



City of Colusa California

STAFF REPORT

DATE: September 6th, 2022

TO: City Council

FROM: David Swartz, PE, PLS, City Engineer and Jesse Cain, City Manager

AGENDA ITEM:

Subject: Request for Fees Reduction from Generation Communities on the Tennant Estates Subdivision Development

Recommendation: Council to adopt Resolution No. _____ modifying the City Impact Fees by reducing them by 50% except for the Water and Sewer impact fee for the first phase of the subdivision development.

BACKGROUND ANALYSIS: The Tennent Estates Subdivision development project lies adjacent and north of the existing Walnut Ranch Subdivision along Wescott Road. This project was first presented to the City and was approved in 2006, which subdivides the property into 101 single family homes. The project also includes a dual use facility detention basin/neighborhood park. The land and zoning are consistent with the intended use, and the proposed improvements meet all the City criteria. The subdivision improvement plans and final subdivision map are completed and the improvement plans have been reapproved recently with some minor updates. In 2017 the current owners contemplated developing the project and were working on a development agreement that would have included an impact fee reduction, however, the Development Agreement that was ultimately approved did not end up with this provision included.

With the more recent update and re-approval of the improvement plans, the owners have indicated a desire to begin construction. As such they are requesting some relief from the development impact fees (see attached letter).

It's worth noting that this reduction request is consistent with the fee reduction that was granted previously and remains in effect for the Sunrise Landing Subdivision Project.

BUDGET IMPACT: Unable to put an exact number on this because fees are based on house size. The City Finance Director put together some information attached hereto which may be helpful in city council's consideration of this request. See Attached.

STAFF RECOMMENDATION: Approve the attached Resolution for the first phase of the project.

ATTACHMENT:

Resolution No. _____

Letter from the Developer

Template with regular impact fee

Template with 50 % reduction in impact fee except for Water and Sewer

Map of the City's Central Corridor