

# Regional Development Impact Fee

Implementation Workshop for Peninsula Cities

August 22, 2008

# Regional Development Impact Fee

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- ▶ 20-Year Outlook
  - ▶ 131,000 new residents
  - ▶ Impact from growth
  - ▶ Growth pays for growth
- ▶ Nexus Study Update
  - ▶ Based on adopted plans
  - ▶ Latest AMBAG model
  - ▶ Funds roadway capacity
- ▶ CEQA
  - ▶ Cumulative impacts



# Regional Development Impact Fee

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- ▶ **Joint Powers Agency**
  - ▶ Decision-making body
- ▶ **Transportation Agency**
  - ▶ Administers the fee program
- ▶ **Cities & County**
  - ▶ Calculates and collects the fee



# Fee Collection Process

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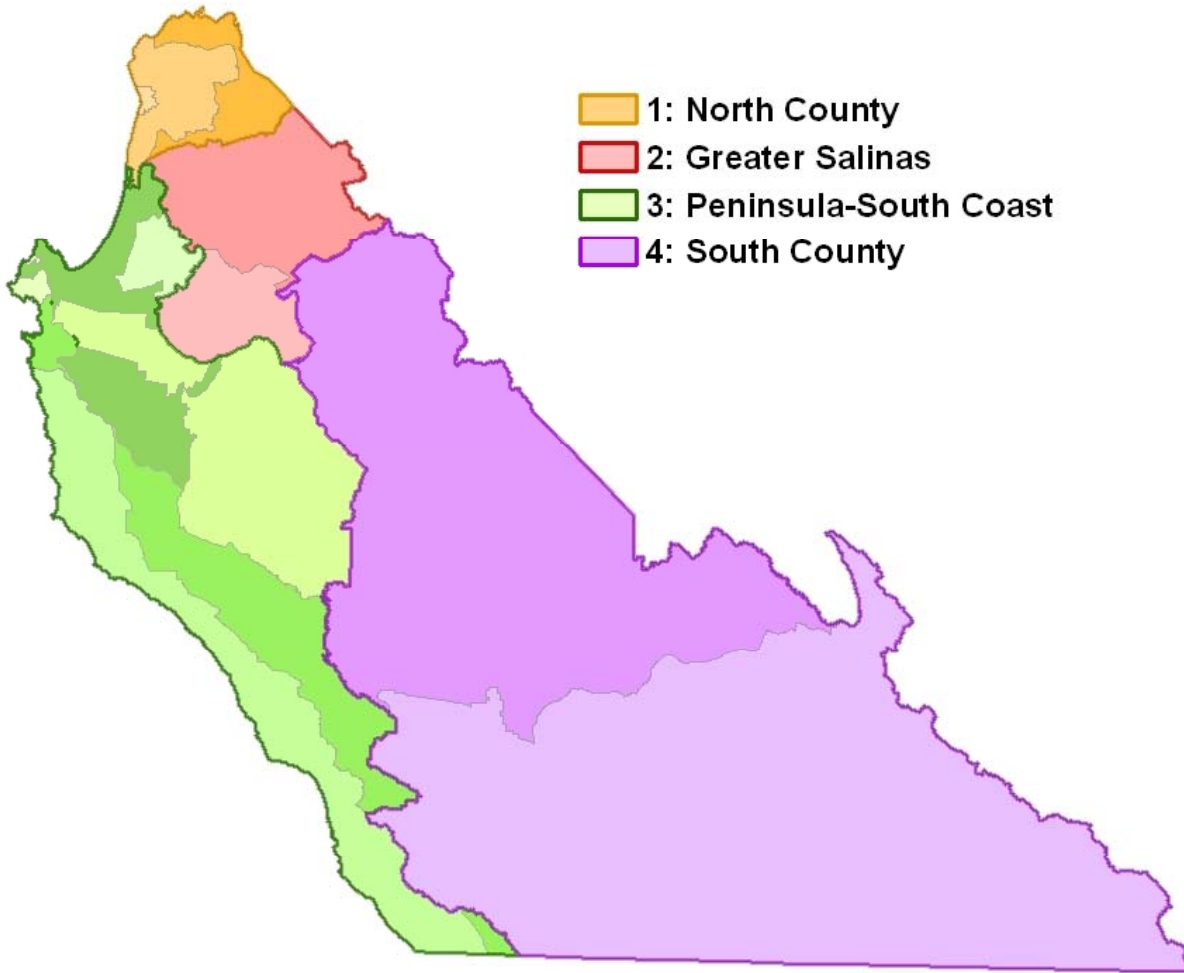
**Identify the zone**

**Identify the land use type**

**Calculate the base regional fee**

**Apply discounts or credits**

**Collect the fee**



- 1: North County
- 2: Greater Salinas
- 3: Peninsula-South Coast
- 4: South County

## Fee Collection Process

Step 1: Identify the Zone

## Residential

- Single Family
- Apartment
- Condo / Townhome
- Auxiliary

## Retail

- Specialty Retail
- Shopping Center
- Supermarket
- Pharmacy

## Office

- General Office
- Office Park
- Business Park

## Industrial / Ag

- Light Industrial
- Heavy Industrial
- Warehouse
- Manufacturing

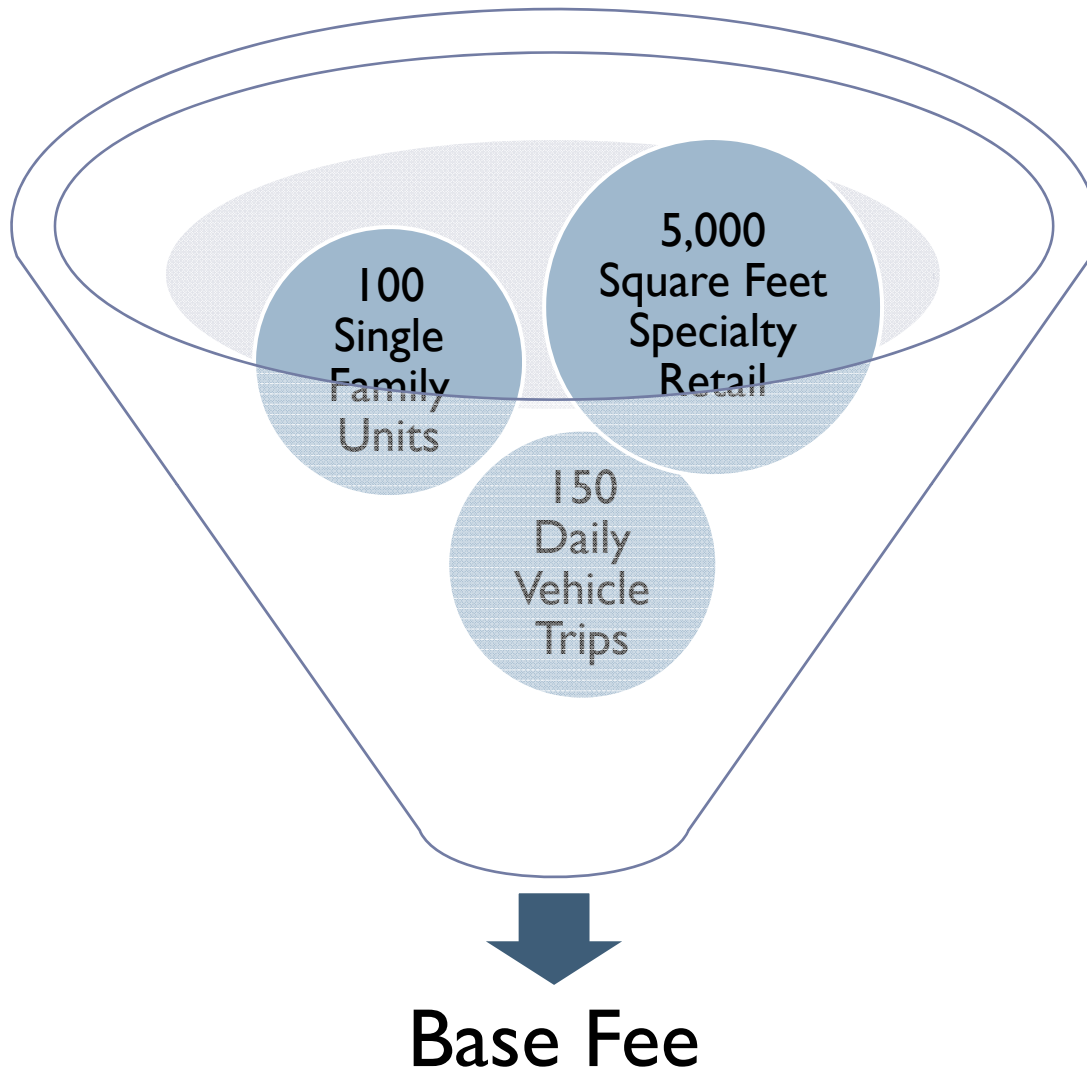
## Lodging

- Hotel
- Motel

## Fee Collection Process

### Step 2: Identify the Land Use Type

- Broad
- Specific
- Custom Trip Rates



## Fee Collection Process

Step 3: Calculate the Base Regional Fee

- Broad
- Specific
- Fee per Trip

City	Discount
Marina	21.8%
Salinas	18.0%
Gonzales	10.6%
Soledad	16.2%
Greenfield	9.4%
King City	2.6%



## Fee Collection Process

### Step 4: Adjust Base Fee for Discounts

- Local Impact Fee Programs

### Step 5: Adjust Base Fee for Credits

- Construction or Right-of-Way Dedication
- Calculated by the Jurisdiction
- Approved by TAMC

$$\boxed{\text{_____}} \times \boxed{\$ \text{_____}} = \boxed{\$ \text{_____}}$$

Number of Units / Square Feet      Fee per Unit / Square Feet      Total A

$$\boxed{\text{_____}\%} \times \boxed{\$ \text{_____}} = \boxed{\$ \text{_____}}$$

Percentage Discount for Local Agencies      Total A      Discount

$$\boxed{\$ \text{_____}} - \boxed{\$ \text{_____}} = \boxed{\$ \text{_____}}$$

Total A      Discounts & Credits      **Total Fees**

## Fee Collection Process

### Step 6: Collect the Fee

- Building Permit stage

$$\begin{array}{ccc} \boxed{100} & \times & \boxed{\$4,113} = \boxed{\$411,300} \\ \text{Number of} & & \text{Fee per Unit /} \\ \text{Units / Square} & & \text{Square Feet} \\ \text{Feet} & & \text{Total A} \end{array}$$

$$\begin{array}{ccc} \boxed{18.0\%} & \times & \boxed{\$411,300} = \boxed{\$74,034} \\ \text{Percentage} & & \text{Total A} \\ \text{Discount for} & & \text{Discounts} \\ \text{Local Agencies} & & \end{array}$$

$$\begin{array}{ccc} \boxed{\$411,300} & - & \boxed{\$74,034} = \boxed{\$337,266} \\ \text{Total A} & & \text{Discounts \&} \\ & & \text{Credits} \\ & & \text{Total Fees} \end{array}$$

## Land Use Scenario #1 of 7

100-unit single-family  
housing development  
in Salinas

$$\begin{array}{ccc} \boxed{1} & \times & \boxed{\$2,391} = \boxed{\$2,391} \\ \text{Number of} & & \text{Fee per Unit /} \\ \text{Units / Square} & & \text{Square Feet} \\ \text{Feet} & & \text{Total A} \end{array}$$

$$\begin{array}{ccc} \boxed{0\%} & \times & \boxed{\$2,391} = \boxed{\$0} \\ \text{Percentage} & & \text{Total A} \\ \text{Discount for} & & \text{Discount} \\ \text{Local Agencies} & & \end{array}$$

$$\begin{array}{ccc} \boxed{\$2,391} & - & \boxed{\$0} = \boxed{\$2,391} \\ \text{Total A} & & \text{Discounts \&} \\ & & \text{Credits} \\ & & \text{Total Fees} \end{array}$$

## Land Use Scenario #2 of 7

Application for a “Granny” (auxiliary) unit in North County

$$\begin{array}{ccc} \boxed{0} & \times & \boxed{\$5,200} = \boxed{\$0} \\ \text{Number of} & & \text{Fee per Unit /} \\ \text{Units / Square} & & \text{Square Feet} \\ \text{Feet} & & \text{Total A} \end{array}$$

$$\begin{array}{ccc} \boxed{2.6\%} & \times & \boxed{\$0} = \boxed{\$0} \\ \text{Percentage} & & \text{Total A} \\ \text{Discount for} & & \text{Discount} \\ \text{Local Agencies} & & \end{array}$$

$$\begin{array}{ccc} \boxed{\$0} & - & \boxed{\$0} = \boxed{\$0} \\ \text{Total A} & & \text{Discounts \&} \\ & & \text{Credits} \\ & & \text{Total Fees} \end{array}$$

## Land Use Scenario #3 of 7

Application for an addition to an existing single-family home in King City

$$\begin{array}{ccc} \boxed{2,000} & \times & \boxed{\$7.364} = \boxed{\$14,728} \\ \text{Number of} & & \text{Fee per Unit /} \\ \text{Units / Square} & & \text{Square Feet} \\ \text{Feet} & & \text{Total A} \end{array}$$

$$\begin{array}{ccc} \boxed{10.6\%} & \times & \boxed{\$14,728} = \boxed{\$1561} \\ \text{Percentage} & & \text{Total A} \\ \text{Discount for} & & \text{Discount} \\ \text{Local Agencies} & & \end{array}$$

$$\begin{array}{ccc} \boxed{\$14,728} & - & \boxed{\$1561} = \boxed{\$13,167} \\ \text{Total A} & & \text{Discounts \&} \\ & & \text{Credits} \\ & & \text{Total Fees} \end{array}$$

## Land Use Scenario #4 of 7

2,000 square feet of  
specialty retail in  
Gonzales

250,000	x	\$9.308	=	\$2,327,000
Number of Units / Square Feet		Fee per Unit / Square Feet		Total A

16.2%	x	\$2,327,000	=	\$376,974
Percentage Discount for Local Agencies		Total A		Discount

\$2,327,000	-	\$476,974	=	\$1,850,026
Total A		Discounts & Credits		Total Fees

## Land Use Scenario #5 of 7

250,000 square foot  
“big box” shopping  
center in Soledad,  
with \$100,000 of  
Right-of-Way  
dedicated

10 5,000 5,000	x	\$2,518 \$5.824 \$1.427	=	\$61,435
Number of Units / Square Feet		Fee per Unit / Square Feet		Total A

18.0%	x	\$61,435	=	\$11,058
Percentage Discount for Local Agencies		Total A		Discount

\$61,435	-	\$11,058	=	\$50,377
Total A		Discounts & Credits		<b>Total Fees</b>

## Land Use Scenario #6 of 7

20,000 square feet of mixed-use in Salinas:

- 10 condo units
- 5,000 square feet of retail
- 5,000 square feet of office space

$$\begin{array}{ccc} \boxed{100} & \times & \boxed{\$644} = \boxed{\$64,400} \\ \text{Number of Trips} & & \text{Fee per Trip} \quad \text{Total A} \end{array}$$

$$\begin{array}{ccc} \boxed{0\%} & \times & \boxed{\$64,400} = \boxed{\$0} \\ \text{Percentage Discount for Local Agencies} & & \text{Total A} \quad \text{Discount} \end{array}$$

$$\begin{array}{ccc} \boxed{\$64,400} & - & \boxed{0} = \boxed{\$64,400} \\ \text{Total A} & & \text{Discounts \& Credits} \quad \text{Total Fees} \end{array}$$

## Land Use Scenario #7 of 7

Developer completes an approved traffic study showing 100 daily vehicle trips for a 40,000 square foot office building in Castroville.

# Appeal Procedures

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- ▶ The regional impact fees may be appealed if:
  - ▶ The proposed project does not conform to the land uses listed in the adopted fee rate schedules; or
  - ▶ The project applicant seeks further reduction of the regional impact fee estimates.
  
- ▶ Appeal Process:
  - ▶ Complete a traffic study
  - ▶ City/County and TAMC review
  - ▶ If not approved, appeal to:
    - ▶ TAMC Staff
    - ▶ Joint Powers Board

<b>Agency Account</b>	<b>Local Agency</b>
2491	County of Monterey (Zone 1)
2492	County of Monterey (Zone 2)
2493	County of Monterey (Zone 3)
2494	County of Monterey (Zone 4)
2341	City of Carmel
2342	City of Del Rey Oaks
2343	City of Gonzales
2344	City of Greenfield
2345	City of King City
2346	City of Marina
2347	City of Monterey
2348	City of Pacific Grove
2349	City of Salinas
2350	City of Sand City
2351	City of Seaside
2352	City of Soledad

## Fee Remittance

One hundred percent of the regional fees remitted by:

- *Revenues:* 10<sup>th</sup> of each month
- *Interest:* 1<sup>st</sup> day of each quarter
- Transfer to County of Monterey:
  - Fund 685
  - Agency Account (see table)

# Fee Revenue Sample Report

## Sample Residential Project

<i>Land Use Type</i>	<i>Units</i>	<i>Fees</i>	
Single-family	1,000	\$3,586,000	

## Sample Retail Project

<i>Land Use Type</i>	<i>Units</i>	<i>Fees</i>	
Specialty Retail	5,000	\$26,335	

**Total Fees** **\$3,612,335**

## Monthly Reporting

Send a monthly report to the Transportation Agency (attn: Mike Zeller) including:

- Project name
  - Land use type(s) & number of units
  - Amount of fees collected for the project
  - Total fees transmitted to the County
- 
- Statement of No Activity

# Questions?

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Michael Zeller	mike@tamcmonterey.org	(831) 775-4416
Rita Goel	rita@tamcmonterey.org	(831) 775-4419
Dave Delfino	dave@tamcmonterey.org	(831) 775-4408
Don Bachman	don@tamcmonterey.org	(831) 775-4404