

TO: TOWN COUNCIL

FROM: TOWN MANAGER

RE: CONSENT ITEM

APPROVE DKS TO PREPARE A ROAD CIRCULATION FAIR SHARE
COST STUDY

ISSUE

DKS, the Town traffic consultant, prepared traffic models for the Town and staff proposes to go a step further and prepare a fair share cost study so the Town can better evaluate and assign costs to developments in the Town and on developments outside but affecting the Town.

RECOMMENDATION

Approve DKS to do a fair share cost study on selected roadways at a cost of \$19,000.

CEQA

There are no CEQA issues associated with doing a fiscal study.

MONEY

Funding for the cost will come from current Road Circulation development fees (\$480,342 as of 12/31/09) and the study is proposed to be added to the development fee schedule as something that will need to be updated in the future to respond to changing needs.

DISCUSSION

DKS, the Town Traffic consultant, has prepared traffic models to show how traffic moves within, through and outside of Loomis. After TLA did the design drawings and cost estimates for improvements needed on Taylor Road and Sierra College Blvd, in response to various Rocklin developments, it was found that a method needed to be devised to allocate costs to those developments. The study proposed (see attached) does that. This type of study will be helpful in not only discussing development impacts with other jurisdictions but in the event that discussions end up in court, then the Town will have the expert analysis to better make its case. The study will also help in allocating costs of developments within Loomis. The study is expected to take about 6 weeks to complete.

MEMORANDUM

TO: Brian Fragio
FROM: John P. Long
DATE: January 13, 2010
SUBJECT: Scope and Budget for Analysis of Fair Share Cost Responsibility of Roadway Improvements P/A No. 09065

The Town of Loomis has requested that DKS submit a proposal to analyze the “fair share” cost responsibility for some key future roadway improvements. Specifically, the Town wants to know the usage of the following roadways by traffic generated in new development projects outside of Loomis:

Sierra College Blvd Improvements:

- Granite Dr to RR tracks
- RR tracks to Bankhead
- Bankhead to King
- King to North Town limits

Taylor Road Improvements:

- Loomis / Rocklin border to Sierra College Blvd
- Sierra College Blvd to KOA entry driveway

Loomis wants a fair share cost responsibility be estimated for the following developments:

Rocklin Commercial Projects

- Rocklin Crossing
- Rocklin Lowes
- Rocklin Commons
- Rocklin Granite Creek
- Del Mar Business Park
- Sierra College Center
- Clover Valley commercial

Rocklin Housing Projects

- Clover Valley (558 units)
- Croftwood (156 units)
- Rocklin 60 (179 units)

Other Development

- Pacer County church projects

This information will help the Town in their negotiations with other jurisdictions on sharing the cost of the key roadway improvements.

DKS has prepared numerous studies to support transportation development impact fee programs, including sub-regional programs involving several jurisdictions. We have also conducted other studies that have been used as the basis for discussions between jurisdictions on cost sharing for specific transportation projects. From those efforts, DKS recognizes that while there are common practices used to analyze “fair share” responsibilities, there are always “grey” areas where judgments could lead to some differences in fair share estimates. For this reason, our approach is to evaluate fair share for alternative methods and to educate the Town staff on the pros and cons of those alternative methods.

DKS proposes to conduct the following tasks:

- 1) DKS will use the Town’s travel demand model recently prepared by DKS (that has input from both Rocklin and Loomis on future development assumptions) to determine the percent use on the selected roadway segments.
- 2) The Town will provide cost estimates for each of the roadway improvement projects.
- 3) DKS will summarize the total usage of these roadway segments by traffic generated from existing versus new development for a draft set of areas/projects, including the selected development projects listed above, and will use two or three alternative methods to calculate fair share cost responsibilities.
- 4) DKS will meet with the Town staff to discuss the “percent usage” summary as well as the alternative ways to calculate fair share responsibilities from the percent usage information. Based on those discussions, a method to calculate fair share cost responsibility will be selected. DKS anticipates that this education/decision process will take two meetings and that calculation of a refined method will be needed.
- 5) DKS will document the selected method in a technical memorandum. The base “percent usage” information used to calculate the fair share cost responsibility will be included in the document to allow an open discussion on alternative fair share methods.
- 6) DKS will present the results of the fair share analysis at two meetings (such as a Town Council meeting and/or meetings with other jurisdictions).

Staffing and Budget

The technical analysis and documentation in Tasks 1, 3 and 5 above will be conducted by Dave Tokarski under the direction of John Long. Due to his experience in development fee programs, Mr. Long will lead Tasks 4 and 6.

The budget for the work items outlined above is \$19,000