



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
DEPARTMENT OF PUBLIC WORKS
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NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: January 10, 2017
TO: Board of Supervisors
FROM: Joshua Pack, Principal Civil Engineer
SUBJECT: **Revise the Local and Regional Traffic Mitigation Fee Programs**

RECOMMENDATION:

1. Conduct a public hearing to discuss revising the Local and Regional Traffic Mitigation Fee Programs in accordance with Section 66004 and 66018(a) of the California Government Code.
2. Adopt Resolutions revising the Local and Regional Traffic Mitigation Fee Programs.

FUNDING: Not Applicable

BACKGROUND:

The Mitigation Fee Act requires that mitigation fees be periodically updated to ensure that the assumptions regarding future growth, the need for projects, their costs, etc. continue to provide a reasonable nexus between the impacts of new development and the fees charged.

The current Local Traffic Mitigation Fee (LTMF) and Regional Traffic Mitigation Fee (RTMF) update was completed in 2008. When the County collects a traffic impact fee, the total fee paid by development is a combination of RTMF and LTMF fees. The RTMF fees developed by NCTC and collected by the County are utilized for regional projects like the Dorsey Drive Interchange, Highway 49 Improvements, and McKnight Way Interchange Improvements. The remaining LTMF fees are utilized for local projects like the Combie Road improvements and future improvements at the Rough and Ready / Ridge Road intersection.

This update was based on new land use forecasts and recent traffic modeling. Based on the new list of projects and traffic forecasts, the proposed LTMF fees have increased, but the proposed RTMF fees have decreased, resulting in a modest decrease in combined Local and Regional Traffic Mitigation Fees paid by development.

Developments in eastern Nevada County are a special case. There are currently a number of parcels in unincorporated Nevada County that are within the Town's Sphere of Influence or Area of Concern and would directly impact Truckee if they were to develop. Since development on these parcels would directly

impact Truckee, County and Truckee staff members agree that these parcels should be included in Truckee’s Traffic Impact Fee (TIF) program.

By including these parcels in the TIF, Truckee has established a clear and legally defensible nexus for the assessment of fees on these parcels. As a result, staff recommends adopting fees established by Truckee for the parcels included in Exhibit C. Staff will return to the Board in the next month to amend the existing agreement with Truckee to reflect these new fees.

Remaining developments in eastern Nevada County outside the Town’s Sphere of Influence or Area of Concern would be included in the LTMF program. Fees collected in these areas would contribute to the LTMF, and roads and intersections would be eligible for LTMF-funded improvements. Since the RTMF only funds regional projects in western Nevada County, eastern Nevada County projects would not pay the RTMF.

Total revenues from the LTMF over the next twenty years are forecast to generate approximately \$3.4M which will provide approximately 12% of the total cost of the projects on the LTMF list. The remaining 88% of project costs are attributable to existing deficiencies and will be funded through sources other than impact fees.

Summary of RTMF and LTMF Fees

Table 1 summarizes the proposed residential and non-residential combined RTMF and LTMF fees based on a ‘fee per trip generated’ basis.

TABLE 1 – PROPOSED RTMF AND LTMF TRAFFIC FEES

District	LTMF		RTMF		Combined		% Change for Combined Fees	Unit
	Current	Proposed	Current	Proposed	Current	Proposed		
Residential								
Western Nevada County	\$163	\$180	\$439	\$396	\$602	\$576	-4%	Daily Trips
Eastern Nevada County - near Truckee	\$1,357	N/A	\$0	\$0	\$1,357	N/A	Transfer to Truckee's Program	Peak Hour Trips
Eastern Nevada County - not near Truckee	\$143	\$180	\$0	\$0	\$143	\$180	26%	Daily Trips
Non-Residential								
Western Nevada County	\$40	\$72	\$110	\$70	\$150	\$142	-6%	Daily Trips
Eastern Nevada County - near Truckee	\$1,357	N/A	\$0	\$0	\$1,357	N/A	Transfer to Truckee's Program	Peak Hour Trips
Eastern Nevada County - not near Truckee	\$143	\$72	\$0	\$0	\$143	\$72	-50%	Daily Trips

Item Initiated by: Joshua Pack, Principal Civil Engineer

Approved by: Steve Castleberry, Director of Public Works

SC:JP:cn

Submittal Date: November 23, 2016

Revision Date: December 7, 2016

December 21, 2016