

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: February 28, 2012
FROM: KEN GREHM ^{JKD}
SUBJECT: COUNTYWIDE TRAFFIC IMPACT FEE PROGRAM – MODIFICATION TO THE
SUNSET BENEFIT DISTRICT

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution modifying the Sunset Fee District of the Countywide Traffic Impact Fee Program utilizing existing contributions to provide a flat fee of \$1,600 per 1,000 SF for all land uses within the Sunset Industrial Area Community Plan and update the Capital Improvement Program for the Sunset District reflecting all changes to date.

BACKGROUND / SUMMARY

The Sunset Industrial Area (SIA) within the unincorporated County has been planned for industrial growth and the development of relatively high wage jobs in proximity to large residential communities and major transportation facilities. The County in conjunction with the Highway 65 Joint Powers Authority (JPA) recently completed a new freeway interchange at Highway 65 and Sunset Boulevard which substantially improves traffic circulation on Highway 65 as well as providing the major entry point into the Sunset Industrial Area.

The County's Traffic Impact Fee (TIF) program was developed to insure a reasonable traffic circulation system is developed and consistent with the respective community plans and financed equitably by the private developments that benefit from the proposed improvements. The County also participates in regional traffic fee programs such as the South Placer Regional Transportation authority (SPRTA), Highway 65 JPA and a joint fee program with the City of Roseville. Traffic impact fees are assessed based on the amount of new traffic anticipated to be created by new developments. Commercial/Industrial developments with more employees and more customers typically generate more traffic and lead to higher assessed transportation impact fees.

The Sunset Fee District has not had a major revision since it was first implemented in the 1990's. Since that time the United Auburn Indian Community has developed a casino and the Sunset Interchange was constructed within the SIA. The County's Redevelopment Agency supported efforts to construct the Sunset Interchange as well as efforts to explore alternative railroad crossings within the SIA.

Staff is recommending that the Board consider modifying the County's Sunset District Fee Program to provide a flat fee of \$1,600 per 1,000 SF for all land uses found within the Community Plan. Land uses in the SIA are anticipated to be largely industrial with some modest office and retail uses. This flat fee would encourage commercial/industrial uses with more employees (ie more traffic generated) by paying the same rate as a commercial/industrial use with fewer employees. The Sunset Fee district provides a unique opportunity that allows for a subsidy of the more intensive land uses without placing additional financial burden on the less intensive land uses. This is made possible by the contribution of outside funding to the District, predominantly the former Redevelopment Agency from 2010 and prior years. A

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comparison to fees currently charged within the Sunset Fee District for various land uses and what is proposed is illustrated below:

USE	Existing Countywide TIF per 1,000SF **	Proposed Countywide TIF Per 1,000 SF	Change
Warehouse	\$1,611.98	\$1,600	-0.7%
Light Industrial	\$2,589.97	\$1,600	-38%
Retail	\$6,422.34	\$1,600	-75%
Office	\$11,278.18	\$1,600	-85%

** Fees/1,000SF based on the current fee of \$2,843/dwelling unit equivalent

These reductions are only applicable to the Countywide traffic impact fee program (Sunset Fee District) and do not apply to SPRTA, Highway 65 JPA or the City of Roseville/County fee programs. The current Sunset Fee District fee of \$2,843/dwelling unit equivalent (DUE) represents 43% of the current \$6,596.48/DUE aggregate of various transportation fees on development in the Sunset Industrial Area. Changing the unit cost from dwelling unit equivalents to square footage is appropriate because the Sunset Benefit District is planned entirely for industrial and commercial development. There is no housing proposed unlike most districts that are predominantly planned for housing.

A revision of the Sunset Capital Improvement Program (CIP) is needed to reconcile all of the projects constructed, outside contributions made and anticipated development remaining.

ENVIRONMENTAL

The proposed action is categorically exempt by Section 15273 of the Guidelines for the California Environmental Quality Act (CEQA) since there is no proposed rate increase and the fee program was environmentally reviewed when the Board of Supervisors implemented the Traffic Impact Fee Program and the Sunset CIP. Implementation of individual projects within the CIP will be subject to further environmental review. A Notice of Exemption will be filed immediately after Board approval.

FISCAL IMPACT

The proposed fee modifications will actually reduce the traffic impact fees paid by most applicants within the Sunset Fee District. There are no impacts to the County General Fund although the modifications are intended to encourage industrial and commercial development within the SIA which would increase land values and thus property tax revenues.

Attachments
Resolution

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**Before the Board of Supervisors
County of Placer, State of California**

In the matter of : A RESOLUTION MODIFYING
THE SUNSET FEE DISTRICT OF THE
COUNTYWIDE TRAFFIC IMPACT FEE
PROGRAM AND UPDATING THE CAPITAL
IMPROVEMENT PROGRAM FOR THE SUNSET
BENEFIT DISTRICT

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Board of Supervisors

WHEREAS, the Sunset Industrial Area has been planned for predominantly industrial uses within the unincorporated area of the County;

WHEREAS, job creation is a County priority within the Sunset Industrial Area.

WHEREAS, the County has created a Countywide traffic impact fee program pursuant to California Government Code Section 66000 et seq to help fund improvements identified in the County's Capital Improvement Program.

WHEREAS, the County has received outside contributions, predominantly from the former Redevelopment Agency in 2010 and prior years, to help defray costs of implementing the Sunset capital improvement program and individual projects within the capital improvement program.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of the County of Placer, State of California, that:

- 1. The Sunset Fee District of the Public works Countywide Traffic Fee Program Schedule is modified to provide a flat fee of \$1,600 per 1,000SF for all contemplated land uses within the Sunset Benefit Area as shown in Attachment 1.**
- 2. The Sunset Benefit District Capital Improvement Program is amended as shown in Attachment 2.**
- 3. That the modifications to the fee program will take effect immediately upon Board adoption since the fee amount is being reduced.**

**Attachment 1
Attachment 2**

**Exhibit C - Proposed Fee Schedule
Proposed Sunset Capital Improvement Program**

Exhibit C
Traffic Mitigation Fees
Fees per DUE by Benefit District

Benefit District	County Fee per DUE	Hwy. 65 JPA Fee Per DUE	SPRTA Regional Fee Per DUE	PC/CR Fee Per DUE	Total Fee Per DUE
Auburn/Bowman	\$4,705	\$0	\$0	\$0	\$4,705.00
Dry Creek	\$3,362	\$0	\$667	\$861	\$4,890.00
Foresthill (Residential)	\$4,425	\$0	\$0	\$0	\$4,425.00
Foresthill (Non-Residential)	\$2,301	\$0	\$0	\$0	\$2,301.00
Granite Bay	\$5,928	\$0	\$848	\$57	\$6,833.00
Meadow Vista	\$4,863	\$0	\$0	\$0	\$4,863.00
Newcastle/Horseshoe Bar/ Penryn	\$4,634	\$0	\$1,398	\$37	\$6,069.00
Placer Central	\$1,995	\$0	\$1,834	\$43	\$3,872.00
Placer East	\$3,227	\$0	\$0	\$0	\$3,227.00
Placer West	\$2,471	\$0	\$1,864	\$91	\$4,426.00
Sunset	\$1,600*	\$2,091.48	\$1,429	\$233	SEE BELOW*
Tahoe	\$4,587	\$0	\$0	\$0	\$4,587.00

Notes:

County fees effective 8/10/09

SPRTA fees effective 1/01/2010

Hwy 65 JPA fees effective 7/05/2011

Placer County/City of Roseville (PC/CR) Fee Program

See Exhibit A for Benefit District Map

See Exhibit B for Dwelling Unit Equivalent (DUE) Factors

* Sunset County Fee is per 1000sf of land use, Total Fee = County Fee (per 1000sf) + Hwy 65 Fee (per DUE) + SPRTA Fee (per DUE) + PC/CR Fee (per DUE)

Sunset Benefit District			All Costs in Thousands \$						
Street/ Intersection	Segment	Description of Improvements	Est. Total Cost	Frontage Impr. Funding	Funding Source			State	County Traffic Impact Fee
					Existing Deficiencies	Redevelop- ment ³	Other		
Foothills Blvd.	City/County Line to Athens Ave	Construct 2 lanes	\$7,691.8	\$1,424.4		\$1,647.1			\$4620.3 \$6,267.4
	at Pleasant Grove Creek Athens Ave	Construct Bridge	\$1,709.3			\$941.2	\$427.3 (1)		\$340.8 \$1,282.0
Industrial Ave.	City/County Line to S.R. 65	Shoulder Widening	\$783.4	\$356.1		\$235.3			\$192.0 \$427.3
Sunset Boulevard	S.R. 65 to Cincinnati Ave	Widen to 4 lanes	\$1,709.3	\$854.6					\$854.6 \$1,709.3
	at UPRR/Industrial Ave	Overcrossing Structure	\$4,558.2 \$11,556.5			\$1,176.5	\$4,558.2 (2)		\$3381.7 \$6,998.3
	Cincinnati Ave to Foothills Blvd	Construct 2 Lanes	\$1,566.8	\$1,139.5					\$427.3
	at Atherton Rd	Construct signal	\$213.7		\$142.4				\$71.3
State Route 65	at Sunset Blvd	Construct interchange	\$8,831.3			\$2,000.0	\$3,561.1 (2)	\$2,848.9	\$421.4
	Blue Oaks Blvd to Industrial Ave	Improve to 4-lane freeway	\$15,668.5					\$14,244.1	\$1,424.3 (3)
ITS/Safety	Fee District	ITS and Safety Imp.	\$600.0				\$300.0 (2)		\$300.0
Sunset Fee District Totals:			\$42,732.3 \$25,617.1	\$3,774.7 \$2,920.0	\$142.2 \$0.0	\$6,000.1 \$3,500	\$3,988.4 \$5,285.5	\$17,093 \$0.0	\$11,733.7 \$13,911.5

(1) Other: City of Roseville
(2) Other: Highway 65 Joint Powers Authority (JPA)
(3) If the State fully funds the widening of S.R. 65 to 4 lanes, this amount will be redirected to the Sunset Boulevard interchange project.
(2) Other: To be determined
(5) (3) Redevelopment Contribution is not to be inflated annually

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