



Colgan Consulting Corporation

City of Lemoore

West Side Streets &
Thoroughfares
Impact Fee Study



Street Improvements – West Side

CITY OF LEMOORE
2030 General Plan





Service Areas

- Primary Service Area
 - West of 19 ½ Avenue and North of SR 198
 - Costs for Most Improvement Allocated to This Area
- Service Area for SR 198/Marsh Ave Interchange
 - Primary Service Area + Employment Reserve
- Service Area for SR 41/Bush St Interchange
 - Primary Service Area + New East Side Development
- Service Area for SR 41/Hanford-Armona
 - Primary Service Area + New East Side Development



Steps in Fee Calculation

- Identify Eligible Improvements (Table 3.1)
- Estimate New Dev. Cost Share (Table 3.1)
- Project New Dev. Vehicle Trips (Table 2.3)
- Calculate Average Cost per Trip (Table 3.2.)
 - $\$29,036,618 / 109,830 \text{ Trips} = \264.38 per Trip
- **Cost per Trip x Trips per Unit = Fee per Unit**
 - $\$264.38 \times 9.57 \text{ Trips per SFDU} = \$2,530 \text{ per SFDU}$
 - $\$264.38 \times 6.52 \text{ Trips per MFDU} = \$1,724 \text{ per MFDU}$



Non-Residential Impact Fees

- Neighborhood Commercial: \$75,475 per Acre
 - Fee per Sq. Ft. of Floor Area at 0.20 FAR = \$8.66
- Regional Commercial: \$105,374 per Acre
 - Fee per Sq. Ft. of Floor Area at 0.30 FAR = \$8.06
- Professional Office: \$15,489 per Acre
 - Fee per Sq. Ft. of Floor Area at 0.25 FAR = \$1.42
- Industrial: \$6,633 per Acre
 - Fee per Sq. Ft. of Floor Area at 0.20 FAR = \$0.76