

**RESOLUTION NO. \_\_\_\_\_ (N.C.S.)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS UPDATING  
THE REGIONAL DEVELOPMENT IMPACT FEES**

**WHEREAS**, in 2008, the Council of the City of Salinas (“City”), along with the Transportation Agency for Monterey County (“TAMC”), the County of Monterey (“County”) 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, the City Council adopted Ordinance No. 2485 (“Ordinance”) establishing a Regional Development Impact Fee (“RDIF”) to be paid by new development within the City to fund, in part, the cost of regional transportation improvements needed to accommodate new development of land within the county;

**WHEREAS**, the City is a voting member of the RDIF Agency Board of Directors and located in the “Greater Salinas” benefit zone of the RDIF program;

**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 and made certain findings under CEQA as Lead Agency;

**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**, TAMC also approved Resolution 2018-15 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, certified by the Association of Monterey Bay Area Governments and incorporated into the 2018 Monterey County Regional Transportation Plan, which was approved by TAMC on June 27, 2018;

**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 has requested that the member jurisdictions adopt the fee schedule by November 30, 2018;

**WHEREAS**, as a responsible agency under CEQA, the City has reviewed and considered the EIR and related documents and finds that there are no substantial changes in the fee program, substantial changes in circumstances, or new information that involve new significant environmental effects or a substantial increase in the severity or environmental effects requiring major revisions to the previously certified EIR, and that the CEQA findings and statement of overriding considerations made by the City in 2008 approving the JPA and RDIF program remain applicable;

**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 at such time as the collection of said fees is approved by the RDIF Agency Board of Directors; and

**WHEREAS**, the Council of the City deems it necessary and appropriate to update the RDIF as provided in this Resolution; and

**WHEREAS**, at its meeting on January 8, 2019, the Salinas City Council held a Public Hearing in consideration of the 2018 RDIF Update.

**NOW, THEREFORE**, the City Council of the City of Salinas does hereby resolve as follows:

1. Amount of Regional Development Impact Fee. The amount of RDIF within the City shall be as provided in Exhibit “A” hereto for the “Greater Salinas” benefit zone. The amount of RDIF shall be subject to automatic and discretionary modifications as provided in the JPA and subsequent resolutions of this Council.
2. Effective Date. This Resolution shall take effect upon approval.

**PASSED AND APPROVED** this 8th day of January 2019 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:**

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Joe Gunter, Mayor

**ATTEST:**

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Patricia M. Barajas, City Clerk

# EXHIBIT A

LAND USE DESIGNATION	TRIP RATES	NORTH COUNTY	GREATER SALINAS	PENINSULA / SOUTH COAST	SOUTH COUNTY	FORA
<b>Residential Average (Dwelling Unit)</b>						
=====	=====	=====	=====	=====	=====	=====
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
=====	=====	=====	=====	=====	=====	=====
<b>Retail (Square Feet)</b>	<b>44.32</b>	<b>\$5.46</b>	<b>\$4.69</b>	<b>\$5.64</b>	<b>\$2.67</b>	<b>\$5.61</b>
=====	=====	=====	=====	=====	=====	=====
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
=====	=====	=====	=====	=====	=====	=====
<b>Office (Square Feet)</b>						
=====	=====	=====	=====	=====	=====	=====
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
=====	=====	=====	=====	=====	=====	=====
<b>Industrial / Agriculture (Square Feet)</b>						
=====	=====	=====	=====	=====	=====	=====
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
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<b>Lodging (Room)</b>						
=====	=====	=====	=====	=====	=====	=====
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
<b>Fee per Trip</b>		<b>\$403</b>	<b>\$346</b>	<b>\$416</b>	<b>\$197</b>	<b>\$414</b>

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
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<b>37.672</b>	<b>\$4.640</b>	<b>\$3.984</b>	<b>\$4.790</b>	<b>\$2.269</b>
=====	=====	=====	=====	=====
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
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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
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=====	=====	=====	=====	=====
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
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=====	=====	=====	=====	=====
6.9445	\$2,799	\$2,403	\$2,889	\$1,368
4.7855	\$1,929	\$1,656	\$1,991	\$943