



City of Colusa California

STAFF REPORT

DATE: October 15, 2024
TO: City of Colusa Mayor and Council Members
FROM: Jesse Cain, City Manager

AGENDA ITEM:

Resolution 24- reducing the current impact fee schedule by \$2,000 per lot for Phase 3 of the Sunrise Landing housing project

Recommendation: Open the Public Hearing and take public comments and Council to approve Resolution 24-_____

BACKGROUND ANALYSIS:

As the City Council members are aware, Sunrise Landing is now building homes off of HWY 20 east of the downtown area, and now have completed two phases of the project. They currently have a development agreement that gives them a 50% reduction in the City's impact fees on all four phases of the project.

During the construction of phase 3, it will include building 50 homes which according to FEMA mapping will put the new purposed homes in the floodway. They have completed the streets and have installed the wet and dry utilities. They are now in a place where they need to raise the lots two to three feet to meet the 1 foot above base flood elevation in order to complete phase 3. Due to the time of year and winter getting ready to set in they have started raising the lots above the base flood elevation. In order to raise the lots to be one foot above base flood elevation it is estimated to cost around \$300,000 for that to be completed. Colusa Industrial Properties and Blazona are both putting in additional \$100,000 each to make this happen.

After meeting with the developer and CIP, they are requesting the City Council reduce the impact fees by \$2,000 per lot only for Phase 3 due to the FEMA mitigation. The developer understands that the fee reduction is only for Phase 3 and that this will not apply for Phase 4 and that all other new developments will be required to pay the full impact fee schedule.

BUDGET IMPACT: Loss of some impact fee revenues

STAFF RECOMMENDATION: Council to approve Resolution 24

ATTACHMENT:
Resolution 24-