



Monterey County Board of Supervisors

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1st Floor
Salinas, CA 93901
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Board Order

Resolution No.: 19-044

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

Adopted Resolution No. 19-044 updating the fee schedule for the Regional Development Impact Fee (RDIF) (aka the "TAMC fee"), the fair-share impact fee levied on new development to fund regional transportation improvements.

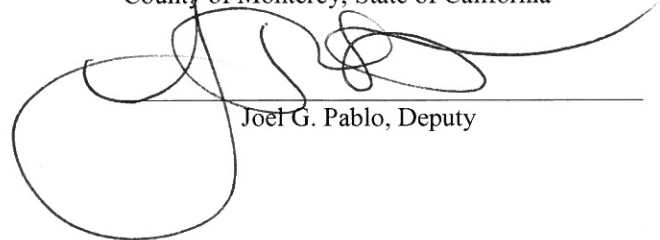
PASSED AND ADOPTED on this 12th day of February 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Lopez, Parker, and Adams
NOES: None
ABSENT: None

I, Valerie Ralph, 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 81 for the meeting February 12, 2019.

Dated: February 13, 2019
File ID: RES 19-003

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California



Joel G. Pablo, Deputy

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

Resolution No. 19-044)
Adopting a Resolution No. 19-044 to:)
Approve the updated Regional Development Impact Fee (RDIF).)

WHEREAS, in 2008, the Board of Supervisors of the County of Monterey (“County”), along with the Transportation Agency for Monterey County (“TAMC”), and other cities within the County, entered into a Joint Powers Agreement (“JPA”) establishing the Regional Development Impact Fee Agency (“RDIF Agency”) to coordinate the activities of the parties to the JPA in connection with the collection, transmittal and expenditure of Regional Development Impact Fees;

WHEREAS, as part of its actions related to the JPA, County adopted Ordinance No. 5110 (“Ordinance”), codified at Chapter 12.90 of the Monterey County Code, establishing a Regional Development Impact Fee (“RDIF”) to be paid by new development within the County to fund, in part, the cost of regional transportation improvements needed to accommodate new development of land within the County, with such fee to be established and updated from time to time by resolution;

WHEREAS, the County is a voting member of the RDIF Agency Board of Directors; and

WHEREAS, TAMC is the administrator of the RDIF Agency;

WHEREAS, as part of its duties as the administrator of the RDIF Agency, TAMC completed the statutorily required five-year update to the Regional Development Impact Fee Nexus Study in 2013, and again in 2018;

WHEREAS, the Regional Development Impact Fee program is based upon revisions to the regional travel forecast model, General Plan updates, project financing, and population growth projections that have occurred since the last update, as is reflected in the 2018 Nexus Study, which was unanimously approved by the RDIF Agency Board of Directors on September 26, 2018;

WHEREAS, the 2018 Nexus Study includes a fifth benefit zone comprised of the boundary of the Fort Ord Reuse Authority (“FORA”), for which collection of regional fees from new development within that area will become active upon FORA’s dissolution; and

WHEREAS, TAMC approved Resolution 2018-15, adopting the 2018 Regional Development Impact Fee Nexus Study and finding that the matters contained in the 2018 Nexus Study are within the scope of, and have already been analyzed in, the Final EIR for the 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) (SCH #2015121080) (“EIR”), certified by the Association of Monterey Bay Area Governments, which incorporates the 2018 Monterey County Regional Transportation Plan (RTP), ;

WHEREAS, in TAMC Resolution 2018-15, TAMC found that “the imposition of Regional Development Impact Fees (RDIF) 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 by funding regional transportation improvements, consistent with the Financial Element of the 2018 Monterey County RTP”:

WHEREAS, the governing boards of the RDIF Agency member jurisdictions must adopt the updated fee schedule contained in the 2018 Nexus Study for the update to go into effect, and TAMC requested that the member jurisdictions adopt the fee schedule by November 30, 2018;

WHEREAS, as a responsible agency under CEQA, the County has reviewed and considered the EIR and related documents and finds that there are no substantial changes in the RDIF program, substantial changes in circumstances, or new information that involves new significant environmental effects or a substantial increase in the severity or environmental effects requiring major revisions to the previously certified EIR; and

WHEREAS, the Board of Supervisors of the County deems it necessary and appropriate to update the RDIF as provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Monterey as follows:

The Board of Supervisors hereby approves the updated Regional Development Impact Fee (RDIF). The amount of RDIF within the County shall be as provided in Exhibit "A," attached hereto and incorporated herein by reference. The amount of RDIF shall be subject to automatic and discretionary modifications as provided in the JPA and subsequent resolutions of this Board of Supervisors.

Effective Date. This Resolution shall take effect upon approval.

PASSED AND ADOPTED on this 12th day of February 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Lopez, Parker, and Adams

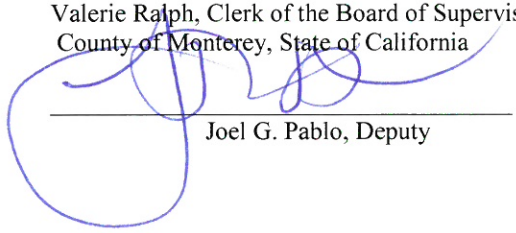
NOES: None

ABSENT: None

I, Valerie Ralph, 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 81 for the meeting February 12, 2019.

Dated: February 13, 2019
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Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California



Joel G. Pablo, Deputy

Exhibit A

Regional Development Impact Fees Fee Schedule By Land Use

LAND USE DESIGNATION	TRIP RATES	NORTH COUNTY	GREATER SALINAS	PENINSULA / SOUTH COAST	SOUTH COUNTY	FORA
Residential Average (Dwelling Unit)						
Single-Family	9.57	\$3,857	\$3,311	\$3,981	\$1,885	\$3,962
Single-Family (Moderate Income)	7.47	\$3,010	\$2,585	\$3,108	\$1,472	\$3,093
Single-Family (Low Income)	5.52	\$2,225	\$1,910	\$2,296	\$1,087	\$2,285
Apartment	6.72	\$2,708	\$2,325	\$2,796	\$1,324	\$2,782
Apartment (Moderate Income)	5.25	\$2,114	\$1,815	\$2,182	\$1,033	\$2,172
Apartment (Low Income)	3.88	\$1,562	\$1,341	\$1,612	\$764	\$1,605
Condo/Townhome	5.86	\$2,362	\$2,028	\$2,438	\$1,154	\$2,426
Condo/Townhome (Moderate Income)	4.57	\$1,843	\$1,583	\$1,903	\$901	\$1,894
Condo/Townhome (Low Income)	3.38	\$1,362	\$1,170	\$1,406	\$666	\$1,399
Multi-Family / Auxiliary Unit	3.71	\$1,495	\$1,284	\$1,543	\$731	\$1,536
Senior Housing	3.71	\$1,495	\$1,284	\$1,543	\$731	\$1,536
Retail (Square Feet)	44.32	\$5.46	\$4.69	\$5.64	\$2.67	\$5.61
Building Materials and Lumber Store	45.16	\$5.56	\$4.78	\$5.74	\$2.72	\$5.71
Free-Standing Discount Superstore	49.21	\$6.06	\$5.20	\$6.26	\$2.96	\$6.23
Specialty Retail Center	44.32	\$5.46	\$4.69	\$5.64	\$2.67	\$5.61
Free-Standing Discount Store	56.02	\$6.90	\$5.92	\$7.12	\$3.37	\$7.09
Day Care Center	79.26	\$9.76	\$8.38	\$10.08	\$4.77	\$10.03
Hardware/Paint Store	51.29	\$6.32	\$5.42	\$6.52	\$3.09	\$6.49
Nursery (Garden Center)	36.08	\$4.44	\$3.82	\$4.59	\$2.17	\$4.57
Nursery (Wholesale)	39.00	\$4.80	\$4.12	\$4.96	\$2.35	\$4.93
Shopping Center	42.94	\$5.29	\$4.54	\$5.46	\$2.59	\$5.43
Factory Outlet Center	26.59	\$3.28	\$2.81	\$3.38	\$1.60	\$3.36
New Car Sales	33.34	\$4.11	\$3.53	\$4.24	\$2.01	\$4.22
Automobile Parts Sales	61.91	\$7.63	\$6.55	\$7.87	\$3.73	\$7.83
Tire Store	24.87	\$3.06	\$2.63	\$3.16	\$1.50	\$3.15
Tire Superstore	20.36	\$2.51	\$2.15	\$2.59	\$1.23	\$2.58
Supermarket	102.24	\$12.59	\$10.81	\$13.00	\$6.16	\$12.94
Discount Supermarket	96.82	\$11.93	\$10.24	\$12.31	\$5.83	\$12.25
Discount Club	41.80	\$5.15	\$4.42	\$5.31	\$2.52	\$5.29
Home Improvement Superstore	29.80	\$3.67	\$3.15	\$3.79	\$1.79	\$3.77
Electronics Superstore	45.04	\$5.55	\$4.76	\$5.73	\$2.71	\$5.70
Discount Home Furnishing	47.81	\$5.89	\$5.06	\$6.08	\$2.88	\$6.05
Apparel Store	66.40	\$8.18	\$7.02	\$8.44	\$4.00	\$8.40
Arts and Crafts Store	56.55	\$6.97	\$5.98	\$7.19	\$3.41	\$7.16
Pharmacy/Drugstore (no Drive-Thru)	90.06	\$11.09	\$9.52	\$11.45	\$5.42	\$11.40
Pharmacy/Drugstore (Drive-Thru)	88.16	\$10.86	\$9.32	\$11.21	\$5.31	\$11.16
Furniture Store	5.06	\$0.62	\$0.54	\$0.64	\$0.30	\$0.64
Quality Restaurant	89.95	\$11.08	\$9.51	\$11.44	\$5.42	\$11.38
High Turnover (Sit-down) Restaurant	127.15	\$15.66	\$13.45	\$16.17	\$7.66	\$16.09
Fast Food (Stand-Alone)	496.12	\$61.11	\$52.47	\$63.08	\$29.88	\$62.78
Fast Food (w/ Non-Auto)	127.00	\$51.18	\$43.94	\$52.83	\$25.02	\$52.58
Fast Food (Shopping Center Pad)	77.00	\$31.03	\$26.64	\$32.03	\$15.17	\$31.88
Fast Food (Shopping Center w/ Non-Auto)	52.00	\$20.96	\$17.99	\$21.63	\$10.24	\$21.53
Office (Square Feet)						
General Office	11.01	\$4.437	\$3.809	\$4.580	\$2.169	\$4.558
Single Tenant Office Building	11.57	\$4.663	\$4.003	\$4.813	\$2.279	\$4.790
Medical-Dental Office Building	36.13	\$14.560	\$12.501	\$15.030	\$7.118	\$14.958
Office Park	11.42	\$4.602	\$3.951	\$4.751	\$2.250	\$4.728
Business Park	12.76	\$5.142	\$4.415	\$5.308	\$2.514	\$5.283
Industrial / Agriculture (Square Feet)						
Light Industrial	6.97	\$2.809	\$2.412	\$2.900	\$1.373	\$2.886
Heavy Industrial	1.50	\$0.605	\$0.519	\$0.624	\$0.296	\$0.621
Warehouse	4.96	\$1.999	\$1.716	\$2.063	\$0.977	\$2.053
Manufacturing	3.82	\$1.539	\$1.322	\$1.589	\$0.753	\$1.581
Lodging (Room)						
Hotel	8.17	\$3,293	\$2,827	\$3,399	\$1,609	\$3,382
Motel	5.63	\$2,269	\$1,948	\$2,342	\$1,109	\$2,331
Fee per Trip		\$403	\$346	\$416	\$197	\$414

INFILL RATES	NORTH COUNTY	GREATER SALINAS	PENINSULA / SOUTH COAST	SOUTH COUNTY
8.61	\$3,471	\$2,980	\$3,583	\$1,697
6.72	\$2,709	\$2,326	\$2,797	\$1,324
4.97	\$2,002	\$1,719	\$2,067	\$979
6.05	\$2,437	\$2,093	\$2,516	\$1,191
4.72	\$1,903	\$1,633	\$1,964	\$930
3.49	\$1,406	\$1,207	\$1,451	\$687
5.27	\$2,125	\$1,825	\$2,194	\$1,039
4.12	\$1,659	\$1,424	\$1,713	\$811
3.04	\$1,226	\$1,053	\$1,265	\$599
3.34	\$1,346	\$1,155	\$1,389	\$658
3.34	\$1,346	\$1,155	\$1,389	\$658
37.672	\$4,640	\$3,984	\$4,790	\$2,269
38.39	\$4,728	\$4,059	\$4,881	\$2,312
41.83	\$5,152	\$4,424	\$5,318	\$2,519
37.67	\$4,640	\$3,984	\$4,790	\$2,269
47.62	\$5,865	\$5,036	\$6,054	\$2,868
67.37	\$8,298	\$7,125	\$8,566	\$4,057
43.60	\$5,370	\$4,610	\$5,543	\$2,625
30.67	\$3,777	\$3,243	\$3,899	\$1,847
33.15	\$4,083	\$3,506	\$4,215	\$1,996
36.50	\$4,496	\$3,860	\$4,641	\$2,198
22.60	\$2,784	\$2,390	\$2,874	\$1,361
28.34	\$3,491	\$2,997	\$3,603	\$1,707
52.62	\$6,482	\$5,565	\$6,691	\$3,169
21.14	\$2,604	\$2,236	\$2,688	\$1,273
17.31	\$2,132	\$1,830	\$2,200	\$1,042
86.90	\$10,704	\$9,190	\$11,049	\$5,233
82.30	\$10,137	\$8,703	\$10,464	\$4,956
35.53	\$4,376	\$3,757	\$4,517	\$2,140
25.33	\$3,120	\$2,679	\$3,221	\$1,525
38.28	\$4,716	\$4,049	\$4,868	\$2,306
40.64	\$5,006	\$4,298	\$5,167	\$2,447
56.44	\$6,952	\$5,969	\$7,176	\$3,399
48.07	\$5,921	\$5,083	\$6,111	\$2,895
76.55	\$9,429	\$8,096	\$9,733	\$4,610
74.94	\$9,230	\$7,925	\$9,528	\$4,513
4.30	\$0,530	\$0,455	\$0,547	\$0,259
76.46	\$9,42	\$8,09	\$9,72	\$4,60
108.08	\$13,31	\$11,43	\$13,74	\$6,51
421.70	\$51,94	\$44,60	\$53,62	\$25,40
107.95	\$13,30	\$11,42	\$13,73	\$6,50
65.45	\$8,06	\$6,92	\$8,32	\$3,94
44.20	\$5,44	\$4,67	\$5,62	\$2,66
8.808	\$3,550	\$3,048	\$3,664	\$1,735
9.256	\$3,730	\$3,203	\$3,850	\$1,823
28.904	\$11,648	\$10,001	\$12,024	\$5,694
9.136	\$3,682	\$3,161	\$3,801	\$1,800
10.208	\$4,114	\$3,532	\$4,247	\$2,011
6.27	\$2,528	\$2,170	\$2,610	\$1,236
1.35	\$0,544	\$0,467	\$0,562	\$0,266
4.46	\$1,799	\$1,545	\$1,857	\$0,879
3.44	\$1,386	\$1,190	\$1,430	\$0,677
6.9445	\$2,799	\$2,403	\$2,889	\$1,368
4.7855	\$1,929	\$1,656	\$1,991	\$943