



Legislation Text

File #: 14-0245, **Version:** 24

Community Development Agency, Long Range Planning Division, recommending the Board adopt and authorize the Chair to sign Resolution **001-2017** approving the Traffic Impact Mitigation Fee Administrative Manual. (Est. Time: 30 Min.)

FUNDING: Traffic Impact Mitigation Fee Program (Local).

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Long Range Planning Division, recommending the Board adopt and authorize the Chair to sign Resolution **001-2017** approving the Traffic Impact Mitigation (TIM) Fee Administrative Manual.

DISCUSSION/BACKGROUND

A TIM Fee is a fee levied by a local government or public agency to ensure that new development projects pay for all or a portion of the costs of providing public infrastructure or services to the new development. Since 1984, the County has adopted and updated various TIM Fee Programs to ensure that new development on the western slope pays the costs of constructing and improving County and State roads necessary to serve new development. The TIM Fee is paid at the time of issuance of a building permit (e.g., for single family home or non-residential buildings). TIM Fees are calculated pursuant to Government Code 66000 et. seq. and the County's General Plan policy. Generally, fees are based on the type of land use, quantity, location, impact on roads, and level of service.

TIM Fee funded projects are Capital Improvement Program (CIP) projects that are needed to accommodate new development projected over the next 20 years, which may include road widenings, interchange improvements, etc. Since these new projects are needed to accommodate new development, there is a nexus, pursuant to the Mitigation Fee Act, to charge new development a fee to pay for these new projects.

On December 6, 2016 (Item 46), the Board adopted Resolution 191-2016 which incorporates as Exhibit D the updated Traffic Impact Mitigation Fee Nexus Study as presented in Attachment 22F, consistent with the tentative approval provided on September 20, 2016 (Item 3). The Board also approved the Introduction (First Reading) of Ordinance 5045 amending Chapter 12.28 of the Ordinance Code that provides for a General Plan Traffic Impact Mitigation Fee Program, consistent with California Government Code Section 66000 (Attachment 22I). On December 13, 2016 (Item 43), the Board approved the Second Reading of Ordinance 5045.

A TIM Fee Administrative Manual was created so that staff could consistently administer the TIM Fee Program for all projects required to pay a TIM Fee. The TIM Fee Administrative Manual was structured to be consistent with the TIM Fee Ordinance, which goes into effect on February 13, 2017. On December 6, 2016 (Item 46), the Board received and filed the Draft Traffic Impact Mitigation Fee Administrative Manual (Attachment 22J).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

The following Departments/Agencies are involved:

- Community Development Agency
 - Long Range Planning Division
 - Transportation Division
 - Development Services Division (Building Services and Planning)
 - Environmental Management Division
 - Administration and Finance Division

Chief Administrator's Office

County Counsel

El Dorado County Air Quality Management District

El Dorado County Sherriff Department

El Dorado County Transportation Commission

California Department of Transportation

Sacramento Area Council of Governments

City of Placerville

El Dorado County Transit Authority

CAO RECOMMENDATION

Approve the Department's recommendation.

FINANCIAL IMPACT

There is no change to Net County Cost associated with this agenda item. Funding for the Major CIP and TIM Fee Update is included in the adopted Fiscal Year 2016/17 budget and is provided by the TIM Fee Program. Updating the CIP and TIM Fee establishes County priorities for available funding and ensures that new development pays the relative costs of necessary infrastructure.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on Resolution 001-2017.
- 2) Clerk of the Board to return a copy of the fully executed Resolution to CDA, Long Range Planning Division.

STRATEGIC PLAN COMPONENT

The CIP is a vital part of the Infrastructure component of the County Strategic Plan. Adequate infrastructure is necessary for the Economic Development component and a requirement of the County General Plan, and safe roads are a crucial factor in the Public Safety component of the County Strategic Plan.

CONTACT

Claudia Wade, Senior Civil Engineer
Long Range Planning Division