



CITY OF FORT BRAGG

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COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: JUNE 14, 2023
TO: FINANCE AND ADMINISTRATION COMMITTEE
FROM: CHANTELL O'NEAL
AGENDA ITEM TITLE: Receive Consultant Draft Impact Fee Nexus Study Report and Make Recommendations for Next Steps

BACKGROUND AND OVERVIEW:

In accordance with AB 602, which requires all new impact fees to have a nexus study before adoption, staff released a Request for Proposals (RFP) and hired a consultant in the fall of 2022 to perform this study. Council authorized the contract with Lechowicz & Tseng (L&T) on November 14, 2022.

In order to impose Development Impact Fees on new development, a city must distinguish between existing levels of service and the impact of new development on the resources required to maintain that level of service. A key factor in an impact fee "nexus study" is establishing existing levels of service as a baseline for determining increased or expanded levels of service that are attributable to impacts of new development.

The primary goal of the study is to update existing Development Impact Fees for sewer, water and drainage to reflect the true incremental cost of new development on City infrastructure. In addition, the City asked the consultant to analyze and recommend other fees for parks (as per the Quimby Act), citywide roadways, bicycle paths, bridges and signalization improvements, and public facilities such as fire and police stations.

L&T has been actively working with staff to prepare a draft impact fee study and estimate the costs of revised fees and proposed additional fees, which can be added to offset impacts of development. The Consultant will make a presentation which summarizes the findings.

RECOMMENDATION:

Receive report from Lechowicz & Tseng and provide feedback on modifications to existing and proposed fees.

ATTACHMENTS:

Att. 1 – Draft Impact Fee Presentation