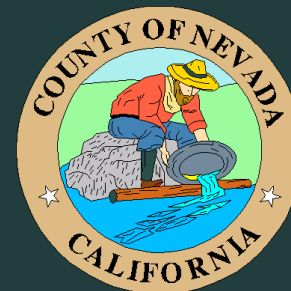


Regional Transportation Mitigation Fee Program & Local Traffic Mitigation Fee Program 2023 Nexus Study Update – 2024 Revision

Item 31

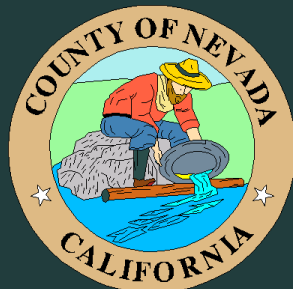
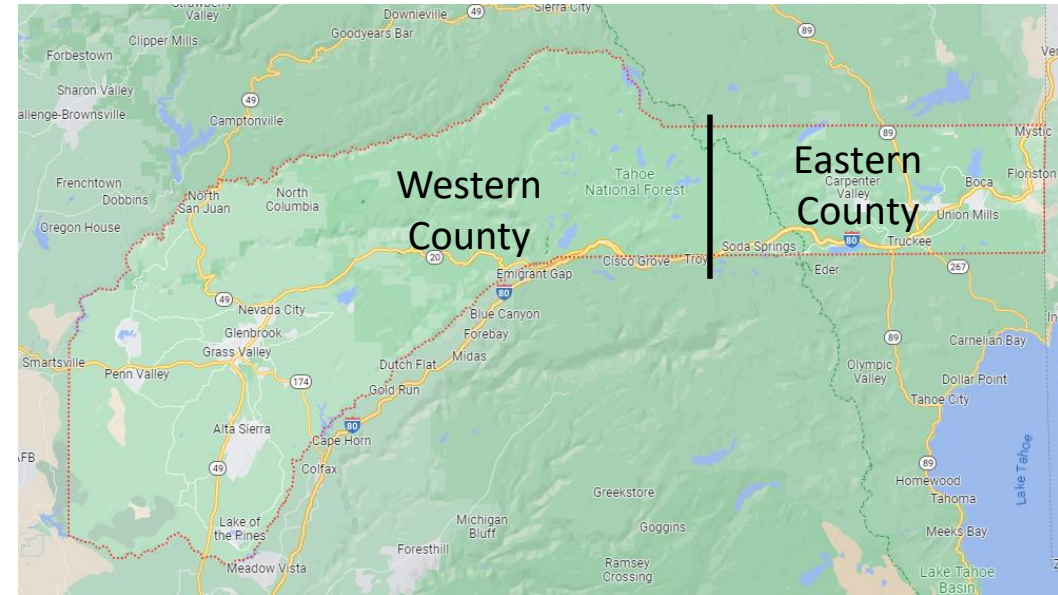
April 23, 2024



Background
2024 Revision
Inflationary
Adjustment
Next Steps
Approval

History of the RTMF and LTMF

- RTMF Established in FY 2000/2001, updates in 2008, 2016, 2023.
- LTMF Adopted in 1997, updated in 2008, 2016, 2023
- LTMF funds projects on County-maintained roads
- Parcels within Truckee Sphere of Influence subject to Truckee TIF
- RTMF covers western Nevada County (Grass Valley, Nevada City, and parts of unincorporated Nevada County) for regional projects



History of the RTMF and LTMF

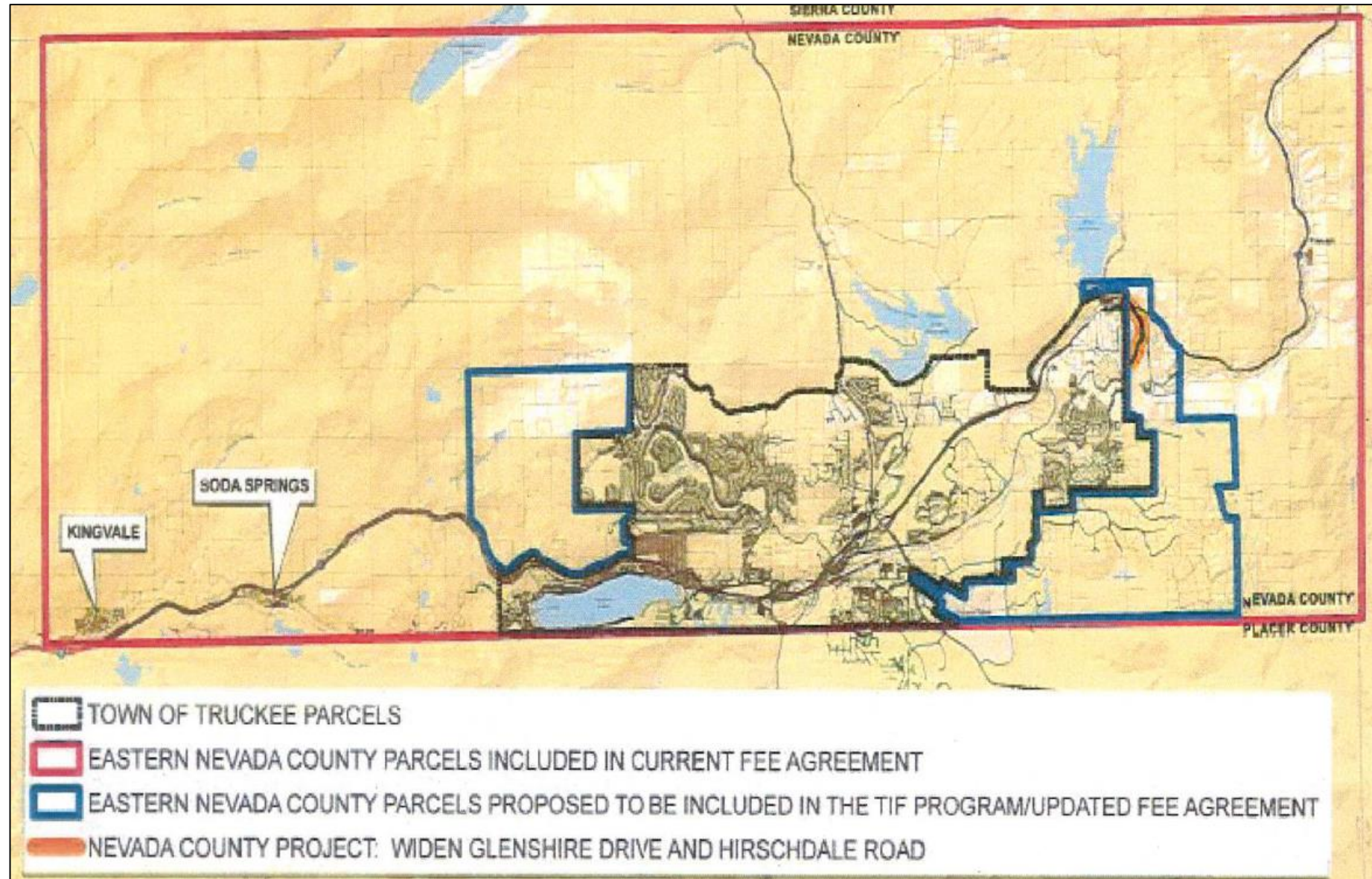
Background

2024 Revision

Inflationary
Adjustment

Next Steps

Approval



Background

2024 Revision

Inflationary Adjustment

Next Steps

Approval

History of the RTMF and LTMF

- Funds local roadway improvements triggered by new development
- Examples of Projects funded through RTMF:
 - Dorsey Drive Interchange (still being reimbursed)
 - SR 49 Corridor Improvement Project
 - Brunswick Road/Loma Rica Road traffic signalization
- Examples of Projects funded through LTMF:
 - Combie Road from SR 49 to Magnolia Road
 - Combie Road at Higgins Road Traffic Signal



Background

2024 Revision

Inflationary Adjustment

Next Steps

Approval

2023 Nexus Study Update

- AB 602 & SB 13 changed the way fees are calculated
- Intended to clean up, “... an opaque and informal patchwork of guidelines and common practices” and to reduce the fees burden on small, affordable units
- Biggest change was that fees on residential development must now be based on the floor area of dwelling unit; not a flat fee by dwelling type
- ADU’s <750 sq. ft. are exempt from fees
- ADU’s >750 sq. ft. are charged proportionally to in relation to the size of the primary unit.



Background

2024 Revision

Inflationary Adjustment

Next Steps

Approval

2023 Nexus Study Update

- SB 743 changed the way CEQA analyzes transportation impacts
- Traffic operations via “Level of Service” is no longer considered an impact under CEQA
- Vehicle Miles Traveled (VMT) is new metric under CEQA
- Therefore, CEQA mitigation no longer serves capacity needs and Fee Programs are needed to identify and fund these improvements.



Background
2024 Revision
Inflationary
Adjustment
Next Steps
Approval

Why is the 2024 Revision Required

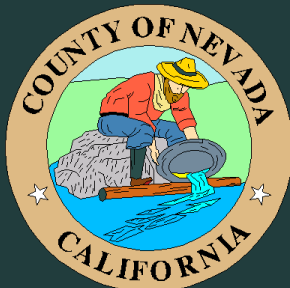
- To revise the fees to correct a calculational error
- The first calculation estimated the number of trips that each residential category by size (e.g., small, medium, and large) generates
- The second calculation occurs when allocating project costs amongst the various residential use types (fee calculation)
- Fees are attributable to the relative square footage of the residential units, an adjustment for the floor area was made twice in both the calculations when it should have only been applied once
- Effect of overcharging single family and undercharging multi-family, mobile homes, and senior housing



Why is the 2024 Revision Required

Background
2024 Revision
 Inflationary
 Adjustment
 Next Steps
 Approval

Comparison of Adopted 2023 and Revised 2024 RTMF Residential Fees					
Typical Use	ITE Code & Unit	Adopted 2022 Fee (Pre AB 602)	Adopted 2023 Fee (AB 602 Compliant)	Revised 2024 Fee	Change in Revised Fee
		(A)	(B)	(C)	(D) =C-B
Single Family 210					
Small (<1,500 sq.ft.)	Dwelling Unit	\$4,621	\$4,030	\$3,406	-\$624
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$4,621	\$4,868	\$4,115	-\$753
Large (>2,500 sq.ft.)	Dwelling Unit	\$4,621	\$5,396	\$4,561	-\$835
Multi Family 220					
Small (<1,500 sq.ft.)	Dwelling Unit	\$3,199	\$1,128	\$1,981	+\$853
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$3,199	\$1,363	\$2,393	+\$1,030
Large (>2,500 sq.ft.)	Dwelling Unit	\$3,199	\$1,511	\$2,653	+\$1,142
Mobile Home 240					
Small (<1,500 sq.ft.)	Dwelling Unit	\$2,422	\$2,775	\$3,107	+\$332
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$2,422	\$3,352	\$3,753	+\$401
Large (>2,500 sq.ft.)	Dwelling Unit	\$2,422	\$3,716	\$4,160	+\$444
Senior Housing 251					
Small (<1,500 sq.ft.)	Dwelling Unit	\$1,728	\$780	\$1,647	+\$867
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$1,728	\$942	\$1,990	+\$1,047
Large (>2,500 sq.ft.)	Dwelling Unit	\$1,728	\$1,045	\$2,206	+\$1,161
Accessory Dwelling Unit (ADU)					
< 750 sq.ft.		Exempt			
> 750 sq.ft.		Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (RTMF (F) for primary unit) x (ADU sq.ft. divided by primary unit sq.ft.)			



Why is the 2024 Revision Required

Background
2024 Revision
 Inflationary
 Adjustment
 Next Steps
 Approval

Comparison of Adopted 2023 and Revised 2024 LTMF Residential Fees					
Typical Use	ITE Code & Unit	Adopted 2022 Fee (Pre AB 602)	Adopted 2023 Fee (AB 602 Compliant)	Revised 2024 Fee	Change in Revised Fee
		(A)	(B)	(C)	(D) = (C)-(B)
Single Family	210				
Small (<1,500 sq.ft.)	Dwelling Unit	\$2,140	\$2,075	\$1,390	-\$684
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$2,140	\$2,499	\$1,675	-\$824
Large (<2,500 sq.ft.)	Dwelling Unit	\$2,140	\$2,774	\$1,859	-\$915
Multi-Family	220				
Small (<1,500 sq.ft.)	Dwelling Unit	\$1,481	\$579	\$806	+\$227
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$1,481	\$698	\$972	+\$274
Large (<2,500 sq.ft.)	Dwelling Unit	\$1,481	\$775	\$1,078	+\$304
Mobile Home	240				
Small (<1,500 sq.ft.)	Dwelling Unit	\$1,122	\$1,425	\$1,265	-\$160
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$1,122	\$1,717	\$1,524	-\$193
Large (<2,500 sq.ft.)	Dwelling Unit	\$1,122	\$1,906	\$1,691	-\$214
Senior Housing	251				
Small (<1,500 sq.ft.)	Dwelling Unit	\$801	\$401	\$671	+\$270
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$801	\$483	\$808	+\$325
Large (<2,500 sq.ft.)	Dwelling Unit	\$801	\$536	\$897	+\$361
Accessory Dwelling Unit (ADU)					
< 750 sq.ft.		Exempt			
> 750 sq.ft.		Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (RTMF (F) for primary unit) x (ADU sq.ft. divided by primary unit sq.ft.)			



Annual Inflationary Adjustment

- 2023 RTMF and LTMF Manuals Allow the RTMF Technical Advisory Committee (TAC) and County to consider Annual Inflationary Adjustments

- *“The RTMF may, at NCTC’s discretion, be adjusted to account for the*

Engineering News Record (ENR) Change in Construction Cost Index	
Period	Construction Cost Index
December 2022	14,977.94
December 2023	15,515.00
Percent Change %	3.59%

- The RMTF TAC and City Staff Recommend Adjusting the Revised RTMF Fees and LTMF Fees based on the 12-month change in construction costs

Background
2024 Revision

Inflationary
Adjustment

Next Steps

Approval



Annual Inflationary Adjustment – Residential (RTMF)

Background
2024 Revision
Inflationary Adjustment
Next Steps
Approval

Proposed 2024 Inflation Adjusted RTMF Residential Fees

Typical Use	ITE Code & Unit	Adopted 2023 Fee (AB 602 Compliant)	Revised 2024 Fee without Inflation	Inflation Rate	Final Proposed 2024 Fee (with Inflation)
			(A)	(B)	(C)=(A)*(B)
Single Family		210			
Small (<1,500 sq.ft.)	Dwelling Unit	\$4,030	\$3,406	1.0359	\$3,528
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$4,868	\$4,115	1.0359	\$4,263
Large (>2,500 sq.ft.)	Dwelling Unit	\$5,396	\$4,561	1.0359	\$4,725
Multi Family		251			
Small (<1,500 sq.ft.)	Dwelling Unit	\$1,128	\$1,981	1.0359	\$2,052
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$1,363	\$2,393	1.0359	\$2,479
Large (>2,500 sq.ft.)	Dwelling Unit	\$1,511	\$2,653	1.0359	\$2,748
Mobile Home		220			
Small (<1,500 sq.ft.)	Dwelling Unit	\$2,775	\$3,107	1.0359	\$3,219
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$3,352	\$3,753	1.0359	\$3,888
Large (>2,500 sq.ft.)	Dwelling Unit	\$3,716	\$4,160	1.0359	\$4,309
Senior Housing					
Small (<1,500 sq.ft.)	Dwelling Unit	\$780	\$1,647	1.0359	\$1,706
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$942	\$1,990	1.0359	\$2,061
Large (>2,500 sq.ft.)	Dwelling Unit	\$1,045	\$2,206	1.0359	\$2,285
Accessory Dwelling Unit (ADU)					
< 750 sq.ft.	Exempt				
> 750 sq.ft.	Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (RTMF (F) for primary unit) x (ADU sq.ft. divided by primary unit sq. ft.)				



Annual Inflationary Adjustment – Residential (LTMF)

Background
2024 Revision
Inflationary Adjustment
Next Steps
Approval

Proposed 2024 Inflation Adjusted LTMF Residential Fees

Typical Use	ITE Code & Unit	Adopted 2023 Fee (AB 602 Compliant)	Revised 2024 Fee without Inflation	Inflation Rate	Final Proposed 2024 Fee (with Inflation)
			(A)	(B)	(C)=(A)*(B)
Single Family		210			
Small (<1,500 sq.ft.)	Dwelling Unit	\$2,075	\$1,390	1.0359	\$1,440
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$2,499	\$1,675	1.0359	\$1,735
Large (>2,500 sq.ft.)	Dwelling Unit	\$2,774	\$1,859	1.0359	\$1,926
Multi Family		251			
Small (<1,500 sq.ft.)	Dwelling Unit	\$579	\$806	1.0359	\$835
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$698	\$972	1.0359	\$1,007
Large (>2,500 sq.ft.)	Dwelling Unit	\$775	\$1,078	1.0359	\$1,117
Mobile Home		220			
Small (<1,500 sq.ft.)	Dwelling Unit	\$1,425	\$1,265	1.0359	\$1,310
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$1,717	\$1,524	1.0359	\$1,579
Large (>2,500 sq.ft.)	Dwelling Unit	\$1,906	\$1,691	1.0359	\$1,752
Senior Housing					
Small (<1,500 sq.ft.)	Dwelling Unit	\$401	\$671	1.0359	\$695
Medium (1,500-2,500 sq.ft.)	Dwelling Unit	\$483	\$808	1.0359	\$837
Large (>2,500 sq.ft.)	Dwelling Unit	\$536	\$897	1.0359	\$929
Accessory Dwelling Unit (ADU)					
< 750 sq.ft.	Exempt				
> 750 sq.ft.	Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (RTMF (F) for primary unit) x (ADU sq.ft. divided by primary unit sq. ft.)				



Annual Inflationary Adjustment – Non- Residential (RTMF)

Background
2024 Revision
**Inflationary
Adjustment**
Next Steps
Approval

Proposed 2024 Inflation Adjusted RTMF Non-Residential Fees					
Typical Use	Unit	Adopted 2022 Fee	Proposed 2024 Fee without Inflation	Inflation Rate	Final Proposed 2024 Fee (with Inflation)
			(A)	(B)	(C)=(A)*(B)
Office	KSF	\$1,033	\$755	1.0359	\$782
Industrial	KSF	\$457	\$281	1.0359	\$291
Warehouse	KSF	\$305	\$211	1.0359	\$219
Retail/Service - Low	KSF	\$2,047	\$1,280	1.0359	\$1,326
Retail/Service – Medium	KSF	\$4,373	\$2,990	1.0359	\$3,097
Retail/Service - High	KSF	\$7,754	\$5,443	1.0359	\$5,638
Lodging ¹	Room	\$553	\$249	1.0359	\$258
Public & Quasi-Public ²	KSF			Exempt	
School K – 8 th Grade ²	Student			Exempt	
School 9 – 12 Grade ²	Student			Exempt	
Public College ²	Student			Exempt	



Annual Inflationary Adjustment – Non- Residential (LTMF)

Background
2024 Revision
**Inflationary
Adjustment**
Next Steps
Approval

Proposed 2024 Inflation Adjusted LTMF Non-Residential Fees					
Typical Use	Unit	Adopted 2022 Fee	Proposed 2024 Fee without Inflation	Inflation Rate	Final Proposed 2024 Fee (with Inflation)
			(A)	(B)	(C)=(A)*(B)
Office	KSF	\$1,034	\$539	1.0359	\$558
Industrial	KSF	\$3,030	\$1,686	1.0359	\$1,747
Warehouse	KSF	\$478	\$218	1.0359	\$226
Retail/Service - Low	KSF	\$319	\$163	1.0359	\$169
Retail/Service – Medium	KSF	\$2,140	\$991	1.0359	\$1,027
Retail/Service - High	KSF	\$4,574	\$2,315	1.0359	\$2,398
Lodging ¹	Room	\$8,111	\$4,213	1.0359	\$4,364
Public & Quasi-Public ²	KSF			Exempt	
School K – 8 th Grade ²	Student			Exempt	
School 9 – 12 Grade ²	Student			Exempt	
Public College ²	Student			Exempt	



Background
2024 Revision
Inflationary
Adjustment
Next Steps
Approval

Approval and Next Steps

- Accept the 2023 Nexus Study Update Final Report – 2024 Revision (April 23, 2024) for both RTMF and LTMF
- Recommending adoption of the findings by member agencies as required by State Law
 - Purpose of the fee
 - List of projects
 - Approval of fee calculation methodology, showing that the fees are reasonable
- NCTC will Execute RTMF Administration Agreements
- After Local Adoptions, the revised fee schedules will go into effect no sooner than 60 days.

