to the adopted fees of other nearby cities. This section shows that:

- There is estimated to be a net increase in impact fees for single-family residential, commercial, and industrial uses. There is estimated to be a net decrease in fees for multi-family residential uses.
- Because residential fees will now be calculated based on square footage, larger new homes will pay a higher fee than smaller new homes.
- Fees are in the range currently adopted by other surrounding communities.
- The proposed fee increase is lower than the construction cost index increase since 2017.

Section 15 also discusses the need to have more regular updates to fees to keep up with inflation. It recommends that fees be automatically updated each July 1 starting on July 1, 2025, based on the previous year's construction cost index.

Table 1-1
Proposed Impact Fees for Water, Wastewater, and Storm Drainage

Land Use Category	Water Fee per 1,000 Square Feet	Wastewater Fee per 1,000 Square Feet	Storm Drainage Fee per Acre
Very Low Density Residential	$1,948.39	$1,079.63	$5,966.00
Low Density Single Family Residential	$1,436.36	$1,133.64	$5,966.00
Low Medium Density Residential	$1,609.57	$1,326.53	$8,203.25
Medium Density Multi-Family Residential	$1,126.12	$1,154.61	$10,440.50
High Density Multi-Family Residential	$1,258.98	$1,539.71	$10,440.50
Mixed Use (Residential)	$1,979.01	$2,275.89	$10,440.50
Mixed Use (Commercial)	$1,739.72	$1,110.73	$11,932.00
Neighborhood Commercial	$1,583.74	$920.90	$11,932.00
Regional Commercial	$1,583.74	$920.90	$11,932.00
Professional Office	$1,583.74	$920.90	$11,932.00
Community Facilities	$4,049.34	$1,211.71	$11,932.00
Parks/Recreation	-	-	-
Light Industrial	$2,249.64	$1,287.44	$11,932.00
Heavy Industrial	$3,149.53	$3,029.32	$13,423.50
Alternate Industrial Impact Fee per EDU	$3,779.88		

NOTE: For uses in the Light or Heavy Industrial land use category, when the Public Works Director determines that a fee based on square footage would result in a fee that is much higher or lower than the estimated impact, a method based on equivalent dwelling units (EDU) can be used. Water EDU = $2,646.63. Wastewater EDU = $2,199.26.

Table 1-2
Proposed Impact Fees for Fire, Police, Municipal Facilities, and Community Recreation

Land Use Category	Fire Fee per 1,000 Sq. Ft.	Police Fee per 1,000 Sq. Ft.	Parks Fee per 1,000 Sq. Ft.	Municipal Facilities Fee per 1,000 Sq. Ft.	Community Recreation Fee per 1,000 Sq. Ft.
Very Low Density Residential	$17.84	$19.55	$876.17	$260.14	$137.41
Low Density Single Family Residential	$172.26	$92.48	$876.17	$260.14	$137.41
Low Medium Density Residential	$357.11	$160.52	$876.17	$260.14	$137.41
Medium Density Multi-Family Residential	$330.65	$213.67	$590.97	$260.14	$137.41
High Density Multi-Family Residential	$432.12	$198.25	$590.97	$260.14	$137.41
Mixed Use (Residential)	$176.49	$604.34	$590.97	$260.14	$137.41
Mixed Use (Commercial)	$383.44	$1,627.78	-	$81.30	$42.94
Neighborhood Commercial	$771.29	$524.49	-	$81.30	$42.94
Regional Commercial	$610.02	$844.64	-	$81.30	$42.94
Professional Office	$161.76	$35.33	-	$81.30	$42.94
Community Facilities	$436.46	$523.59	-	$81.30	$42.94
Parks/Recreation	-	-	-	-	-
Light Industrial	$140.58	$58.26	-	$81.30	$42.94
Heavy Industrial	$44.38	$739.11	-	$81.30	$42.94

Table 1-3
Proposed Impact Fees for Circulation

Land Use Category	Circulation Fee per Unit	Unit
Single-Family Residential	$2,889.58	1,000 Sq. Ft.
Multi-Family Residential	$3,936.35	1,000 Sq. Ft.
Senior Residential/Assisted Living	$2,038.47	Bed
Hotel/Motel (per room)	$3,568.58	Room
Retail (100,000 SF or less)	$13,174.76	1,000 Sq. Ft.
Retail (greater than 100,000 SF)	$12,340.36	1,000 Sq. Ft.
Convenience Store - without gas station	$6,217.49	1,000 Sq. Ft.
Gas Station - with or without convenience store	$15,327.36	Fueling Position
Motor vehicle sales, minor and major repair	$3,095.83	1,000 Sq. Ft.
Restaurant - no drive-thru	$31,607.81	1,000 Sq. Ft.
Restaurant with drive-thru - stand-alone	$110,065.71	1,000 Sq. Ft.
Restaurant with drive-thru within a shopping center	$29,590.75	1,000 Sq. Ft.
General Office / Bank	$6,955.35	1,000 Sq. Ft.
Medical/Dental Office	$14,069.07	1,000 Sq. Ft.
Government	$4,258.75	1,000 Sq. Ft.
Industrial/Service Commercial	$2,799.45	1,000 Sq. Ft.
Warehouse/Distribution < 100,000 sq. ft.	$2,309.10	1,000 Sq. Ft.
Warehouse/Distribution > 100,000 sq. ft. or Mini-storage	$1,110.48	1,000 Sq. Ft.
Religious Institution or Facility	$3,024.63	1,000 Sq. Ft.
Other Uses Option	$542.83	trip

Table 1-4
Proposed Impact Fees for Refuse Collection

Land Use Category	Fee Per Unit
Residential Unit Using Individual Cans	$663.00
Residential or Commercial Unit Using Dumpsters	$440.00
Type	**Fee per Each Dumpster Needed**
Commercial Bin	$1,302.00
2 cubic lard Dumpster	$1,393.00
3 cubic yard Dumpster	$1,731.00
4 cubic yard Dumpster	$1,649.00
6 cubic yard Dumpster	$2,133.00

SECTION 2 - REPORT PURPOSE AND ORGANIZATION

2.1 - Report Purpose

The power to exact development impact fees arises from a city's police power to protect public health, safety, and welfare. After the passage of Proposition 13 in 1978 and the decline in local government revenues, the local government increasingly has relied on impact fees to mitigate the impacts on city facilities and infrastructure created by new development. Communities have used development impact fees to finance needed improvements or expansions of services that result from the increased service demand caused by new residential, commercial, and industrial development. In 1989, AB 1600 was signed into law in California. This law is codified as Government Code Sections 66000 through 66009. The law was recently amended by the State Legislature in 2022.

All levels of government in the U.S. are limited by the 5th Amendment to the Constitution, "…nor shall private property be taken for public use, without just compensation." Two U.S. Supreme Court decisions together provide direction to cities that desire, within the bounds of the Constitution, to charge exactions (impact fees) to offset the impact that new development places on essential city services.

The first case is Nollan v. California Coastal Commission, 483 U.S. 825 (1987). The Nollans proposed the construction of a new two-story home to replace their existing one-story beachfront house overlooking the ocean. The new home was to have the same footprint as the existing home but was going to be taller than the existing home. As a condition of issuing a coastal development permit, the California Coastal Commission required that the Nollans grant a public access easement so that the public could walk across their property along the beach in front of their house. The Nollans successfully argued, and the U.S. Supreme Court held, that the exaction (the grant of public easement) was not related to the impact created by the development (increased building height). The Court set the legal standard that proof of such an "essential nexus" was required if the exaction was to be lawful. The California State Legislature passed AB 1600 in response to this decision. It codified many of the principles laid out in Nollan and established a statewide procedure for exacting certain fees from development projects.

The second Supreme Court case is Dolan v. Tigard 512 U.S. 374 (1994). In this case, Dolan applied to the City of Tigard, Oregon, for an expansion of her hardware store, which was located next to a stream within a floodplain. The city sought to condition the approval of her project upon the dedication to the city of the remaining floodplain land so that no buildings could be constructed there. The Supreme Court found that, while the city had demonstrated the required essential nexus (expansion of the store would worsen flooding potential), the exactions the city demanded (give away the remaining land for free) were not roughly proportional to the project's impacts. In this case, the Supreme Court defined a two-part test for the exaction of real property, ruling that in order for a government to require project-specific exactions, the government must demonstrate that (1) an essential nexus exists between the legitimate public interest and the exaction imposed (as Nollan had held) and

that (2) the nature of the exaction must be "roughly proportional" to the impact the project is creating.

Taken together, these cases, along with AB 1600, require that before a city may establish or increase a development impact fee, it must do the following:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Amendments to AB 1600 were made in 2022, which established an additional requirement. Unless special findings can be made, the impact fee should be based on the square footage of the new buildings being constructed. In past studies, the City of Lemoore has used square footage, the number of residential units, and the size of water meters being installed to determine impact fees. This study will use the square footage of buildings as the basis for impact fees with the following exceptions:

- Storm drainage impact fees will be based on the size of the development site in acres.
- Circulation impact fees for senior residential and assisted living facilities will be based on the number of beds in the facility.
- Circulation impact fees for hotels and motels will be based on the number of rooms in the facility.
- Circulation impact fees for gas stations will be based on the number of fueling positions.
- Circulation impact fees for unique land uses can be based on the number of vehicle trips generated by the use, as determined by a traffic impact analysis.
- Refuse impact fees will be based on the actual number of cans or dumpsters needed.

2.2 - Scope of Study

The City of Lemoore has previously adopted the 10 types of development impact fees that are evaluated in this study. This study reevaluates each of those fees based on current conditions. No new type of impact fee is proposed. The proposed fee would be the highest fee that the City Council can legally adopt. The Council could choose to adopt a lower fee, recognizing that over time, the funds needed to support new infrastructure may not be sufficient.

2.3 - Report Organization

The report is organized into the following sections:

Section 1: Executive Summary. The Executive Summary compiles the recommended impact fees determined in Sections 4 through 14 and briefly describes comparisons with previous fees in other cities (Section 14).

Section 2: Purpose. A description of the purpose of this study and the City's authority and limitations on the imposition of impact fees; a description of public improvement programs; a description of the relationship between the need for new or expanded facilities and new development ("nexus" test).

Section 3: General Estimates and Assumptions. A discussion of the projected population and estimated capacity of the General Plan to accommodate future development, as well as declarations of certain assumptions that will be used throughout the study.

Sections 4 through 13: Facility requirements and development fee calculations. Public services and facilities are examined in relation to projected demand, the cost improvements to address future demand, and the allocation of that cost to future development.

- Section 4: Water supply, treatment, and storage
- Section 5: Wastewater collection, treatment, and disposal
- Section 6: Storm drainage collection and disposal
- Section 7: Fire protection
- Section 8: Police protection
- Section 9: Parks
- Section 10: Municipal facilities
- Section 11: Community recreation facilities
- Section 12: Circulation (arterial and collector streets, traffic signals, portion of interchanges)
- Section 13: Refuse collection

Within each of Sections 4 through 13, there are three subsections. The first section identifies the relevant General Plan policies and describes the methodology for calculating the impact fee. The second subsection identifies the impact to services and/or infrastructure (in dollars) being created by new development. The third subsection determines how that need is related to new development and identifies the method used to proportionally impact. Then, the third section determines the fee based on the proportional impact.

Section 14: Comparison with previous fees and fees of nearby cities. The new proposed fees are compared to the current fees in Lemoore. The proposed fees for a typical single-family home, multi-family home, commercial development, and industrial development are compared with fees in nearby cities.

Section 15: Implementation. This section guides the implementation of the impact fees after adoption. Fee credit amounts are identified and recommended for cases where developers construct improvements for which impact fees are being collected. There is a discussion about adopting an automatic increase based on the annual construction cost index.

2.4 - Basics of an Impact Fee Calculation

Generally, each type of impact fee is derived from the same process. First, the future cost of facilities that is attributable to new development is estimated. Then, that cost is distributed to the different types of land use designations identified in the General Plan. Finally, the cost is further divided within each land use designation amongst the projected development that is expected to occur within that land use designation to arrive at an impact fee. This process is basically a mathematical division problem, where the cost of service is the numerator, and the number of developments intended to share in that cost is the denominator.

For each type of fee, some type of factor is used to allocate costs proportionally based on proportional impacts. For example, water impact fees are allocated to the varying land uses based upon the estimated amount of water each type of land use demands, as well as the needed fire flow capacity that the land use demands.

SECTION 3 - POPULATION, GROWTH ESTIMATES, AND ASSUMPTIONS

3.1 - Undeveloped Land Acreage Projections

To analyze the infrastructure needs for Lemoore's growth, it is first necessary to estimate the amount of planned growth that can occur under the current General Plan. These estimates are used to determine the total increase in facilities that will be needed. They are also used to distribute the estimated facility costs among the various land uses.

The need for additional public facilities is based on the projected increase in residential development, commercial development, and industrial development over the life of the Lemoore General Plan. The land use designations identified in the General Plan determine where and how much growth can occur over the life of the Plan.

Figure 3-1 illustrates the current General Plan's land use designations. There are five residential land use designations, one mixed use designation, two commercial designations, one office designation, two industrial designations, and two public designations. Using the City's geographic information system (GIS), the total number of undeveloped acres was determined for each land use designation. Table 3-1 lists the total number of acres that have the potential for growth and will require the related City services and infrastructure, as well as the already developed land. Table 3-2 estimates the additional population between 2022 and the estimated General Plan buildout population.

Figure 3-1
Lemoore General Plan Land Use Map

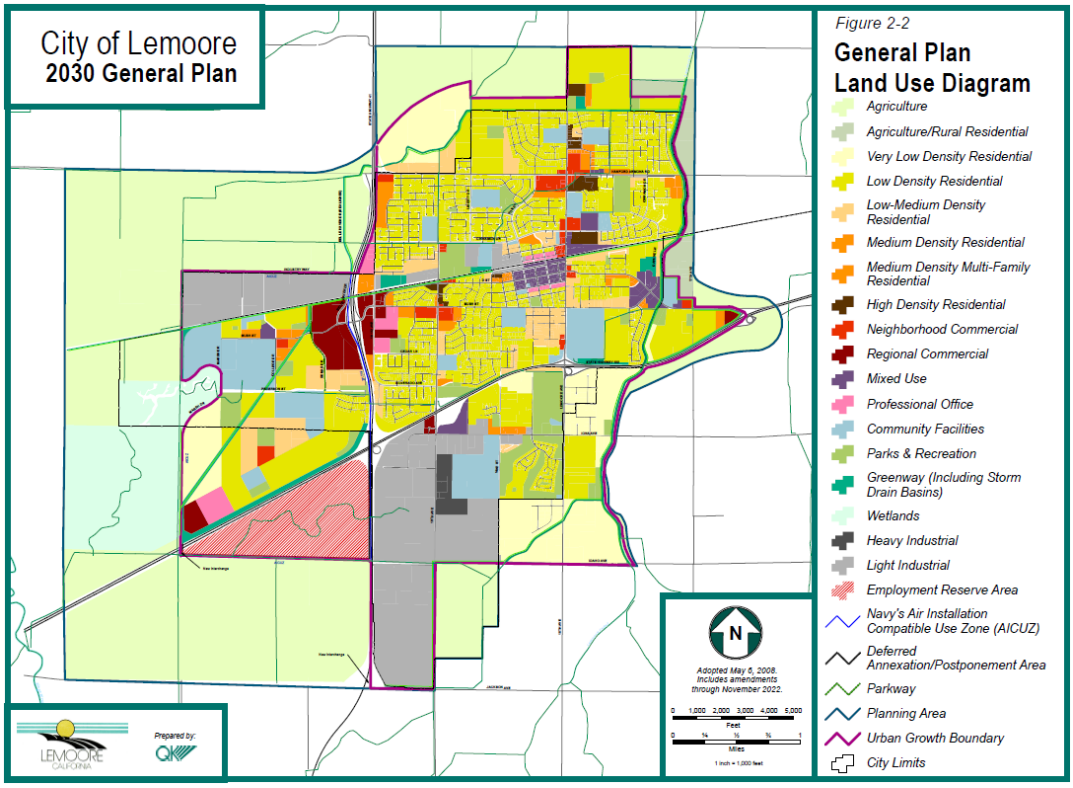

Table 3-1
Land Available for Development and Developed Land

Land Use Designation	Available Land (acres)	Developed Land (acres)
Very Low Density Residential	39.7	192
Low Density Single Family Residential	1331.8	1405
Low Medium Density Residential	155.1	170
Medium Density Multi-Family Residential	65.9	104
High Density Multi-Family Residential	7.7	45
Mixed Use (Residential)	50.7	15
Residential Subtotal	**1650.9**	**1,931**
Mixed Use (Commercial)	50.6	15
Neighborhood Commercial	26.7	87
Regional Commercial	129.3	22
Professional Office	7.0	48
Community Facilities	155.4	358
Parks/Recreation	57.5	273
Light Industrial	570.7	358
Heavy Industrial	1.6	27
Non-Residential Subtotal	**998.9**	**1,188**
TOTAL	**2,649.8**	**3,119**

Table 3-2
Estimated Additional Population

Time Period	Population
2023 Population	26,609
General Plan Population	48,250
Estimated Additional Population	21,641
% Additional Population	44.9%

3.2 - Residential Dwelling Unit Projections

The residential dwelling unit projection is estimated in accordance with the General Plan policies for estimating potential future development. The number of acres available for development with residential land use designations is used to estimate the number of residential units. Table 3-3 shows the estimated number of residential units that could be constructed. The table uses the estimated average units per gross acre that are used in the General Plan. The table then converts the potential number of residential units to estimated available square feet based on the average size of each type of residential unit.

Table 3-3
Estimated Potential Residential Acreage, Units, Square Feet

Land Use Designation	Available Land (acres)	Estimated Average Units per Gross Acre	Estimated Units in Residential Designations	Estimated Average Square feet per Unit	Total Estimated Available Square Feet
Very Low Density Residential	39.7	2.5	99	2,200	217,800
Low Density Single Family Residential	1,331.8	4.5	5,993	1,940	11,626,420
Low Medium Density Residential	155.1	9	1,396	1,050	1,465,800
Medium Density Multi-Family Residential	65.9	16	1,054	1,050	1,106,700
High Density Multi-Family Residential	7.7	20	154	947	145,838
Mixed Use (Residential)	50.7	9	456	947	431,832
TOTAL RESIDENTIAL	**1,650.9**		**9,152**		**14,994,390**

3.3 - Non-Residential Dwelling Unit Projections

The non-residential dwelling unit projection is estimated in accordance with the General Plan policies for estimating potential future development. The number of acres available for development with residential land use designations is used to estimate the number of residential units. Table 3-4 shows the estimated number of non-residential units that could be constructed. The table uses an estimated average floor area ratio (FAR) to determine the total estimated square feet of non-residential space that can potentially be developed.

Table 3-4
Estimated Potential Non-Residential Acreage and Square Feet

Land Use Designation	Available Land (acres)	Estimated Average FAR	Total Estimated Available Square Feet
Mixed Use (Commercial)	50.6	0.30	661,241
Neighborhood Commercial	26.7	0.25	290,763
Regional Commercial	129.3	0.25	1,408,077
Professional Office	7.0	0.25	76,766
Community Facilities	155.4	0.10	677,069
Parks/Recreation	57.5	0.00	0
Light Industrial	570.7	0.20	4,971,938
Heavy Industrial	1.6	0.20	13,939
TOTAL NON-RESIDENTIAL	**998.9**		**8,099,793**

3.4 - Assumption of Land Acquisition Costs

Several of the future facilities will require that land be acquired by the City. Since there are many factors that will determine the future value of a certain piece of property, it is difficult to know with certainty what those future values will be. For this study, Table 3-5 shows the assumption of the cost of land that will need to be acquired. The assumed cost for water wells and tanks is the same assumption that is used in the Lemoore Water Master Plan. The cost is lower for future wells and water tanks because that land is usually undeveloped with few services. These assumptions were made with consultations from the Lemoore Public Works Department.

Table 3-5
Estimated Land Acquisition Costs

Type	Cost
Water Wells and Tanks	$40,000
All Other Acquisition	$100,000

3.5 - Residential/Non-Residential Weighting Factor

Several of the impact fee calculations in this report rely on a weighting factor to determine the relative impact of residential versus non-residential uses. Table 3-6 identifies the factor based on the assumption that the impact can be weighted by the relative amount of time spent at home versus at work.

Table 3-6
Estimated Land Acquisition Costs

Land Use	Work Hours vs. Non-Work Hours in a Week	Percentage of Week	Work/ Non-Work Weighting Factor
Residential	128	76%	3.200
Non-Residential	40	24%	1.000

3.6 - Construction Cost Index Increases

Several of the impact fee calculations in this report rely on the construction cost index calculated by the State Department of General Services[1] to estimate the increase in the cost of building space. Table 3-7 shows the annual and cumulative increase since 2017.

Table 3-7
Estimated Land Acquisition Costs

Year	DGS California Construction Cost Index Annual Growth %	Cumulative Increase
2017	base	1.000
2018	1.3%	1.013
2019	3.6%	1.049
2020	2.8%	1.079
2021	13.4%	1.223
2022	9.3%	1.337
2023	9.4%	1.463

The statistical data in this section is used throughout the rest of the study as common baseline data.

[1] https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

SECTION 4 - WATER SUPPLY, TREATMENT, AND STORAGE FACILITIES

The following General Plan Objectives and Policies are in the General Plan's Chapter 6, Public Utilities, provide the foundation for the City's provision of water infrastructure.

PU-I-2 Provide and maintain a system of water supply distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements, in a timely and cost-effective manner.

PU-I-5 Require that necessary water supply infrastructure and storage facilities are in place concurrently with new development and approve development plans only when a dependable and adequate water supply for the development is assured.

4.1 - Methodology for Calculating Water Impact Fee

The 2020 Lemoore Water Master Plan analyzes in detail the type, amount, and cost of new water infrastructure that will be needed because of new future growth. The Water Master Plan used the same land use data as the General Plan. Table 4-1 shows the estimated costs from the Water Master Plan that are attributable to new growth. Table 4-2 uses the water demand coefficient from the Water Master Plan, and an adjustment for fire flow needs to determine the estimated total gallons of water per day for each land use designation, which is used to provide an impact dollar amount for each land use designation. Table 4-3 takes the total impact of the Parks/Recreation designation (water demand for new parks) and distributes it proportionally to the residential land use designations. Table 4-4 takes the adjusted dollar impact and further divides it by the estimated amount of future square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. The fee is assessed based on building square footage.

4.2 - Water Infrastructure Impact, Need, and Cost

Based on the Lemoore Water Master Plan, Table 4-1 shows the total estimated costs of future water infrastructure that is attributable to new growth.

Table 4-1
Water System Improvements for Future Users

Item	Item Total
Pipeline Improvements	$7,825,000
Groundwater Wells	$11,970,000
Pump Stations	$4,342,000
Methane Treatment for Three Wells	$1,890,000
Storage Tanks	$13,674,000
Total Water System Costs for New Users	**$39,701,000**

4.3 - Determination of Water Impact Fee

Table 4-2 uses the water demand coefficient from the Water Master Plan, and an adjustment for fire flow needs to determine the estimated total gallons of water per day for each land use designation. The table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 4-2
Distribution of Water Impact

Land Use Category	Available Land (acres)	Water Demand Coefficient (gpd/acre)	Fire Flow Factor Adjustment	Estimated Gallons per Day	% Impact	$ Impact
Very Low Density Residential	39.70	1,100	1,500	103,220	1.02%	$404,598
Low Density Single Family Residential	1,331.80	1,550	1,500	4,061,990	40.10%	$15,922,043
Low Medium Density Residential	155.10	2,200	1,500	573,870	5.67%	$2,249,435
Medium Density Multi-Family Residential	65.90	2,600	2,000	303,140	2.99%	$1,188,237
High Density Multi-Family Residential	7.70	3,800	2,000	44,660	0.44%	$175,057
Mixed Use (Residential)	50.70	2,600	1,500	207,870	2.05%	$814,801
Residential Subtotal	**1,650.90**			**5,294,750**		**$20,754,171**
Mixed Use (Commercial)	50.60	2,800	3,000	293,480	2.90%	$1,150,372
Neighborhood Commercial	26.70	1,400	3,000	117,480	1.16%	$460,494
Regional Commercial	129.30	1,400	3,000	568,920	5.62%	$2,230,032
Professional Office	7.05	1,400	3,000	31,016	0.31%	$121,577
Community Facilities	155.43	1,500	3,000	699,451	6.91%	$2,741,684
Parks/Recreation	57.47	1,500	3,000	258,618	2.55%	$1,013,720
Light Industrial	570.70	2,000	3,000	2,853,500	28.17%	$11,185,047
Heavy Industrial	1.60	4,000	3,000	11,200	0.11%	$43,901
Non-Residential Subtotal	**998.85**			**4,833,665**		**$18,946,829**
Total	**2,649.75**			**$10,128,415**	**100.0%**	**$39,701,000**

Water use in the Parks/Recreation designation is for new city parks. Because the cost of new parks can be attributed to new residential uses, Table 4-3 takes the total impact of the Parks/Recreation designation and distributes it proportionally to the residential land use designations.

Table 4-4 takes the adjusted dollar impact and further divides it by the estimated square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Impact fees are shown in the far-right column of Table 4-4.

Table 4-3
Redistribution of Park/Recreation Water Impact to Residential Uses

Land Use Category	$ Impact	Distribution of Open Space Costs to Residential Based on Percentage Impact	Revised $ Impact
Very Low Density Residential	$404,598	$19,762	$424,360
Low Density Single Family Residential	$15,922,043	$777,699	$16,699,742
Low Medium Density Residential	$2,249,435	$109,872	$2,359,307
Medium Density Multi-Family Residential	$1,188,237	$58,038	$1,246,276
High Density Multi-Family Residential	$175,057	$8,550	$183,607
Mixed Use (Residential)	$814,801	$39,798	$854,600
Total Residential	**$20,754,171**	**$1,013,720**	**$21,767,892**

Table 4-4
Water Impact Fee

Land Use Category	$ Impact	Estimated Square Feet	Fee Per 1,000 Square Feet
Very Low Density Residential	$424,360.32	217,800	$1,948.39
Low Density Single Family Residential	$16,699,742.05	11,626,420	$1,436.36
Low Medium Density Residential	$2,359,306.88	1,465,800	$1,609.57
Medium Density Multi-Family Residential	$1,246,275.79	1,106,700	$1,126.12
High Density Multi-Family Residential	$183,607.17	145,838	$1,258.98
Mixed Use (Residential)	$854,599.69	431,832	$1,979.01
Mixed Use (Commercial)	$1,150,372.40	661,241	$1,739.72
Neighborhood Commercial	$460,493.90	290,763	$1,583.74
Regional Commercial	$2,230,032.25	1,408,077	$1,583.74
Professional Office	$121,577.29	76,766	$1,583.74
Community Facilities	$2,741,683.77	677,069	$4,049.34
Parks/Recreation	$0.00	0	
Light Industrial	$11,185,047.14	4,971,938	$2,249.64
Heavy Industrial	$43,901.36	13,939	$3,149.53
Alternate Industrial Impact Fee			$3,779.88 per EDU

Using the size of a building as the basis for adopting a fee for industrial uses can result in uneven fees when the building size gets very large. For example, a very large warehouse or

distribution center would have a much smaller impact on water facilities than a food processing plant of the same size. Therefore, it is recommended that an alternative method of calculating the fee for uses in the industrial zone based on equivalent dwelling units be allowed where it is determined by the City that the fee based on square footage would not provide a reasonable relationship between the fee and impact. A proposed industrial use would submit a study estimating the amount of water expected to be generated based on equivalent dwelling units EDUs. A developer can request, and the Public Works Director would determine when this alternative method is more appropriate to use than the square footage method. The average single-family home was determined to be 1,940 square feet, so the (EDU) fee would be $1,948.39 times 1.94, or $3,779.88 per EDU.

SECTION 5 - WASTEWATER COLLECTION AND TREATMENT/DISPOSAL FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Utilities, provide the foundation for the City's provisions of wastewater infrastructure.

PU-G-3 Ensure that adequate wastewater collection, treatment, and disposal facilities are provided in a timely fashion to serve existing and future needs of the City.

PU-I-15 Maintain existing levels of wastewater service by expanding treatment plant and disposal facilities as required by growth and by the Regional Water Quality Control Board.

PU-I-17 Establish impact fees and sewer rates adequate to finance required wastewater treatment and disposal facilities upgrades or replacements.

5.1 - Methodology for Calculating Wastewater Impact Fee

The 2020 Lemoore Wastewater Master Plan analyzes in detail the type, amount, and cost of new wastewater infrastructure that will be needed because of new future growth. The Wastewater Master Plan used the same land use data as the General Plan. Table 5-1 shows the estimated costs from the Wastewater Master Plan that are attributable to new growth. Table 5-2 uses the unit flow factor from the Wastewater Master Plan to provide an impact dollar amount for each land use designation. Table 5-3 takes the total dollar impact per land use designation and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. The fee is assessed based on building square footage.

5.2 - Wastewater Infrastructure Impact, Need, and Cost

Based on the Wastewater Master Plan, Table 5-1 shows the total estimated costs of future water infrastructure that is attributable to new growth.

Table 5-1
Wastewater System Improvements for Future Users

Item	Item Total
Pipeline Improvements	$5,588,000
Lift Station Improvements	$12,439,000
WWTP Improvements	$9,453,000
Total Water System Costs for New Users	**$27,480,000**

5.3 - Determination of Wastewater Impact Fee

Table 5-2 uses the unit flow factor from the Wastewater Master Plan to determine the estimated total gallons per day of wastewater generated for each land use designation. The table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 5-2
Distribution of Wastewater Impact

Land Use Category	Available Land (acres)	Unit Flow Factor (gpd/acre)	Estimated Gallons per Day	% Impact	$ Impact
Very Low Density Residential	39.7	450	17,865	0.9%	$235,738
Low Density Single Family Residential	1,331.8	750	998,850	48.0%	$13,180,346
Low Medium Density Residential	155.1	950	147,345	7.1%	$1,944,294
Medium Density Multi-Family Residential	65.9	1,470	96,873	4.7%	$1,278,290
High Density Multi-Family Residential	7.7	2,210	17,017	0.8%	$224,548
Mixed Use (Residential)	50.7	1,470	74,529	3.6%	$983,449
Residential Subtotal	**1,650.9**		**1,352,479**		**$17,846,665**
Mixed Use (Commercial)	50.6	1,100	55,660	2.7%	$734,463
Neighborhood Commercial	26.7	760	20,292	1.0%	$267,764
Regional Commercial	129.3	760	98,268	4.7%	$1,296,697
Professional Office	7.0	760	5,357	0.3%	$70,694
Community Facilities	155.4	400	62,173	3.0%	$820,411
Parks/Recreation	57.5	0	-	0.0%	$0
Light Industrial	570.7	850	485,095	23.3%	$6,401,081
Heavy Industrial	1.6	2,000	3,200	0.2%	$42,226
Non-Residential Subtotal	**998.9**		**730,046**		**$9,633,335**
Total	**2,649.8**		**2,082,525**		**$27,480,000**

Table 5-3 takes the adjusted dollar impact and further divides it by the square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. No fees are proposed for uses in the Open Space land use designations. Impact fees are shown in the far-right column in Table 5-3.

Table 5-3
Wastewater Impact Fee

Land Use Category	$ Impact	Estimated Square Feet	Fee Per 1,000 Square Feet
Very Low Density Residential	$235,737.98	218,350	$1,079.63
Low Density Single Family Residential	$13,180,346.08	11,626,614	$1,133.64
Low Medium Density Residential	$1,944,294.03	1,465,695	$1,326.53
Medium Density Multi-Family Residential	$1,278,289.70	1,107,120	$1,154.61
High Density Multi-Family Residential	$224,548.18	145,838	$1,539.71
Mixed Use (Residential)	$983,448.98	432,116	$2,275.89
Mixed Use (Commercial)	$734,462.69	661,241	$1,110.73
Neighborhood Commercial	$267,763.51	290,763	$920.90
Regional Commercial	$1,296,697.45	1,408,077	$920.90
Professional Office	$70,693.58	76,766	$920.90
Community Facilities	$820,410.93	677,069	$1,211.71
Parks/Recreation	$0.00	0	
Light Industrial	$6,401,081.22	4,971,938	$1,287.44
Heavy Industrial	$42,225.67	13,939	$3,029.32
Alternative Industrial Fee per EDU			$2,094.48

Using the size of a building as the basis for adopting a fee for industrial uses can result in uneven fees when the building size gets very large. For example, a very large warehouse or distribution center would have a much smaller impact on wastewater facilities than a food processing plant of the same size. Therefore, it is recommended that an alternative method of calculating the fee for uses in the industrial zone based on equivalent dwelling units be allowed where it is determined by the City that the fee based on square footage would not provide a reasonable relationship between the fee and impact. A proposed industrial use would submit a study estimating the amount of wastewater expected to be generated based on EDUs. A developer could request, and the Public Works Director would determine when this alternative method is more appropriate to use than the square footage method. The average single-family home was determined to be 1,940 square feet, so the equivalent dwelling unit (EDU) fee would be $1,079.63 times 1.94, or $2,094.48 per EDU.

SECTION 6 - STORM DRAINAGE FACILITIES

The General Plan does not have specific policies for storm drainage. However, there are policies in Chapter 8, Safety and Noise, that make clear that it is the responsibility of developers to ensure that new development does not result in flooding or create a negative impact on the City's storm drainage system.

6.1 - Methodology for Calculating Storm Drainage Impact Fee

The 2020 Lemoore Storm Drainage Master Plan analyzes in detail the type, amount, and cost of new storm drainage infrastructure that will be needed because of new future growth. The Storm Drainage Master Plan used the same land use data as the General Plan. Table 6-1 shows the estimated costs from the Storm Drainage Master Plan that are attributable to new growth. Table 6-2 uses the impervious surface percentage factor from the Storm Drainage Master Plan. Table 6-3 takes the total dollar impact per land use designation and further divides it by the estimated number of acres in each land use designation in which it is constructed. The fee is assessed based on a per acre basis for both residential and non-residential uses.

State law states that if a fee is based on anything other than a per-building square footage basis, three findings can be made to justify the use of a different methodology. These findings are listed below, along with justification. These findings should be made in the resolution adopted by the City Council.

1. An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

   The impact to storm drainage systems is relatively affected by the amount of runoff from the entire site of the new development, not just the building. A building on a large lot will create a greater storm drainage impact than the same-sized building on a small lot; therefore, the building on the small lot will not recognize a benefit from building at higher densities.

2. An explanation that an alternative basis for calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

   The amount of stormwater runoff is usually estimated based on the size of the site and the percentage of the site that contains impervious surfaces, either buildings or hardscape. Therefore, there is a reasonable relationship between the impact and the fee when the acreage of the site is used as the basis for the fee.

3. That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

   Using acreage as a basis for the fee ensures that smaller, more dense developments will pay less in fees per unit. For example, a 2,000 sq. ft. home located on a 40,000 sq. ft. lot

will generate more stormwater runoff than two 1,500 sq. ft. homes each on 5,000 sq. ft. lots, possibly as much as four times more. If the fee were collected based on square footage, the two homes totaling 3,000 square feet would pay 50 percent more in storm drainage fees even though they have less impact on the storm drainage system.

6.2 - Storm Drainage Infrastructure Impact, Need, and Cost

Based on the Wastewater Master Plan, Table 6-1 shows the total estimated costs of future water infrastructure that is attributable to new growth. The total need is estimated at $17,068,400.

Table 6-1
Storm Drainage System Improvements for Future Users

Item		Item Total
Pipelines	$	1,870,000
Retention Basins	$	15,198,400
Total Storm Drain System Costs for New Users	**$**	**17,068,400**

6.3 - Determination of Storm Drainage Impact Fee

Table 6-2 uses the impervious surface percentage estimated for land use designation in the Storm Drainage Master Plan as a factor to determine an estimated impact of storm drainage needs for each land use designation. The table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

City policy states that industrial development larger than one acre in size shall provide for their own storm drainage retention on their site. These developments would not be responsible for paying impact fees, and the Storm Drainage Master Plan was not designed to service these sites. Based on previous development activity, Table 6-2 was adjusted for Light Industrial and Heavy Industrial acreage to exclude 80 percent of the acreage; therefore, the acreage used for calculating storm drainage impact fees is 159.8 acres and 0.4 acres for the industrial designations instead of 570.7 and 1.6 acres.

Table 6-2
Distribution of Storm Drainage Impact

Land Use Category	Available Land (acres)	Impervious Surface %	Acres Impervious	% Impact	$ Impact
Very Low Density Residential	39.7	40%	15.9	1.4%	$236,850
Low Density Single Family Residential	1,331.8	40%	532.7	46.6%	$7,945,520
Low Medium Density Residential	155.1	55%	85.3	7.5%	$1,272,324
Medium Density Multi-Family Residential	65.9	70%	46.1	4.0%	$688,029
High Density Multi-Family Residential	7.7	70%	5.4	0.5%	$80,392
Mixed Use (Residential)	50.7	70%	35.5	3.1%	$529,333
Residential Subtotal	**1,650.9**		**720.9**	**63.0%**	**$10,752,448**
Mixed Use (Commercial)	50.6	80%	40.5	3.5%	$603,759
Neighborhood Commercial	26.7	80%	21.4	1.9%	$318,584
Regional Commercial	129.3	80%	103.4	9.0%	$1,542,808
Professional Office	7.0	80%	5.6	0.5%	$84,111
Community Facilities	155.4	80%	124.3	10.9%	$1,854,634
Parks/Recreation	57.5	0%	0.0	0.0%	$0
Light Industrial*	159.8	80%	127.8	11.2%	$1,906,686
Heavy Industrial*	0.4	90%	0.4	0.03%	$5,369
Non-Residential Subtotal	**586.7**		**423.5**	**37.0%**	**$6,315,952**
Total	**2,237.6**		**1,144.4**	**100.0%**	**$17,068,400**

* Light Industrial and Heavy Industrial acreages are adjusted. Adjustment assumes 20% of land will be developed on property less than 1 acre and use City facilities, and that the remaining 80% of land will retain onsite and only drain frontage to City facilities (30' of ROW + 15' of landscaped area = 10%+/-). A(0.2)+(A-0.2A)(0.1)=Area used for impact fee; --> 0.28A=Area used for impact fee.

Table 6-3 takes the adjusted dollar impact and further divides it by the estimated available acres to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Fees will be assessed based on the total acreage of the development project area. Impact fees are shown in the far-right column.

Table 6-3
Storm Drainage Impact Fee

Land Use Category	$ Impact	Estimated Acres	Fee Per Acre
Very Low Density Residential	$236,850.22	39.7	$5,966.00
Low Density Single Family Residential	$7,945,519.51	1,331.8	$5,966.00
Low Medium Density Residential	$1,272,324.19	155.1	$8,203.25
Medium Density Multi-Family Residential	$688,029.01	65.9	$10,440.50
High Density Multi-Family Residential	$80,391.86	7.7	$10,440.50
Mixed Use (Residential)	$529,333.40	50.7	$10,440.50
Mixed Use (Commercial)	$603,759.25	50.6	$11,932.00
Neighborhood Commercial	$318,584.43	26.7	$11,932.00
Regional Commercial	$1,542,807.74	129.3	$11,932.00
Professional Office	$84,111.06	7.0	$11,932.00
Community Facilities	$1,854,633.88	155.4	$11,932.00
Parks/Recreation	$0.00	57.5	$0.00
Light Industrial	$1,906,686.04	159.8	$11,932.00
Heavy Industrial	$5,369.40	0.4	$13,423.50

SECTION 7 - FIRE FACILITIES

The following General Plan Objectives and Policies in Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of fire facilities.

> SN-G-3 Protect Lemoore's residents and businesses from potential wildfire hazards.
>
> SN-G-5 Maintain and enhance the City's capacity for law enforcement, fire-fighting, and emergency response.
>
> SN-I-27 Maintain Fire Department performance and response standards at Class 3 ISO rating or better, including building and staffing a new fire station in West Lemoore if necessary.

7.1 - Methodology for Calculating Fire Facilities Impact Fee

The Lemoore Fire Department currently provides service from a fire station. The station is located at 210 Fox Street, Lemoore, CA. Impact fees account for the addition of a new fire station to better support the growth anticipated in North Lemoore.

The Lemoore Volunteer Fire Department (LVFD) has operated as an all-volunteer department since 1921. The LVFD includes one Chief, two Assistant Chiefs, four Crew Captains, seven Engineers, eleven Emergency Medical Technicians, one paid part-time Secretary, and one paid full-time maintenance worker. The Department covers an area of approximately nine square miles, with Mutual Aid Agreements with Kings County Fire, Hanford City Fire, and the Naval Air Station Lemoore. Other public services provided include fire inspections, tours and demonstrations, permitting of certain hazardous materials, and investigation of hazardous materials incidents. The Fire Department regulates explosive and hazardous materials under the Uniform Fire Code and permits the handling, storage, and use of any explosive or other hazardous material.

The Fire Facilities Impact Fee is intended to provide the City with a funding source to construct future capital needs, which can include buildings and vehicles. The fees will also furnish new additional staff/volunteers with equipment that will be needed due to the impact of new development.

In order to distribute costs proportionally among uses, current use data has been analyzed. Table 7-1 determines the need based on the percentage of population growth. Table 7-2 quantifies the costs attributable to new growth. Table 7-3 determines the number of incidents per acre based on incident data from 2021 and 2022 provided by the Lemoore Fire Department. Table 7-4 estimates the number of incidents in each land use designation and then adjusts for a fire intensity factor based on the observation, for example, that industrial fires are more intense than residential fires. The last column in Table 7-4 estimates a total impact for each land use designation, proportionally distributing the total cost identified in Table 7-2. Finally, Table 7-5

divides each land use designation's total impact dollars by the estimated available square footage to arrive at the proposed impact fee.

7.2 - Fire Facilities Impact, Need, and Cost

Current planning documents for the City of Lemoore indicate plans for future fire stations, facilities, and adjustments to the Volunteer Department. Firefighter wages/benefits cannot be paid for by impact fees. Table 7-1 shows the planned increase in population at General Plan buildout. The amount of the increase is determined in Table 7-2 by increasing vehicles, firefighter equipment, and facilities by the same ratio as the increase in population. The total estimated cost is shown at the bottom of Table 7-2.

Table 7-1
Estimated Need Based on Future New Growth

	2023	General Plan Buildout Population	Difference	% Increase	Additional Needed
Population	26,609	48,250	21,641	81%	
Vehicles	8			81%	6.5
Firefighters	32			81%	26
Facilities	10,000			81%	8,133

Table 7-2
Fire Facility Costs Related to new Growth

Item	Unit	Unit Cost	Item Total
New Vehicles	7	$450,000	$2,925,000
New Firefighter Equipment	26	$6,500	$169,166
Additional fire station facility space (sq. ft)	8133	$ 281	$2,285,373
Total Capital Costs for Fire Service			**$5,379,539**

7.3 - Determination of Fire Facilities Impact Fee

Table 7-3 uses the calls received in 2021 and 2022 within each land use designation to determine a call per acre ratio.

Table 7-3
Fire Incidence Response by Occupancy Type (2021–2022)

Land Use Category	Developed Land (acres)	Call Count Total	Calls per Acre Ratio
Very Low Density Residential	192	18	0.09
Low Density Single Family Residential	1,405	2,024	1.44
Low Medium Density Residential	170	458	2.69
Medium Density Multi-Family Residential	104	461	4.43
High Density Multi-Family Residential	45	294	6.53
Mixed Use (Residential)	15	18	1.20
Residential Subtotal	**1,931**	**3,273**	
Mixed Use (Commercial)	15	18	1.20
Neighborhood Commercial	87	175	2.01
Regional Commercial	22	35	1.59
Professional Office	48	27	0.56
Community Facilities	358	163	0.46
Parks/Recreation	273	25	0.09
Light Industrial*	358	42	0.12
Heavy Industrial*	27	1	0.04
Non-Residential Subtotal	**1188**	**486**	
Total	**2,269**	**3,759**	

Table 7-4 takes the total cost and allocates it according to acreage, adjusting proportionally by incidents per acre and an estimated relative fire intensity factor by land use. The fire intensity factor was derived from historical data and confirmed in a discussion with the Fire and Public Works Department. The factor is adjusted proportionally to account for the intensity of an incident. It is a higher probability that a large industrial fire will take more resources than a single-family home. The intensity factor for a home is 1, whereas for a large industrial building, it is 10. This results in a total impact per land use designation, which is broken out by the total available land use as the incident impact adjusted acreage. The adjusted acreage is then calculated as a percentage impact of total acreage and assigned that same weighted percentage to determine each land use's proportional share of cost.

Table 7-4
Distribution of Fire Facilities Impact

Land Use Category	Available Land (acres)	Calls per Acre Ratio	Intensity Factor	Incident Impact per Acre adjusted for intensity	% Impact	$ Impact
Very Low Density Residential	39.7	0.09	1.0	3.7	0.1%	$ 3,885
Low Density Single Family Residential	1,331.8	1.44	1.0	1,918.6	37.2%	$ 2,002,799
Low Medium Density Residential	155.1	2.69	1.2	501.4	9.7%	$ 523,448
Medium Density Multi-Family Residential	65.9	4.43	1.2	350.5	6.8%	$ 365,930
High Density Multi-Family Residential	7.7	6.53	1.2	60.4	1.2%	$ 63,019
Mixed Use (Residential)	50.7	1.20	1.2	73.0	1.4%	$ 76,214
Residential Subtotal	**1,650.9**			**2,907.61**	**56.4%**	**$ 3,035,296**
Mixed Use (Commercial)	50.6	1.20	4.0	242.9	4.7%	$ 253,546
Neighborhood Commercial	26.7	2.01	4.0	214.8	4.2%	$ 224,261
Regional Commercial	129.3	1.59	4.0	822.8	16.0%	$ 858,950
Professional Office	7.0	0.56	3.0	11.9	0.2%	$ 12,418
Community Facilities	155.4	0.46	4.0	283.1	5.5%	$ 295,511
Parks/Recreation	57.5	0.09	-	-	0.0%	$ -
Light Industrial*	570.7	0.12	10.0	669.5	13.0%	$ 698,938
Heavy Industrial*	1.6	0.04	10.0	0.6	0.0%	$ 619
Non-Residential Subtotal	**998.9**			**2,245.6**	**43.6%**	**$ 2,344,242**
Total	**2,649.8**			**5,153**	**100.0%**	**$ 5,379,539**

*Intensity factor draws an adjustment for the average intensity of resources needed to respond to emergency fire calls.

Table 7-5 takes the total impact per land use designation and further divides it by the estimated available square feet to arrive at a proposed impact fee that can be charged to each new development based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per-square-foot basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Parks/Recreation land use designations.

Table 7-5
Fire Facilities Impact Fees

Land Use Category	$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	$3,885	217,800	**$17.84**
Low Density Single Family Residential	$2,002,799	11,626,420	**$172.26**
Low Medium Density Residential	$523,448	1,465,800	**$357.11**
Medium Density Multi-Family Residential	$365,930	1,106,700	**$330.65**
High Density Multi-Family Residential	$63,019	145,838	**$432.12**
Mixed Use (Residential)	$76,214	431,832	**$176.49**
Mixed Use (Commercial)	$253,546	661,241	**$383.44**
Neighborhood Commercial	$224,261	290,763	**$771.29**
Regional Commercial	$858,950	1,408,077	**$610.02**
Professional Office	$12,418	76,766	**$161.76**
Community Facilities	$295,511	677,069	**$436.46**
Parks/Recreation	$ -	-	**-**
Light Industrial	$698,938	4,971,938	**$140.58**
Heavy Industrial	$619	13,939	**$44.38**

SECTION 8 - POLICE FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 8, Safety and Noise, provide the foundation for the City's provisions of safety services.

> SN-G-5 Maintain and enhance the City's capacity for law enforcement, fire-fighting, and emergency response.
>
> SN-I-24 Develop an additional police station with improved access to parts of Lemoore west of SR-41 and parts south of SR-198 when necessary to maintain performance and response standards.

8.1 - Methodology for Calculating Police Facilities Impact Fee

The Lemoore Police Department provides police protection services within the City of Lemoore. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem-solving tactics and community/police partnerships. The Police Department operates out of a single station located at 657 Fox Street, Lemoore.

The Police Department currently operates at a budgeted ratio of 1.33 officers per thousand residents, which is lower than the Western U.S. Average of 1.5 officers per thousand residents reported by the Federal Bureau of Investigation. Future growth of officers will require additional police building space, vehicles, and equipment to provide service to future populations that result from new growth in both residential and non-residential land uses. Impact fees are required to be assessed at a rate similar to existing conditions rather than assessments of improved/ideal conditions.

The Police Facilities Impact Fee is intended to provide the City with a funding source to construct future police building space for the additional officers and furnish them with equipment and vehicles that will be needed due to the impact of new development.

The Police Facilities Impact Fee is calculated as follows. Table 8-1 determines the need based on the percentage of population growth. Table 8-2 quantifies the costs attributable to new growth. Table 8-3 determines the number of incidents per acre based on incident data from 2021 and 2022 provided by the Lemoore Fire Department. Table 8-4 estimates the number of incidents in each land use designation. The last column in Table 8-4 estimates a total impact for each land use designation, proportionally distributing the total cost identified in Table 8-2. Finally, Table 8-5 divides each land use designation's total impact dollars by the estimated available square footage to arrive at the proposed impact fee.

8.2 - Police Facilities Impact, Need, and Cost

Impact cannot pay for new officers' salaries, but they can pay for new equipment and vehicles for new officers and for new facility space. Table 8-1 shows the planned increase in population at General Plan buildout. The amount of the increase is determined in Table 8-2 by increasing vehicles, firefighter equipment, and facilities by the same ratio as the increase in population. The total estimated cost is shown at the bottom of Table 8-2.

Table 8-1
Future Police Vehicle and Building Space Estimates

	2023	General Plan Buildout Population	Difference	% Increase	Additional Needed
Population	26,609	48,250	21,641	81%	
Vehicles	46			81%	37
Officers	43			81%	35
Facilities	8,467			81%	886

The cost of new building space, vehicles, and equipment is calculated in Table 8-2. The total cost for police facilities that can be attributed to new growth is located at the bottom of the table.

Table 8-2
Police Facilities Costs

Item	Unit	Unit Cost	Item Total
New Vehicles	37	$72,000	$2,664,000
New Officer Equipment	35	$10,000	$350,000
Additional Building Space	6,886	$281	$1,934,966
Total Capital Costs for PD			**$4,948,966**

8.3 - Determination of Police Facilities Impact Fee

Based on statistical/historical summaries of the incidence of police service demands to varying addresses in the community, Table 8-3 shows an estimate of incidents during the last year and then divides them by the number of developed acres in each land use designation. The addresses were assigned to land use designations using the same geographic information system (GIS) data that was used to create the General Plan Land Use Map. The resulting incidents per acre provide a factor (impact %) to proportionally divide the total costs by land use designation impact.

Table 8-4 distributes the total dollar impact amongst the land use designations using the incidents per acre as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 8-5 takes the total impact per land use designation and further divides it by the estimated available square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed.

Table 8-3
Police Incidents per Acre (2021-2022)

Land Use Category	Developed Land (acres)	Call Count Total	Calls per Acre Ratio
Very Low Density Residential	192	320	1.7
Low Density Single Family Residential	1,405	17,630	12.5
Low Medium Density Residential	170	4,008	23.6
Medium Density Multi-Family Residential	104	5,800	55.8
High Density Multi-Family Residential	45	2,626	58.4
Mixed Use (Residential)	15	1,200	80.0
Residential Subtotal	**1,931**	**31,584**	
Mixed Use (Commercial)	15	4,959	330.6
Neighborhood Commercial	87	7,723	88.8
Regional Commercial	22	3,145	143.0
Professional Office	48	287	6.0
Community Facilities	358	12,690	35.4
Parks/Recreation	273	2,395	8.8
Light Industrial*	358	2,824	7.9
Heavy Industrial*	27	2,702	100.1
Non-Residential Subtotal	**1,188**	**36,725**	
Total	**2,269**	**68,309**	

Table 8-4
Distribution of Police Impact

Land Use Category	Available Land (acres)	Calls per Acre Ratio	Incident Impact per Acre Adjusted for Intensity	% Impact	$ Impact
Very Low Density Residential	39.7	1.7	66.2	0.1%	$4,257
Low Density Single Family Residential	1,331.8	12.5	16,711.5	21.7%	$1,075,267
Low Medium Density Residential	155.1	23.6	3,656.7	4.8%	$235,284
Medium Density Multi-Family Residential	65.9	55.8	3,675.2	4.8%	$236,473
High Density Multi-Family Residential	7.7	58.4	449.3	0.6%	$28,912
Mixed Use (Residential)	50.7	80.0	4,056.0	5.3%	$260,975
Residential Subtotal	**1,650.9**		**28,614.9**	**37.2%**	**$1,841,168**
Mixed Use (Commercial)	50.6	330.6	16,728.4	21.7%	$1,076,353
Neighborhood Commercial	26.7	88.8	2,370.2	3.1%	$152,503
Regional Commercial	129.3	143.0	18,484.0	24.0%	$1,189,318
Professional Office	7.0	6.0	42.1	0.1%	$2,712
Community Facilities	155.4	35.4	5,509.6	7.2%	$354,507
Parks/Recreation	57.5	8.8	504.2	0.7%	$32,441
Light Industrial*	570.7	7.9	4,501.8	5.9%	$289,662
Heavy Industrial*	1.6	100.1	160.1	0.2%	$10,303
Non-Residential Subtotal	**998.9**		**48,300.5**	**62.8%**	**$3,107,798**
Total	**2,649.8**		**76,915.4**	**100.0%**	**$4,948,966**

Table 8-5
Police Facilities Impact Fee

Land Use Category	$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	$4,257	217,800	**$19.55**
Low Density Single Family Residential	$1,075,267	11,626,420	**$92.48**
Low Medium Density Residential	$235,284	1,465,800	**$160.52**
Medium Density Multi-Family Residential	$236,473	1,106,700	**$213.67**
High Density Multi-Family Residential	$28,912	145,838	**$198.25**
Mixed Use (Residential)	$260,975	431,832	**$604.34**
Mixed Use (Commercial)	$1,076,353	661,241	**$1,627.78**
Neighborhood Commercial	$152,503	290,763	**$524.49**
Regional Commercial	$1,189,318	1,408,077	**$844.64**
Professional Office	$2,712	76,766	**$35.33**
Community Facilities	$354,507	677,069	**$523.59**
Parks/Recreation	$32,441	-	**-**
Light Industrial*	$289,662	4,971,938	**$58.26**
Heavy Industrial*	$ 10,303	13,939	**$739.11**

SECTION 9 - PARKS AND COMMUNITY RECREATION FACILITIES

9.1 - – Compliance with Existing Plans

The following General Plan guiding policies in the General Plan's Chapter 5, Parks, Schools, and Community Facilities, as well as Chapter 7, Conservation and Open Space, provide the foundation for the City's provisions of new park facilities to support the number of parks and open spaces allocated under the General Plan.

> PSCF-G-1 Create and maintain a high-quality public park system for Lemoore.
>
> COS-G-1 Acquire, preserve, and maintain open space and natural resources for future generations.
>
> COS-G-2 Use the open space system to meet multiple needs, including bike and trail linkages, stormwater drainage and treatment, wildlife habitat, active and passive recreation, and greenbelt buffer to define the boundaries of the City.

9.2 - Methodology for Calculating Parks and Recreation Impact Fees

Based upon the policies in the General Plan, the City's goal is to provide six acres of parkland per 1,000 persons. The City is currently at a ratio of 4.4 acres per 1,000 persons. The number of parks and open spaces allocated under the General Plan is larger than is required under current City Park Standards and the Quimby Act. This is in response to the wish of Lemoore residents to have greater access to recreation facilities and a higher quality of life. At a ratio of six acres per 1,000 at full buildout of the General Plan, it would equate to 289.5 acres of parkland in the City. Because the Quimby Act only allows the City to charge impact fees equating to or less than five acres per 1,000 persons for new developments, the extra acre per 1,000 residents will need to be paid for through private and public funding sources rather than impact fees. Taking existing park acreage and the shortfall in acreage to obtain a six acres per 1,000 population count from total park buildout at population buildout, you get total acreage to be attributed to new growth. Only new growth can be subject to impact fees. Reducing the total anticipated park acreage by the amount of acreage that can be subject to impact fees (i.e., less than five acres per 1,000 persons) is 73.94 acres.

To estimate the cost of developing this land, Table 9-1 provides a cost estimate to develop a hypothetical 5-acre park and a hypothetical 10-acre park and then calculates a per acre estimate. Table 9-2 takes 2/3 of the 5-acre cost and 1/3 of the 10-acre cost to determine an average cost per acre and then multiplies it by the acres to be funded by impact fees. Table 9-3 divides the total park impact costs among the estimated future dwelling units.

9.3 - Parks and Recreation Impact, Need, and Cost

Table 9-1 is a cost estimate for developing a hypothetical new 10-acre park. Unit costs were prepared by a licensed landscape architect and are based on unit costs from actual new parks recently constructed.

Table 9-1
Development Costs for Hypothetical 5-acre and 10-acre Park

Item	Unit	Unit Cost	5-acre Quantity	5-acre Item Total	10-acre Quantity	10-acre Item Total
Mobilization and Start-Up Costs	Acre	$ 7,500	5	$ 37,500	10	$ 75,000
Clearing, Grubbing, Demolition and Dispo	LS	$ 18,000	1	$ 18,000	1	$ 18,000
Earthwork	Acre	$ 3,400	5	$ 17,000	10	$ 34,000
Grading & Drainage	Acre	$ 2,100	5	$ 10,500	10	$ 21,000
Water Line	LF	$ 150	1000	$ 150,000	2000	$ 300,000
Water Service Line to meter(s)	LF	$ 32	1	$ 32	250	$ 8,000
Fire Hydrants Installed	Each	$ 8,000	4	$ 32,000	8	$ 64,000
Electrical Service	LF	$ 38,000	1	$ 38,000	3	$ 114,000
Sanitary Sewer connections	LF	$ 80	0	$ -	1100	$ 88,000
Fencing (6 Ft. High chain link)	LF	$ 30	2000	$ 60,000	8500	$ 255,000
Curb, Gutter and Pave-out	LF	$ 50	2000	$ 100,000	4000	$ 200,000
Parking lot and drive paving	SF	$ 9	0	$ -	40000	$ 360,000
Parking Signage, Striping & Markings	LS	$ 11,000	0	$ -	1	$ 11,000
Perimeter Sidewalk & Installation	SF	$ 9	0	$ -	10000	$ 90,000
Internal Sidewalk & Plaza Installation(s)	SF	$ 9	5000	$ 45,000	16000	$ 144,000
ADA ramps, access and landings	SF	$ 12	640	$ 7,680	1280	$ 15,360
Street Trees & Installation (15 gal min.)	Each	$ 275	50	$ 13,750	110	$ 30,250
Security Lights & Installation	Each	$ 7,200	0	$ -	60	$ 432,000
Soil Prep & Amendments	SF	$ 0	65340	$ 19,602	130680	$ 39,204
Planting & Installation	SF	$ 2	65340	$ 156,816	130680	$ 313,632
Turf & Installation	SF	$ 2	54450	$ 122,513	108900	$ 245,025
Irrigation Backflow Preventer, Cage, Blan	Each	$ 2,800	1	$ 2,800	2	$ 5,600
Irrigation Controller, Pedestal & Installati	Each	$ 5,800	1	$ 5,800	2	$ 11,600
Irrigation & Installation	SF	$ 2	65340	$ 130,680	130680	$ 261,360
20'x40' Picnic Shelter, Pad & Installation	Each	$ 140,000	0	$ -	6	$ 840,000
Restroom & Installation	Each	$ 210,000	0	$ -	2	$ 420,000
Play Structure & Installation	Each	$ 185,000	1	$ 185,000	3	$ 555,000
Engineered Wood Fill Safety Surface & In	SF	$ 4	4000	$ 16,000	12000	$ 48,000
Poured-In-Place Play Surfacing & Installat	SF	$ 24	3000	$ 72,000	6000	$ 144,000
Park Benches & Installation (on pad)	Each	$ 2,400	6	$ 14,400	14	$ 33,600
Trash Receptacles & Installation	Each	$ 2,100	6	$ 12,600	12	$ 25,200
8' ADA Picnic Table & Installation	Each	$ 2,100	3	$ 6,300	24	$ 50,400
Water Fill Station & Installation	Each	$ 7,400	2	$ 14,800	5	$ 37,000
Barbecue Pits & Installation	Each	$ 900	0	$ -	6	$ 5,400
Pet Waste Bag Station & Installation	Each	$ 620	2	$ 1,240	6	$ 3,720
Monument Sign & Installation	Each	$ 6,400	1	$ 6,400	2	$ 12,800
Park Signage	Each	$ 500	7	$ 3,500	14	$ 7,000
Baseball Field & Installation	Each	$ 265,000	0	$ -	1	$ 265,000
Soccer Pitch Installation(s)	Each	$ 15,000	0	$ -	2	$ 30,000
Basketball Court & Installation (Full-Size '	Each	$ 65,000	1	$ 65,000	2	$ 130,000
Pickleball Court & Installation (50 x 70)	Each	$ 42,000	1	$ 42,000	2	$ 84,000
Bike Rack & Installation (on pad) (7-Bike	Each	$ 1,100	2	$ 2,200	6	$ 6,600
10-acre Park Development Subtotal				**$ 1,409,113**		**$ 5,833,751**
Contingency		15%		$211,367		$875,063
Design		15%		$211,367		$875,063
Land Acquisition	Acres	$100,000	5	$ 500,000	10	$ 1,000,000
5-acre and 10-acre Park Acquisition and Development Cost				**$2,331,846**		**$8,583,876**
Cost per Acre				**$ 466,369**		**$ 858,388**

Table 9-2 multiplies the average cost per acre by the acreage of the park to be funded by impact fees to determine the park impact cost.

Table 9-2
Park Improvements for Future Users

Item	Item Total
Acquisition and Development Cost per Acre (2/3 5-acre cost, 1/3 10-acre cost)	$597,042
Acres Funded by Impact Fee (1 acre per 1,000, estimated 21,212 population)	21.2
Total Park Impact Costs	**$12,657,291**

9.4 - Determination of Park Development Impact Fee

Non-residential land uses are exempt from this impact fee. In Table 9-3, the estimated square feet is multiplied by the average persons per household to determine the percentage impact. Table 9-4 takes the dollar impact and divides it by the estimated number of future residential square feet to arrive at a proposed impact fee that can be charged to each new residence based on the land use designation in which it is constructed.

Table 9-3
Park Cost Distribution and Impact Fee

Land Use Category	Total Estimated Available Square Feet	Persons per Household	Impact Factor per Sq.Ft. adjusted for Persons per Household	% Impact	$ Impact
Very Low Density Residential	217,800	3.317	722,348	1.5%	$ 190,830
Low Density Residential	11,626,420	3.317	38,559,782	80.5%	$ 10,186,749
Low Medium Density Residential	1,465,800	3.317	4,861,421	10.1%	$ 1,284,294
Medium Density Multi-family Residential	1,106,700	2.237	2,475,694	5.2%	$ 654,030
High Density Multi-family Residential	145,838	2.237	326,240	0.7%	$ 86,186
Mixed Use (Residential)	431,832	2.237	966,010	2.0%	$ 255,201
Total Residential	**14,994,390**		**47,911,496**	**100%**	**$ 12,657,291**

Persons per Household Factor based on U.S. Census, American Community Survey Table B25032 (Tenure by Units in Structure) and B25033 (Total Population in Occupied Housing Units by Tenure by Units in Structure)

Table 9-4
Park Cost Distribution and Impact Fee

Land Use Category	$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	$190,830	217,800	**$876.17**
Low Density Residential	$10,186,749	11,626,420	**$876.17**
Low Medium Density Residential	$1,284,294	1,465,800	**$876.17**
Medium Density Multi-family Residential	$654,030	1,106,700	**$590.97**
High Density Multi-family Residential	$86,186	145,838	**$590.97**
Mixed Use (Residential)	$255,201	431,832	**$590.97**

SECTION 10 - MUNICIPAL FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Services and Facilities, provide the foundation for the City's provisions of general government facilities.

> PSCF-G-3 Provide public and cultural facilities that contribute to Lemoore's positive image, enhance community identity, and meet the civic and social needs of residents.
>
> LU-G-1 Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.
>
> LU-G-3 Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community facilities in close proximity to residents.
>
> LU-G-12 Provide appropriate settings for a diverse range of civic, institutional, and community land uses.

10.1 - Methodology for Calculating General Municipal Facilities Impact Fee

In Lemoore, municipal facilities currently consist of City Hall, Council Chambers, Civic Auditorium, Cinnamon Municipal Complex Offices, and Veterans Memorial Hall. Community facilities are the network of public and private institutions that support the civic and social needs of the population. In addition to serving general local government functions, they offer a variety of recreational, artistic, and educational programs and special events.

The methodology for calculating the estimated costs for future municipal facilities in Lemoore utilizes a cost component for facilities operated by the City of Lemoore. Since additional facilities will be constructed over time, an incremental expansion method is utilized. Table 10-1 uses the estimated replacement cost from the 2017 Impact Fee Study and increases them by the cumulative Construction Cost Index increases from 2017 to 2023. Table 10-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 10-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

10.2 - General Municipal Facilities Impact, Need, and Cost

The 2017 Impact Fee Study estimated the replacement cost of the municipal facility buildings. This is shown in Table 10-1. The table also estimates the proportional square footage increase based on the population increase and increases the cost from 2017 to 2023 using the Construction Cost Index in Table 3-7.

Table 10-1
Proposed Municipal Facilities

Site	Existing Square Feet	Replacement Cost 2017	Needed Proportional Increase based on Population Increase	Cost in 2023 with cumulative increase in costs	Cost of Needed Proportional Increase in 2023 Dollars
City Hall	10,528	$ 1,842,400	4,722		
Council Chambers	4,710	$ 824,250	2,113		
Civic Auditorium	6,092	$ 1,743,700	2,732		
Cinnamon Municipal Complex	12,752	$ 1,554,000	5,720		
Veterans Memorial Hall	5,624	$ 984,200	2,522		
Total	**39,706**	**$ 6,948,550**	**17,809**	**$ 10,164,992**	**$ 4,559,183**
Average Cost Per Sq Ft.		**$ 175**		**$ 256**	

10.3 - Determination of Calculating Municipal Facilities Impact Fee

Table 10-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 10-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

Table 10-2
Municipal Facilities Cost Distribution and Fee

Land Use Designation	Total Estimated Available Square Feet	Work Hours vs. Non-Work Hours Weighting Factor	Impact Intensity adjusted for Work/Non-Work Factor	% Impact	$ Impact
Very Low Density Residential	217,800	3.2	696,960	1.24%	$ 56,659
Low Density Single Family Res	11,626,420	3.2	37,204,544	66.34%	$ 3,024,550
Low Medium Density Resident	1,465,800	3.2	4,690,560	8.36%	$ 381,320
Medium Density Multi-Family I	1,106,700	3.2	3,541,440	6.31%	$ 287,902
High Density Multi-Family Resi	145,838	3.2	466,682	0.83%	$ 37,939
Mixed Use (Residential)	431,832	3.2	1,381,862	2.46%	$ 112,339
Residential Subtotal	**14,994,390**		**47,982,048**	**86%**	**3,900,709**
Mixed Use (Commercial)	661,241	1.0	661,241	1.18%	$ 53,756
Neighborhood Commerical	290,763	1.0	290,763	0.52%	$ 23,638
Regional Commercial	1,408,077	1.0	1,408,077	2.51%	$ 114,470
Professional Office	76,766	1.0	76,766	0.14%	$ 6,241
Community Facilities	677,069	1.0	677,069	1.21%	$ 55,042
Parks/Recreation	0	1.0	0	0.00%	$ -
Light Industrial	4,971,938	1.0	4,971,938	8.87%	$ 404,195
Heavy Industrial	13,939	1.0	13,939	0.02%	$ 1,133
Non-residential Subtotal	**8,099,793**		**8,099,793**	**14%**	**658,474**
Total	**23,094,183**		**56,081,841**		**$ 4,559,183**

Table 10-3
Proposed Municipal Facilities Impact Fee

Land Use Designation	$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	$56,659	217,800	**$260.14**
Low Density Single Family Residential	$3,024,550	11,626,420	**$260.14**
Low Medium Density Residential	$381,320	1,465,800	**$260.14**
Medium Density Multi-Family Residential	$287,902	1,106,700	**$260.14**
High Density Multi-Family Residential	$37,939	145,838	**$260.14**
Mixed Use (Residential)	$112,339	431,832	**$260.14**
Mixed Use (Commercial)	$53,756	661,241	**$81.30**
Neighborhood Commercial	$23,638	290,763	**$81.30**
Regional Commercial	$114,470	1,408,077	**$81.30**
Professional Office	$6,241	76,766	**$81.30**
Community Facilities	$55,042	677,069	**$81.30**
Parks/Recreation	$ -	-	**-**
Light Industrial	$404,195	4,971,938	**$81.30**
Heavy Industrial	$1,133	13,939	**$81.30**

SECTION 11 - COMMUNITY RECREATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Services and Facilities, provide the foundation for the City's provisions of community recreation facilities.

> PSCF-G-3 Provide public and cultural facilities that contribute to Lemoore's positive image, enhance community identity, and meet the civic and social needs of residents.
>
> LU-G-1 Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.
>
> LU-G-3 Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community facilities in close proximity to residents.

11.1 - Methodology for Calculating Community Recreation Facilities Impact Fee

The Lemoore Recreation Center is a popular, well-used indoor recreation facility at the Cinnamon Complex. As the population increases, there will be a need to expand the space in which to provide recreational services.

The methodology for calculating the estimated costs for future community recreational facilities in Lemoore utilizes a cost component for facilities operated by the City of Lemoore. Since additional facilities will be constructed over time, an incremental expansion method is utilized. Table 11-1 uses the estimated replacement cost from the 2017 Impact Fee Study and increases them by the cumulative Construction Cost Index increases from 2017 to 2023. Table 11-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 11-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

11.2 - Community Recreation Facilities Impact, Need, and Cost

The 2017 Impact Fee Study estimated the replacement cost of the municipal facility buildings. This is shown in Table 11-1. The table also estimates the proportional square footage increase based on the population increase and increases the cost from 2017 to 2023 using the Construction Cost Index in Table 3-7.

Table 11-1
Community Recreation Facilities Replacement Cost in 2023 Dollars

Site	Existing Square Feet	Replacement Cost 2017	Needed Proportional Increase based on Population Increase	Cost in 2023 with cumulative increase in costs	Cost of Needed Proportional Increase in 2023 Dollars
Soccer Facility	5,700	$ 137,000	2,557		
Storage	3,462	$ 251,125	1,553		
Playground	990	$ 188,825	444		
Dance Studio	2,600	$ 348,425	1,166		
Bathrooms	690	$ 181,600	309		
Kitchen	690	$ 291,600	309		
Day Camp	1,970	$ 499,625	884		
Pal Room	2,295	$ 338,450	1,029		
Crossfit Space	4,028	$ 717,500	1,807		
Gun Range	11,000	$ 665,000	4,934		
Boxing Ring	560	$ 6,000	251		
Gymnastics Area	1,681	$ 5,000	754		
Basketball Courts	5,400	$ 40,000	2,422		
Total	**41,066**	**$ 3,670,150**	**18,419**	**$ 5,369,040**	**$ 2,408,112**
Average Cost Per Sq Ft.		**$ 89**		**$ 131**	

11.3 - Determination of Calculating Community Recreation Impact Fee

Table 11-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 11-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

Table 11-2
Community Recreation Facilities Cost Distribution and Fee

Land Use Designation	Total Estimated Available Square Feet	Work Hours vs. Non-Work Hours Weighting Factor	Impact Intensity adjusted for Work/Non-Work Factor	% Impact	$ Impact
Very Low Density Residential	217,800	3.2	696,960	1.24%	$ 29,927
Low Density Single Family Residential	11,626,420	3.2	37,204,544	66.34%	$ 1,597,535
Low Medium Density Residential	1,465,800	3.2	4,690,560	8.36%	$ 201,409
Medium Density Multi-Family Residential	1,106,700	3.2	3,541,440	6.31%	$ 152,067
High Density Multi-Family Residential	145,838	3.2	466,682	0.83%	$ 20,039
Mixed Use (Residential)	431,832	3.2	1,381,862	2.46%	$ 59,336
Residential Subtotal	**14,994,390**		**47,982,048**	**86%**	**$ 2,060,313**
Mixed Use (Commercial)	661,241	1.0	661,241	1.18%	$ 28,393
Neighborhood Commerical	290,763	1.0	290,763	0.52%	$ 12,485
Regional Commercial	1,408,077	1.0	1,408,077	2.51%	$ 60,462
Professional Office	76,766	1.0	76,766	0.14%	$ 3,296
Community Facilities	677,069	1.0	677,069	1.21%	$ 29,073
Parks/Recreation	0	1.0	0	0.00%	$ -
Light Industrial	4,971,938	1.0	4,971,938	8.87%	$ 213,491
Heavy Industrial	13,939	1.0	13,939	0.02%	$ 599
Non-residential Subtotal	**8,099,793**		**8,099,793**	**14%**	**$ 347,799.00**
Total	**23,094,183**		**56,081,841**		**$ 2,408,112**

Table 11-3
Proposed Community Recreation Facilities Impact Fee

Land Use Designation	$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	$29,927	217,800	**$137.41**
Low Density Single Family Residential	$1,597,535	11,626,420	**$137.41**
Low Medium Density Residential	$201,409	1,465,800	**$137.41**
Medium Density Multi-Family Residential	$152,067	1,106,700	**$137.41**
High Density Multi-Family Residential	$20,039	145,838	**$137.41**
Mixed Use (Residential)	$59,336	431,832	**$137.41**
Mixed Use (Commercial)	$28,393	661,241	**$42.94**
Neighborhood Commercial	$12,485	290,763	**$42.94**
Regional Commercial	$60,462	1,408,077	**$42.94**
Professional Office	$3,296	76,766	**$42.94**
Community Facilities	$29,073	677,069	**$42.94**
Parks/Recreation	-	-	**-**
Light Industrial	$213,491	4,971,938	**$42.94**
Heavy Industrial	$599	13,939	**$42.94**

SECTION 12 - CIRCULATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 4, Circulation, provide the foundation for the City's provisions of circulation infrastructure.

> C-G-6 Provide a wide variety of transportation alternatives and modes serving all residents and businesses to enhance the quality of life and increase pedestrian safety.
>
> C-G-7 Make efficient use of all transportation facilities and, through coordinated land use planning, strive to improve accessibility to shops, schools, parks, and employment centers and reduce the total vehicle miles traveled per household to minimize vehicle emissions and save energy.
>
> C-G-9 Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.
>
> C-G-10 Ensure that new development pays its fair share of the costs of transportation facilities.

12.1 - Methodology for Calculating Circulation Impact Fee

Table 12-1 lists the identified improvements. Each of these improvements has an estimated cost, which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth. Table 12-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. Because some uses' vehicle trips are more often a result of what is called a pass-by trip (i.e., getting fuel for the car while on the way to work), Table 12-3 estimates an adjustment factor to adjust the raw daily trip estimates. Table 12-4 makes this adjustment and provides a trip demand factor for each identified use and develops a trip demand factor for each land use. Table 12-5 uses the estimated total future residential unit square footage and total future non-residential square footage to estimate the total future vehicle trips. Table 12-6 divides the total costs from Table 12-1 by the total trips from Table 12-5 to generate a cost per vehicle trip. Table 12-7 identifies the impact fee by multiplying the trip demand factor from Table 12-4 by the cost per vehicle trip in Table 12-6.

12.2 - Circulation Infrastructure Impact, Need, and Cost

Table 12-1 lists the identified circulation improvements that would be needed to accommodate future growth. Each of these improvements has an estimated cost, which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth.

Table 12-1
Traffic Circulation Costs

Item	Count	Unit	Unit Cost	Total Facilities
Arterial Roadway Improvements	6.50	miles	$1,986,967	$12,915,283
Collector Roadway Improvements	7.15	miles	$800,213	$5,721,525
Intersection Improvements	3	number	$600,000	$1,800,000
Traffic Signal Improvements	19	number	$850,000	$16,150,000
Railroad Grade Crossing Separation	3	number	$15,000,000	$45,000,000
Caltrans Improvements	2	interchanges	$1,000,000	$2,000,000
Subtotal				$83,586,809
Contingency			15%	$12,538,021
Engineering			15%	$12,538,021
Arterial Right of Way in Excess of 42 feet wide*	446,160.00	square feet	$2.296	$1,024,383
Total Traffic Circulation Costs				**$109,687,235**

* Square feet is the linear miles of arterials and limited arterials multiplied by 13 feet. Unit cost is $90,000 per acre converted to square feet.

12.3 - Determination of Circulation Impact Fee

Table 12-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. The ITE Manual provides an industry standard for estimating vehicle trips by land use. Because some uses' vehicle trips are more often a result of what is called a pass-by trip (i.e., getting fuel for the car while on the way to work), Table 12-3 estimates an adjustment factor to adjust the raw daily trip estimates.

Table 12-2
Land Use Category and Corresponding ITE Category

Land Use Category	Corresponding ITE Category
Single-Family Residential	Single Family Detached Housing (210)
Multi-Family Residential	Apartment (220)
Senior Residential/Assisted Living	Senior Adult Housing - Attached (252)
Hotel/Motel (per room)	Midpoint of Hotel (310) and Motel (320)
Retail (100,000 SF or less) (unless more specifically listed)	Shopping Center (820)
Retail (greater than 100,000 SF)	Shopping Center (820)
Convenience Store - without gas station	Convenience Market (Open 15-16 hours) (852)
Gas Station - with or without convenience store	Gasoline/Service Station (Avg. of 944 and 945)
Motor vehicle sales, minor and major repair	Automobile Care Center (942)
Restaurant - no drive-thru	Restaurant (Avg. of 931 and 932)
Restaurant with drive-thru - stand-alone	Fast-Food Restaurant w/ Drive-Through Window (934)
Restaurant with drive-thru within a shopping center	Pro-rated from 4:1 ratio of Categories 820 and 930
General Office / Bank	General Office Building (710)
Medical/Dental Office	Medical-Dental Office Building (720)
Government	Government Office Builidng (730)
Industrial/Service Commercial	Avg. of Gen. Light Ind. (110) & Gen. Heavy Ind. (120)
Warehouse/Distribution < 100,000 sq.ft.	Warehousing (150)
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	Special Traffic Analysis in Central Valley
Religious Institution or Facility	Church (560)

Table 12-3
Land Use Category Adjustment Factor

Land Use Category	Primary Trips	Diverted Trips	Pass-by Trips	Trip Type Factor	Trip Length Factor	Adjustment Factor
Single-Family Residential	86%	11%	3%	94%	1.145	1.0791
Multi-Family Residential	86%	11%	3%	94%	1.145	1.0791
Senior Residential/Assisted Living	86%	11%	3%	94%	1.145	1.0791
Hotel/Motel (per room)	58%	38%	4%	87%	1.101	0.9528
Retail (100,000 SF or less) (unless more specifically listed)	45%	40%	15%	75%	0.754	0.5652
Retail (greater than 100,000 SF)	47%	31%	22%	70%	0.754	0.5294
Convenience Store - without gas station	21%	51%	28%	59%	0.623	0.3692
Gas Station - with or without convenience store	21%	28%	51%	42%	0.406	0.1704
Motor vehicle sales, minor and major repair	21%	51%	28%	59%	0.406	0.2404
Restaurant - no drive-thru	51%	37%	12%	79%	0.681	0.5364
Restaurant with drive-thru - stand-alone	51%	12%	37%	60%	0.681	0.4087
Restaurant with drive-thru within a shopping center	51%	12%	37%	60%	0.681	0.4087
General Office / Bank	77%	19%	4%	91%	1.275	1.1638
Medical/Dental Office	60%	30%	10%	83%	0.928	0.7652
Government	50%	34%	16%	76%	0.870	0.6565
Industrial/Service Commercial	79%	19%	2%	93%	1.304	1.2163
Warehouse/Distribution < 100,000 sq.ft.	92%	5%	3%	96%	1.696	1.6236
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	92%	5%	3%	96%	1.696	1.6236
Religious Institution or Facility	64%	25%	11%	83%	0.739	0.6116

Table 12-4 multiplies the adjustment factor from Table 12-3 by the average daily trips identified in the ITE Manual to determine a trip demand factor for each identified use. The trip demand factor represents the adjusted number of vehicle trips generated by the use per unit. Residential units are the number of dwelling units, and most commercial uses are on a per 1,000-square-foot basis. However, hotel units are the number of hotel rooms, and gas stations are the number of fueling positions (i.e., gas pumps). For hotels, senior residences, and gas stations, using a factor other than building square footage provides a more reasonable relationship between the impact and the fee.

Table 12-4
Trip Demand Factor by Land Use Category with Adjustment Factor

Land Use Category	Adjustment Factor	Avg. Daily Trips	Adjust Residential Dwellings to 1000 Sqft.	Units	Trip Demand Factor
Single-Family Residential	1.0791	9.57	4.93	1,000 Sq.Ft.	5.32
Multi-Family Residential	1.0791	6.72	6.40	1,000 Sq.Ft.	7.25
Senior Residential/Assisted Living	1.0791	3.48		Bed	3.76
Hotel/Motel (per room)	0.9528	6.90		Room	6.57
Retail (100,000 SF or less) (unless more specifically listed)	0.5652	42.94		1,000 Sq.Ft.	24.27
Retail (greater than 100,000 SF)	0.5294	42.94		1,000 Sq.Ft.	22.73
Convenience Store - without gas station	0.3692	31.02		1,000 Sq.Ft.	11.45
Gas Station - with or without convenience store	0.1704	165.67		Fueling Position	28.24
Motor vehicle sales, minor and major repair	0.2404	23.72		1,000 Sq.Ft.	5.70
Restaurant - no drive-thru	0.5364	108.55		1,000 Sq.Ft.	58.23
Restaurant with drive-thru - stand-alone	0.4087	496.12		1,000 Sq.Ft.	202.76
Restaurant with drive-thru within a shopping center	0.4087	133.38		1,000 Sq.Ft.	54.51
General Office / Bank	1.1638	11.01		1,000 Sq.Ft.	12.81
Medical/Dental Office	0.7652	33.87		1,000 Sq.Ft.	25.92
Government	0.6565	11.95		1,000 Sq.Ft.	7.85
Industrial/Service Commercial	1.2163	4.24		1,000 Sq.Ft.	5.16
Warehouse/Distribution < 100,000 sq.ft.	1.6236	2.62		1,000 Sq.Ft.	4.25
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	1.6236	1.26		1,000 Sq.Ft.	2.05
Religious Institution or Facility	0.6116	9.11		1,000 Sq.Ft.	5.57

Table 12-5 uses the estimated total future residential units and total future non-residential square footage to estimate the total future vehicle trips. Table 12-6 divides the total costs from Table 12-1 by the total trips from Table 12-5 to generate a cost per vehicle trip.

Table 12-5
Estimated Total Trips from New Growth

Land Use Designation	Estimated Units	Estimated Sq. Ft.	Avg Daily Trips	Trips from New Growth
Very Low Density Residential	99		9.57	947
Low Density Single Family Residential	5,993		9.57	57,353
Low Medium Density Residential	1,396		6.72	9,381
Medium Density Multi-Family Residential	1,054		6.72	7,083
High Density Multi-Family Residential	154		6.72	1,035
Total Residential				**75,799**
Neighborhood Commercial		290,763	42.94	12,485
Regional Commercial		1,408,077	42.94	60,463
Professional Office		76,766	11.01	845
Total Commercial		**1,775,606**		**73,793**
Mixed Use Residential		431,832	6.72	2,902
Mixed Use Commercial		661,241	42.94	28,394
Total Mixed Use		**1,093,073**		**31,296**
Light Industrial		4,971,938	2.62	13,026
Heavy Industrial		13,939	4.24	59
Total Industrial		**4,985,877**		**13,086**
Community Facilities		677,069	11.95	8,091
Parks/Recreation		0	6.41	0
Total Public		**677,069**		**8,091**
Total Estimated Trips from New Growth				**202,065**

Table 12-6
Cost per Trip Estimate

Costs Needed from Impact Fees	$109,687,235
Total Estimated Trips from New Growth	202,065
Cost per Trip applied to Fees	**$542.83**

Table 12-7 identifies the impact fee by multiplying the trip demand factor from Table 12-4 by the cost per vehicle trip in Table 12-6. Residential fees are based on the number of dwelling units, and most commercial uses are based on a per 1,000-square-foot basis. However, senior residences are based on the number of beds, hotels are based on the number of hotel rooms, and gas stations are based on the number of fueling positions. Fees are shown below.

Table 12-7
Circulation Facilities Fee

Land Use Category	Cost Per Trip	Trip Demand Factor	Circulation Fee per Unit	Unit
Single-Family Residential	$542.83	5.32	**$2,889.58**	**1,000 Sq.Ft.**
Multi-Family Residential	$542.83	7.25	**$3,936.35**	**1,000 Sq.Ft.**
Senior Residential/Assisted Living	$542.83	3.76	**$2,038.47**	**Bed**
Hotel/Motel (per room)	$542.83	6.57	**$3,568.58**	**Room**
Retail (100,000 SF or less)	$542.83	24.27	**$13,174.76**	**1,000 Sq.Ft.**
Retail (greater than 100,000 SF)	$542.83	22.73	**$12,340.36**	**1,000 Sq.Ft.**
Convenience Store - without gas station	$542.83	11.45	**$6,217.49**	**1,000 Sq.Ft.**
Gas Station - with or without convenience store	$542.83	28.24	**$15,327.36**	**Fueling Position**
Motor vehicle sales, minor and major repair	$542.83	5.70	**$3,095.83**	**1,000 Sq.Ft.**
Restaurant - no drive-thru	$542.83	58.23	**$31,607.81**	**1,000 Sq.Ft.**
Restaurant with drive-thru - stand-alone	$542.83	202.76	**$110,065.71**	**1,000 Sq.Ft.**
Restaurant with drive-thru within a shopping center	$542.83	54.51	**$29,590.75**	**1,000 Sq.Ft.**
General Office / Bank	$542.83	12.81	**$6,955.35**	**1,000 Sq.Ft.**
Medical/Dental Office	$542.83	25.92	**$14,069.07**	**1,000 Sq.Ft.**
Government	$542.83	7.85	**$4,258.75**	**1,000 Sq.Ft.**
Industrial/Service Commercial	$542.83	5.16	**$2,799.45**	**1,000 Sq.Ft.**
Warehouse/Distribution < 100,000 sq.ft.	$542.83	4.25	**$2,309.10**	**1,000 Sq.Ft.**
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	$542.83	2.05	**$1,110.48**	**1,000 Sq.Ft.**
Religious Institution or Facility	$542.83	5.57	**$3,024.63**	**1,000 Sq.Ft.**
Other Uses Option	$542.83	Est. trips *	**$542.83**	**trip**

The Other Uses Option at the bottom of Table 12-7 can be used for uses that do not fit into one of the listed land use categories. In these cases, the estimated trips can be identified by a traffic impact assessment prepared specifically for that use or some other method that is acceptable to the Public Works Director.

SECTION 13 - REFUSE COLLECTION VEHICLES AND CONTAINERS

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Utilities, address the planning, provision, and maintenance of solid waste systems and other facilities operated by the City and required under State law.

> PU-G-4 Manage solid waste such that City needs are met, opportunities for waste reduction and recycling are maximized, and the best possible service is provided to the citizens and businesses of Lemoore.

The City of Lemoore Public Works Department (PWD) is responsible for providing water, wastewater, stormwater, and refuse services to residents. The Kings Waste and Recycling Authority (KWRA) is responsible for solid waste and hazardous waste disposal and carries out its duties with assistance from the City's PWD collection.

13.1 - Methodology for Calculating Refuse/Recycling Collection Impact Fee

In Lemoore, while the cost to collect and dispose of refuse and recyclable solid waste is covered by user fees, the cost to provide refuse trucks, containers, and dumpsters is covered by impact fees. New development generates a need for additional trucks, containers, and dumpsters. Table 13-1 estimates the costs of these items. Table 13-2 provides a fee per unit for residential uses. Table 13-3 provides a formula for determining the impact fee for each new based upon the types of commercial dumpsters and residential containers that the use demands.

13.2 - Refuse/Recycling Collection Impact, Need, and Cost

The purchase of new cans and vehicles to service said cans in new developments is a direct impact/cost to new development. Table 13-1 lists the items and today's estimated cost of solid waste trucks, containers, and dumpsters that could be attributed to planned growth. Item costs were provided by the Lemoore Public Works Department.

13.3 - Determination of Calculating Refuse/Recycling Impact Fee

Table 13-1 estimates the residential fee by attributing 0.1 percent of the cost of a new residential (side-load) truck to each new residential unit plus the costs of one residential container. This calculation utilizes an incremental expansion method, meaning equipment/vehicles will be purchased as needed when enough demand and funds accumulate. The impact fee for a residential unit using a residential container is $663. Since commercial bins vary based on the development size and use, there will be a percentage impact of the cost of the share of a rear-load truck, but the cost of the impact of containers will vary based upon the land use specifics discussed later in the section.

Table 13-1
Distribution of Refuse/Recycling Impact

Land Use Category	% Truck per Unit	Item Cost	$ Impact of Truck	$ Impact of Container	Fee Per Unit
Residential Unit Using Individual Cans	0.100%	$ 480,000	$ 480	$ 183	**$663**
Residential or Commercial Unit Using Dumpster	0.100%	$ 440,000	$ 440	see next table	**$440**

Table 13-2 estimates the commercial fee by attributing 0.1 percent of the cost of a new commercial truck to each new commercial use plus the costs of however many commercial containers that property requires. The inputs shown for commercial impacts would change based on the uses' actual need. The actual fee is determined on a per-use basis based on the number and type of dumpsters needed by the land use parcel plus $440 for uses' share of a commercial truck.

Table 13-2
Commercial Refuse Container Fee

Type	Fee per Each Dumpster Needed
Commercial Bin	**$1,302**
2 cubic yard Dumpster	**$1,393**
3 cubic yard Dumpster	**$1,731**
4 cubic yard Dumpster	**$1,649**
6 cubic yard Dumpster	**$2,133**

SECTION 14 - COMPARISON OF PROPOSED FEES TO PREVIOUS FEES AND FEES OF NEARBY CITIES

State law does not require that fees be compared to previous studies or to other cities' fees. However, both public officials and developers usually like to have some idea about how the recommended impact fees compare with other cities' impact fees. This section compares the proposed fees with Lemoore's current fees and the fees of other nearby cities.

14.1 - Comparison to the Current Impact Fee Schedule

The following two tables compare the proposed impact fee with the existing impact fee. Table 14-1 compares a hypothetical 40-unit single-family subdivision on 8 acres and a hypothetical 40-unit multi-family residential project on 2.5 acres. Table 14-2 compares a hypothetical 15,000 sq. ft. neighborhood commercial center on 1.5 acres and a 40,000 sq. ft. industrial building on 5 acres. Both proposed and current fees are shown for each of the four scenarios.

Table 14-1
Comparison of Proposed and Current Fees - Residential

	40 1,940 Sq. Ft. Single-Family Dwelling Units on 8 Acres			40 947 Sq.Ft. Multi-Family Residential Dwelling Units on 2.5 Acres		
FEE	**Proposed**		**Current**	**Proposed**		**Current**
Water	$111,462	↑	$34,840	$47,690	↑	$25,240
Wastewater	$87,970	↓	$101,000	$58,324	↓	$74,200
Storm Water	$47,728	↑	$29,200	$26,101	↑	$22,960
Fire	$13,368	↓	$32,800	$16,369	↓	$24,880
Law Enforcement	$7,177	↓	$32,160	$7,510	↓	$20,160
Parks	$67,991	↓	$72,120	$22,386	↓	$54,720
Community Recreational	$10,663	↓	$17,240	$5,205	↓	$13,080
Municipal Facilities	$20,187	↓	$26,560	$9,854	↓	$20,160
Refuse Costs	$26,520	↑	$12,240	$22,793	↓	$28,920
Circulation Cost	$224,231	↑	$195,880	$149,109	↑	$143,560
TOTAL	**$617,297**		**$554,040**	**$365,341**		**$427,880**
Total Increase / Total % Increase	**$63,257**		**11.4%**	**-$62,539**		**-14.6%**
Total Increase per One Housing Unit	**$1,581.42**			**-$1,563.47**		

Table 14-2
Comparison of Proposed and Current Fees – Commercial and Industrial

FEE	15,000 Sq. Ft. Neighborhood Commercial Center on 1.5 Acres		40,000 Sq. Ft. Industrial Building on 5 Acres	
	Proposed	Current	Proposed	Current
Water	$23,756 ↑	$13,065	$89,986 ↑	$34,840
Wastewater	$13,814 ↓	$37,875	$51,498 ↓	$101,000
Stormwater	$17,898 ↑	$11,595	$59,660 ↑	$29,080
Fire	$11,569 ↑	$7,890	$5,623 ↓	$21,040
Law Enforcement	$7,867 ↓	$33,180	$2,330 ↓	$12,000
Parks	$0	$0	$0	$0
Community Recreation	$2,061 ↑	$0	$1,718 ↑	$0
Municipal Facilities	$1,219 ↓	$9,075	$3,252 ↓	$21,640
Refuse Costs	$1,833 ↓	$2,892	$2,573 ↓	$2,892
Circulation Cost	$185,105 ↑	$98,250	$111,978 ↑	$39,160
TOTAL	**$265,123**	**$213,822**	**$328,617**	**$261,652**
Total Increase / Total % Increase	**$51,301**	**24.0%**	**$66,965**	**25.6%**

The tables show that there will be a net increase in fees for single-family residential, commercial, and industrial developments and a net decrease in fees for multi-family developments. However, because residential fees will now be calculated by square feet instead of per unit, the amount of the increase will be partially dependent on the size of the housing unit being constructed.

14.2 - Comparison to Other Cities' Impact Fees

Table 14-3 compares the proposed fees for a new single-family home with other nearby cities' fees by estimating the fees for a single-family residence in each of the cities. The comparison is not completely comparable because cities charge for different impacts, and each city's impacts are unique to their city. The table shows Lemoore's proposed fees to be higher than the current fees of nearby cities. However, since Lemoore's fees are based on square footage and the other cities' fees are per housing unit, smaller homes will pay less fees in Lemoore.

Table 14-3
Single Family Residential Fees Comparison to Nearby Cities

Converted to Per Unit assuming a 1,940 sq.ft. house	Lemoore	Hanford	Selma	Visalia
Water	**$2,787**	$2,816		
Wastewater	**$2,199**	$2,411	$770	
Storm Water	**$5,966**	$2,741	$5,998	$3,112
Fire	**$334**	$620	$531	$575
Police	**$179**	$336	$533	$526
Parks	**$1,700**	$3,109	$7,168	$2,550
Municipal Facilities	**$505**		$585	$692
Community Recreation	**$0**		$2,097	
Circulation	**$5,606**	$3,891	$1,894	$7,156
Refuse	**$663**	$561		
Total	**$19,939**	**$16,484**	**$19,576**	**$11,498**

Table 14-4 compares the proposed fees for a multi-family home with other nearby cities' fees by estimating the fees for a multi-family residence in each of the cities. The comparison is not completely comparable because cities charge for different impacts, and each city's impacts are unique to their city. The table shows Lemoore's proposed fees to be about in the middle of nearby cities' fees. However, since Lemoore's fees are based on square footage and the other cities' fees are per housing unit, smaller homes will pay less fees in Lemoore.

Table 14-4
Multi-family Residential Fees Comparison to Nearby Cities

Converted to Per Unit assuming a 947 sq.ft. apartment	Lemoore	Hanford	Selma	Visalia
Water	**$1,192**	$953		
Wastewater	**$1,458**	$1,760	$731	
Storm Water	**$3,263**	$411	$1,688	$723
Fire	**$409**	$175	$1,838	$144
Police	**$188**	$161	$1,504	$564
Parks	**$560**	$2,459	$6,814	$2,243
Municipal Facilities	**$130**		$585	$614
Community Recreation	**$246**		$1,994	
Circulation Cost	**$3,728**	$2,732	$1,264	$5,025
Refuse Costs	**$570**	$561		
Total	**$11,744**	**$9,213**	**$16,420**	**$9,313**

Table 14-5 compares the proposed fees for 1,000 sq. ft. of commercial space with other nearby cities' fees by estimating the fees in each of the cities. The comparison is not completely comparable because cities charge for different impacts, and each city's impacts are unique to their city. The table shows Lemoore's proposed fees to be higher than nearby cities' fees.

Table 14-5
Regional Commercial Fees Comparison to Nearby Cities

Per 1,000 Sq. Ft.	Lemoore	Hanford	Selma	Visalia
Water	**$1,584**	$1,047		
Wastewater	**$921**	$835	$90	
Storm Water	**$1,492**	$617	$790	$859
Fire	**$610**	$433	$80	$211
Police	**$845**	$304	$460	$965
Parks	**$0**	$0	$0	$0
Municipal Facilities	**$81**		$100	$579
Community Recreation	**$0**		$0	$0
Circulation Cost	**$13,175**	$11,342	$4,308	$11,781
Refuse Costs	**$1,833**	$983		
Total per 1000 sq. ft	**$20,540**	**$15,561**	**$5,828**	**$14,394**

SECTION 15 - IMPLEMENTATION

The new impact fees will be effective 60 days after they are adopted by resolution by the City Council. In order to effectively implement the impact fee program, several practices and procedures must be established. This section discusses accounting, collection, and reimbursement.

15.1 - Accounting

Proceeds from the development impact fees must be collected and segregated into separate accounts to ensure that fees are used for the purposes and projects for which the fees are collected. The City need not provide separate accounts for different projects or improvements that are part of a specific impact fee and can utilize these monies for any project included in the original fee justification based on present-day priorities. This means that they can be used for new infrastructure and facilities identified in the master plans as necessary to accommodate new development.

15.2 - Collection of Fees

Government Code Section 66007, adopted in 2007, states that the agency shall not require the collection of impact fees for residential development projects until either the final inspection has been made or the certificate of occupancy has been issued, whichever comes first. Most cities meet this requirement by identifying the amount of the fees when the building permit is issued and then flagging the project so that final inspection is not given until the fees are paid. This code section does not apply to non-residential development projects.

15.3 - Non-conforming Buildings and Replacement Buildings

There can be uncertainty about whether to collect impact fees when it is found that a building or dwelling has been constructed without proper building permits. When an unpermitted building or dwelling is discovered by the City and made to obtain a building code conformance permit, impact fees should also be paid. However, if a building that was previously being used is demolished, then the square footage of the demolished building can be applied as a credit.

15.4 - Credits and Reimbursements

From time to time, there will be instances where a developer may construct an infrastructure improvement for which fees are being collected. In these cases, the City can provide a fee credit in exchange for the actual infrastructure improvement that is constructed. Many cities provide a credit based on the actual costs of construction. However, if actual unit costs are higher than the estimated costs used in this study due to special circumstances, inflation, or otherwise, then those cities will be paying out more than they would have collected. An alternative approach that better protects the City from the risk of cost fluctuation is to only provide a credit based on the unit costs in this report and the master plans it relied upon for

costs. This puts the risk of cost fluctuation on the developer. If costs are higher, the developer must cover that cost. Conversely, if the developer can build the infrastructure improvements for less, then the developer gets to keep those cost savings.

It is recommended that the amount of any fee credits be specifically identified in writing and approved by the City Engineer prior to the approval of a final map for a residential project or issuance of a building permit for a non-residential project. If the amount to be credited is greater than the amount of the impact fee, a cash reimbursement can be identified in writing and approved by the Public Works Director and the City Manager. The cash reimbursement for residential projects should be paid at final occupancy (the same time the fees are paid). All credits must be paid from their respective impact fee account. One account cannot pay a credit for another account.

Table 15-1 lists the types of credits and credit amounts that can be provided if the developer constructs improvements. The amount of the credit should be adjusted at the same rate that the impact fees are adjusted.

For water, wastewater, and storm drain pipelines, the reimbursement credit is the difference between the master plan estimated cost of an 8-inch water line and the master plan cost of the required size, the master plan estimated cost of an 8-inch wastewater line and the master plan estimated cost of the required size, and the master plan estimated cost of a 12-inch storm drain line and the master plan estimated cost of the required size. There will be no credits given for 8-inch water and wastewater line installation or 12-inch storm drain line installation.

Table 15-1
Available Impact Fee Credits from Impact Fee Accounts

Item	Credit per Unit	Unit
Water Reimbursable Items		
8" Pipeline – not reimbursable	$180.00	lineal foot
10" Pipeline	$225.00	lineal foot
12" Pipeline	$235.00	lineal foot
14" Pipeline	$310.00	lineal foot
16" Pipeline	$310.00	lineal foot
20" Pipeline	$390.00	lineal foot
Storage tank	$1.50	gallon
Booster Pump (less than 100hp)	$5,000.00	hp
Booster Pump (bet. 100hp and 500hp)	$3,000.00	hp
Booster Pump (bet. 600hp and 1,000hp)	$2,500.00	hp
Booster Pump (1,000hp or larger)	$2,000.00	hp

NOTE: Actual credit is the difference between the credit amount of an 8" water line and the credit amount of the required size

Table 15-1 (continued)

Available Impact Fee Credits from Impact Fee Accounts

Item	Credit per Unit	Unit
Wastewater Reimbursable Items		
8" Gravity Main – not reimbursable	$170.00	lineal foot
10" Gravity Main	$175.00	lineal foot
12" Gravity Main	$185.00	lineal foot
15" Gravity Main	$200.00	lineal foot
18" Gravity Main	$215.00	lineal foot
21" Gravity Main	$275.00	lineal foot
24" Gravity Main	$300.00	lineal foot
27" Gravity Main	$335.00	lineal foot
30" Gravity Main	$370.00	lineal foot
36" Gravity Main	$465.00	lineal foot
6" Force Main	$170.00	lineal foot
8" Force Main	$175.00	lineal foot
12" Force Main	$180.00	lineal foot
Lift Station	$0.50	gallon
NOTE: Actual credit is the difference between the credit amount of an 8" wastewater line and the credit amount of the required size.		
Storm Drain Reimbursable Items		
12" Pipeline not reimnbursable	$60.00	lineal foot
18" Pipeline	$90.00	lineal foot
24" Pipeline	$130.00	lineal foot
30" Pipeline	$130.00	lineal foot
36" Pipeline	$130.00	lineal foot
42" Pipeline	$150.00	lineal foot
Retention Basin	$18,571.42	acre foot
NOTE: Actual credit is the difference between the credit amount of a 12" storm drain line and the credit amount of the required size.		
Circulation Reimbursable Items		
Arterial Street Median Curb (both sides)	$33.00	lineal foot
Arterial Street Median Concrete (16' wide)	$128.00	lineal foot
Arterial Street Pavement (one side - 22' wide)	$107.66	lineal foot
Right of Way in Excess of 42' wide half street	$2.296	square foot
Collector Street Pavement (one side - 18' wide)	$75.78	lineal foot
Traffic Signal (full)	$850,000	each
Intersection Improvements (full)	$600,000	each
Parks Reimbursable Items		
Park (land and improvements)	$583,375.10	acre

For Circulation, portions of Arterial and Collector streets are reimbursable, per Table 15-1. The credit for traffic signals and intersection improvements is only for developer

construction at a full Arterial/Arterial or Arterial/Collector intersection. The Public Works Director may apply a portion of the credit if a portion of an Arterial or Collector intersection is constructed.

15.5 - Impact Fee Increases

In order to keep up with inflation, it is recommended that impact fees be increased each year by the DGS California Construction Cost Index. This would apply to impacts and fee credits. Some cities, like Lemoore, historically, only raise their fees after performing a study. Others raise them per the Construction Cost Index each year when adopting a new budget. A few cities adopt and direct an automatic increase based on the Construction Cost Index with their approval of the impact fee study. The benefit of that method is that when fees are increased automatically, developers have the ability to predict and rely on the increase. A court case (Kaufman Broad Central Valley v. City of Modesto, 1994) determined that automatic increases of fees would allow a city to collect the full current of fees on a vesting tentative map at the time of building permit, whereas a city can only charge the fees in effect at the time the vesting tentative map was approved if the increases are voted on each year by the City Council. Therefore, it is recommended that the Council's adoption of new fees also approve and direct staff to automatically increase fees (and allowable credits) each year on July 1 by the DGS California Construction Cost Index from the previous year. This would first take effect on July 1, 2025.