



# Monterey County

## Board Order

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1st Floor  
Salinas, CA 93901  
831.755.5066

Upon motion of Supervisor Salinas, seconded by Supervisor Parker and carried by those members present, the Board of Supervisors hereby:

Adopted Resolution No. 13-300 updating the Regional Development Impact Fee Schedule for mitigation of regional transportation impacts in accordance with the updated fee schedule approved by the Monterey County Regional Development Impact Fee Joint Powers Agency; and

Noting corrections to the board report as follows:

On page 2 of the board report under County projects replaced "G12 (San Miguel Canyon Road between Elkhorn Road to Highway 101)" with "G12 (San Miguel Canyon Road between Highway 101 to Hall Road and Hall Road between San Miguel Canyon and Elkhorn Road)".

PASSED AND ADOPTED on this 27th day of August 2013, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas and Parker

NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on August 27, 2013.

Dated: September 10, 2013  
File Number: 13-0859

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By  Deputy

**Before the Board of Supervisors in and for the  
County of Monterey, State of California**

**Resolution No. 13-300**

Adopt a Resolution updating the Regional )  
Development Impact Fee Schedule.....)

WHEREAS, the Transportation Agency for Monterey County (TAMC), of which County is a member, commissioned and approved the "Regional Impact Fee Nexus Study" (dated March 26, 2008) which identified specific regional transportation projects necessary to mitigate the impacts of new development in the region which impact the regional transportation network, the costs of these projects, and a share of costs attributable to new development, in support of the adoption by each of the member jurisdictions of TAMC of a Regional Development Impact Fee (RDIF').

WHEREAS, on June 3, 2008, the Board of Supervisors took the following actions to establish the Regional Development Impact Fee program in the County:

1. Considered the certified Environmental Impact Report for the 2005 Monterey County Regional Transportation Plan and Addendum for the Regional Development Impact Fee Program prepared by the Transportation Agency of Monterey County (TAMC) and adopted findings, a statement of overriding considerations, and a mitigation monitoring program for the Regional Development Impact Fee Program pursuant to California Environmental Quality Act (Resolution No. 08-171);
2. Approved a Joint Powers Agreement among the County and at least eight cities in Monterey County to create the Monterey County Regional Development Impact Fee Joint Powers Agency to administer the Regional Development Impact fees (Resolution No. 08-172);
3. Adopted an ordinance adding Chapter 12.90 to the Monterey County Code to establish a Regional Development Impact Fee Program for mitigation of traffic impacts of new development. (Ordinance No. 5110); and
4. Set the base amount of the Regional Development Impact Fees (Resolution No. 08-173); and

WHEREAS, the RDIF program is an on-going program that addresses regional transportation deficiencies over time even if they are not currently programmed, and payment of the RDIF fee addresses cumulative regional traffic impacts ("Tier 3" impacts) by funding regional transportation improvements, consistent with Policy C-1.11 of the the 2010 Monterey County General Plan.

WHEREAS, TAMC is the administrator of the RDIF Agency; and

WHEREAS, per the Joint Powers Agreement and Government Code section 66001(d), TAMC as administrator of the RDIF Agency must review and update the fees as appropriate every five years; and

WHEREAS, the regional fee update is based on revisions to the regional travel forecast model, General Plan updates, project financing, and population growth projections that have occurred since the Program started in August 2008; and

WHEREAS, on June 26, 2013, the Regional Development Impact Fee Joint Powers Agency Board of Directors approved the updated fee schedule, which is attached hereto as Attachment 1 and incorporated herein by reference; and

WHEREAS, the governing boards of the RDIF Agency member jurisdictions must adopt the updated fee schedule for the update to go into effect, and TAMC has requested that the member jurisdictions adopt the fee schedule by August 31, 2013; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), on May 25, 2005, TAMC, acting as Lead Agency, certified an Environmental Impact Report ("final EIR") for the 2005 Monterey County Regional Transportation Plan and, on January 23, 2008, adopted an Addendum evaluating the environmental effects associated with the implementation of the Regional Development Impact Fee Program, and TAMC staff determined that the 2013 fee update did not result in new environmental impacts not already previously identified and analyzed; and

WHEREAS, as a responsible agency under CEQA, the County has reviewed and considered the EIR and Addendum and finds that there are no substantial changes in the fee program, substantial changes in circumstances, or new information that involve new significant environmental effects or a substantial increase in the severity of environmental effects requiring major revisions to the previously certified EIR and Addendum, and that the CEQA findings and statement of overriding considerations made by the Board of Supervisors in 2008 remain applicable; and

WHEREAS, the fees are not a tax and are exempt from voter approval under section 1(e) of Article XIII.C of the California Constitution and are permissible under the Mitigation Fee Act (Government Code section 66000 et seq.) because the fees are a charge imposed as a condition of property development, there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed and between the need for the facilities and the type of development project on which the fee is to be imposed, and the updated fees do not exceed the reasonable cost of providing the facilities for which the fee is imposed; and

WHEREAS, pursuant to Government Code sections 66016 and 66017, the Board of Supervisors of the County of Monterey held an open and public meeting on August 27, 2013 to consider the proposed updated fees.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Supervisors of the County of Monterey does hereby:

1. Find that the above recitals are true and correct;
2. Find that the County has considered the environmental effects of the Regional Development Impact Fee program as shown in the certified Environmental Impact Report for the 2005 Monterey County Regional Transportation Plan and the 2008 Addendum.
3. Find that the act of approving the 2013 Regional Development Impact Fee program itself will have no new impact on the environment or more severe impact than previously analyzed, that the CEQA findings and statement of overriding considerations adopted by the County Board of Supervisors in 2008 (Resolution No. 08-171) remain applicable, and that the lead agencies for each

project will have responsibility to impose such mitigation measures or make such changes or alterations as are within their responsibility and jurisdiction to mitigate identified impacts on the environment to the extent feasible.

4. Adopt the updated Regional Development Impact Fee Schedule, attached hereto as Attachment 1 and incorporated herein by reference.

**PASSED AND ADOPTED** upon motion of Supervisor Salinas, seconded by Supervisor Parker and carried this 27th day of August 2013, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno Salinas and Parker


NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on August 27, 2013.

Dated: September 19, 2013  
File Number: 13-0859

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By  \_\_\_\_\_  
Deputy



Regional Development Impact UPDATED FEE SCHEDULE By Land Use

LAND USE DESIGNATION	TRIP RATES	NORTH COUNTY	GREATER SALINAS	PENINSULA / SOUTH COAST	SOUTH COUNTY	INFILL RATES	NORTH COUNTY	GREATER SALINAS	PENINSULA / SOUTH COAST	SOUTH COUNTY
<b>Residential Average (Dwelling Unit)</b>										
Single-Family	9.57	\$4,399	\$3,130	\$2,004	\$4,466	8.61	\$3,959	\$2,817	\$1,803	\$4,019
Single-Family (Moderate Income)	7.47	\$3,434	\$2,443	\$1,564	\$3,486	6.72	\$3,091	\$2,199	\$1,408	\$3,137
Single-Family (Low Income)	5.52	\$2,538	\$1,805	\$1,156	\$2,576	4.97	\$2,284	\$1,625	\$1,040	\$2,318
Apartment	6.72	\$3,089	\$2,198	\$1,407	\$3,136	6.05	\$2,780	\$1,978	\$1,266	\$2,822
Apartment (Moderate Income)	5.25	\$2,411	\$1,715	\$1,098	\$2,448	4.72	\$2,170	\$1,544	\$988	\$2,203
Apartment (Low Income)	3.88	\$1,782	\$1,268	\$811	\$1,809	3.49	\$1,604	\$1,141	\$730	\$1,628
Condo/Townhome	5.86	\$2,694	\$1,916	\$1,227	\$2,734	5.27	\$2,424	\$1,725	\$1,104	\$2,461
Condo/Townhome (Moderate Income)	4.57	\$2,103	\$1,496	\$958	\$2,134	4.12	\$1,892	\$1,346	\$862	\$1,921
Condo/Townhome (Low Income)	3.38	\$1,554	\$1,105	\$708	\$1,577	3.04	\$1,398	\$995	\$637	\$1,419
Multi-Family / Auxiliary Unit	3.71	\$1,705	\$1,213	\$777	\$1,731	3.34	\$1,535	\$1,092	\$699	\$1,558
Senior Housing	3.71	\$1,705	\$1,213	\$777	\$1,731	3.34	\$1,535	\$1,092	\$699	\$1,558
<b>Retail</b>										
Retail (Square Feet)	44.32	\$4.847	\$3.813	\$4.297	\$6.109	37.672	\$4.120	\$3.241	\$3.653	\$5.193
Building Materials and Lumber Store	45.16	\$4.939	\$3.885	\$4.379	\$6.225	38.39	\$4.198	\$3.302	\$3.722	\$5.291
Free-Standing Discount Superstore	49.21	\$5.382	\$4.234	\$4.772	\$6.783	41.83	\$4.575	\$3.599	\$4.056	\$5.766
Specialty Retail Center	44.32	\$4.847	\$3.813	\$4.297	\$6.109	37.67	\$4.120	\$3.241	\$3.653	\$5.193
Free-Standing Discount Store	56.02	\$6.127	\$4.820	\$5.432	\$7.722	47.62	\$5.208	\$4.097	\$4.617	\$6.564
Hardware/Paint Store	51.29	\$5.610	\$4.413	\$4.973	\$7.070	43.60	\$4.768	\$3.751	\$4.227	\$6.009
Nursery (Garden Center)	36.08	\$3.946	\$3.104	\$3.498	\$4.973	30.67	\$3.354	\$2.638	\$2.974	\$4.227
Nursery (Wholesale)	39.00	\$4.265	\$3.355	\$3.782	\$5.376	33.15	\$3.626	\$2.852	\$3.214	\$4.570
Shopping Center	42.94	\$4.696	\$3.694	\$4.164	\$5.919	36.50	\$3.992	\$3.140	\$3.539	\$5.031
Factory Outlet Center	26.59	\$2.908	\$2.288	\$2.578	\$3.665	22.60	\$2.472	\$1.944	\$2.192	\$3.115
New Car Sales	33.34	\$3.646	\$2.868	\$3.233	\$4.596	28.34	\$3.099	\$2.438	\$2.748	\$3.906
Automobile Parts Sales	61.91	\$6.771	\$5.326	\$6.003	\$8.534	52.62	\$5.755	\$4.527	\$5.103	\$7.254
Tire Store	24.87	\$2.720	\$2.140	\$2.412	\$3.428	21.14	\$2.312	\$1.819	\$2.050	\$2.914
Tire Superstore	20.36	\$2.227	\$1.752	\$1.974	\$2.806	17.31	\$1.893	\$1.489	\$1.678	\$2.386
Supermarket	102.24	\$11.182	\$8.796	\$9.914	\$14.093	86.90	\$9.505	\$7.477	\$8.427	\$11.979
Discount Supermarket	96.82	\$10.589	\$8.330	\$9.388	\$13.346	82.30	\$9.001	\$7.080	\$7.980	\$11.344
Discount Club	41.80	\$4.572	\$3.596	\$4.053	\$5.762	35.53	\$3.886	\$3.057	\$3.445	\$4.898
Home Improvement Superstore	29.80	\$3.259	\$2.564	\$2.890	\$4.108	25.33	\$2.770	\$2.179	\$2.456	\$3.492
Electronics Superstore	45.04	\$4.926	\$3.875	\$4.367	\$6.208	38.28	\$4.187	\$3.294	\$3.712	\$5.277
Discount Home Furnishing	47.81	\$5.229	\$4.113	\$4.636	\$6.590	40.64	\$4.445	\$3.496	\$3.941	\$5.602
Apparel Store	66.40	\$7.262	\$5.713	\$6.438	\$9.153	56.44	\$6.173	\$4.856	\$5.473	\$7.780
Arts and Crafts Store	56.55	\$6.185	\$4.865	\$5.483	\$7.795	48.07	\$5.257	\$4.135	\$4.661	\$6.626
Pharmacy/Drugstore (no Drive-Thru)	90.06	\$9.850	\$7.748	\$8.733	\$12.414	76.55	\$8.372	\$6.586	\$7.423	\$10.552
Pharmacy/Drugstore (Drive-Thru)	88.16	\$9.642	\$7.585	\$8.548	\$12.152	74.94	\$8.196	\$6.447	\$7.266	\$10.329
Furniture Store	5.06	\$0.553	\$0.435	\$0.491	\$0.697	4.30	\$0.470	\$0.370	\$0.417	\$0.593
Quality Restaurant	89.95	\$9.84	\$7.74	\$8.72	\$12.40	76.46	\$8.36	\$6.58	\$7.41	\$10.54
High Turnover (Sit-down) Restaurant	127.15	\$13.91	\$10.94	\$12.33	\$17.53	108.08	\$11.82	\$9.30	\$10.48	\$14.90
Fast Food (Stand-Alone)	496.12	\$54.26	\$42.68	\$48.11	\$68.39	421.70	\$46.12	\$36.28	\$40.89	\$58.13
Fast Food (w/ Non-Auto)	127.00	\$58.38	\$41.53	\$26.59	\$59.26	107.95	\$11.81	\$9.29	\$10.47	\$14.88
Fast Food (Shopping Center Pad)	77.00	\$35.40	\$25.18	\$16.12	\$35.93	65.45	\$7.16	\$5.63	\$6.35	\$9.02
Fast Food (Shopping Center w/ Non-Auto)	52.00	\$23.90	\$17.01	\$10.89	\$24.26	44.20	\$4.83	\$3.80	\$4.29	\$6.09
<b>Office (Square Feet)</b>										
General Office	11.01	\$5.061	\$3.601	\$2.305	\$5.137	8.808	\$4.049	\$2.881	\$1.844	\$4.110
Single Tenant Office Building	11.57	\$5.319	\$3.784	\$2.422	\$5.399	9.256	\$4.255	\$3.027	\$1.938	\$4.319
Medical-Dental Office Building	36.13	\$16.609	\$11.816	\$7.564	\$16.859	28.904	\$13.287	\$9.453	\$6.051	\$13.487
Office Park	11.42	\$5.250	\$3.735	\$2.391	\$5.329	9.136	\$4.200	\$2.988	\$1.913	\$4.263
Business Park	12.76	\$5.866	\$4.173	\$2.671	\$5.954	10.208	\$4.693	\$3.338	\$2.137	\$4.763
<b>Industrial / Agriculture (Square Feet)</b>										
Light Industrial	6.97	\$3.204	\$2.279	\$1.459	\$3.252	6.27	\$2.884	\$2.051	\$1.313	\$2.927
Heavy Industrial	1.50	\$0.690	\$0.491	\$0.314	\$0.700	1.35	\$0.621	\$0.441	\$0.283	\$0.630
Warehouse	4.96	\$2.280	\$1.622	\$1.038	\$2.314	4.46	\$2.052	\$1.460	\$0.935	\$2.083
Manufacturing	3.82	\$1.756	\$1.249	\$0.800	\$1.782	3.44	\$1.580	\$1.124	\$0.720	\$1.604
<b>Lodging (Room)</b>										
Hotel	8.17	\$3,756	\$2,672	\$1,710	\$3,812	6.9445	\$3,192	\$2,271	\$1,454	\$3,240
Motel	5.63	\$2,588	\$1,841	\$1,179	\$2,627	4.7855	\$2,200	\$1,565	\$1,002	\$2,233
<b>Fee per Trip</b>		<b>\$460</b>	<b>\$327</b>	<b>\$209</b>	<b>\$467</b>					