

**City of Placerville
MEMORANDUM**

DATE: November 28, 2006

TO: City Council

FROM: Randy Pesses, Public Works Director

cc: John Driscoll

SUBJECT: **CITY INTERIM TRAFFIC IMPACT MITIGATION FEE INCREASE**

Recommendation

That the Council take the following actions:

1. That the City Council waive the second reading of the ordinance; and,
2. Adopt an amendment to Chapter 15 of Title VIII amending the City's Traffic Impact Fee Ordinance on an interim basis while comprehensive Traffic Impact Fee study is being conducted.

Background

A formally noticed public hearing was conducted by the City Council on September 26, 2006, to consider an interim increase in the City Traffic Impact Mitigation fee program. At that hearing, an ordinance amendment was presented requesting an increase in the Interim Traffic Impact Mitigation Fees wherein three alternatives were presented. At the conclusion of the hearing, the City Council selected the recommended alternative, introduced the ordinance, and waived the first reading. At the second hearing to consider the ordinance amendment held on November 14, 2006, after hearing testimony, the City Council elected to modify the proposed ordinance; and at the conclusion of the public hearing, the City Council voted to introduce the modified ordinance amendment that would establish the Interim Traffic Impact Fees as follows:

Single-family residential	\$7,603 per dwelling unit
Multi-family residential	\$5,646 per dwelling unit
Mobile home	\$5,119 per dwelling unit
Minor commercial	\$7.76 per square foot
Major commercial	\$5.66 per square foot
Gas station	\$12,650 per fuel position
Industrial	\$1.86 per square foot

The City Council approved the waiving of the first reading at that time.

Discussion

Based upon the above, staff recommends that the City Council amend the City Ordinance Code to establish fee amounts as outlined below:

PROPOSED INTERIM TIM FEE		
CATEGORY	EXISTING TIM FEE	PROPOSED TIM FEE
Single-family residential	\$2,167 per dwelling unit	\$7,603 per dwelling unit
Multi-family residential	\$1,609 per dwelling unit	\$5,646 per dwelling unit
Mobile home	\$1,462 per dwelling unit	\$5,119 per dwelling unit
Minor commercial	\$4.91 per square foot	\$7.76 per square foot
Major commercial	\$3.60 per square foot	\$5.66 per square foot
Gas Station	\$8,025 per fuel position	\$12,650 per fuel position
Industrial	\$1.18 per square foot	\$1.86 per square foot

For land uses not listed above, the proposed fees will be \$753 per trip for residential type land uses, and \$338.00 per trip for commercial or industrial land uses.

Should the Council approve this increase tonight and adopt this amendment to the City's Ordinance Code, pursuant to Section 66017 of the California Government Code, the new fees would go into effect sixty (60) days from this date, which would be January 27, 2007. Per direction of the City Council, these fees will remain in effect for a period of six months or until the permanent Traffic Impact Fee Program is adopted, whichever occurs first. In the event a time extension is necessary, it will be brought to the City Council as a future item.

Fiscal Impact

The short-term impact of this action will be to increase the revenue stream into the City Traffic Impact Mitigation Fee trust account by a substantial amount. The long-term impacts resulting from a comprehensive update are indeterminate at this time.

The costs associated with the comprehensive fee update will be funded from the Traffic Impact Mitigation Fee Trust Account.

Respectfully Submitted,

Approved for Submittal to City Council:

Randy Pesses
Public Works Director

John Driscoll,
City Manager/City Attorney