

EXECUTIVE SUMMARY

The Transportation Agency for Monterey County (TAMC) Regional Development Impact Fee (RDIF) program was last updated in 2013 through the *2013 RDIF Nexus Study Update* (Wood Rodgers, July 2013). TAMC is legally mandated to update the RDIF program every five years. To that end, this 2018 RDIF Nexus Study Update consists of a comprehensive reevaluation of existing and projected Monterey County (County) roadway deficiencies, regional improvement projects that may address the deficiencies and provide other benefits, and a fee allocation scheme to fund those regional improvements.

Modifications to the methodology used in the *2013 RDIF Nexus Study Update* include utilizing a new horizon-year of 2035, and adding a new, fifth benefit zone for the Fort Ord Reuse Authority (FORA) area. This study documents the technical steps that were undertaken during the creation of updated fees that new development within Monterey County will be required to pay as mitigation for cumulative impacts to the regional road network.

Based on the forecast of the latest version of the Association of Monterey Bay Area Governments' (AMBAG) Regional Travel Demand Model (RTDM), substantial future traffic volume growth is projected on regional corridors throughout Monterey County, which would result in deficiencies beyond those observed under existing conditions. In order to mitigate some of those deficiencies, the updated RDIF program proposes over \$950 million of transportation improvements, spread over 12 identified projects, as well as an additional \$10 million in transit capital improvements. The projects included in the updated 2018 RDIF program are:

1. SR-1 Corridor and Busway
2. SR-156 Widening
3. Marina-Salinas Corridor
4. Davis Road North
5. Davis Road South
6. Del Monte Corridor Improvements
7. US-101 South County Phase 1 (Frontage Roads – Salinas to Chualar)
8. US-101 South County Phase 2 (Harris Road Interchange)
9. SR-68 Commuter Improvements
10. US-101 Widening from Airport Boulevard to Boronda Road
11. County Road G12 San Miguel Canyon Improvements
12. Salinas Road Improvements

With the above proposed regional improvement projects in place, 18 County regional roadway segments are projected to go from unacceptable to acceptable Year 2035 LOS conditions. These improvements by themselves are not projected to mitigate the County's transportation issues completely; however, they will provide improved traffic flow throughout the County. All of the above improvement projects are included in the *Final Moving Forward Monterey Bay, 2040 Metropolitan Transportation Plan / Sustainable Communities Strategy (2040 MTP/SCS)* (AMBAG, June 2018) and the *2018 Monterey County Regional Transportation Plan (2040 RTP)* (TAMC, June 2018).

The RDIF program will provide approximately \$132 million (in 2018 dollars) to fund the fair-share portion of the \$950 million worth of capital improvements attributed to the planned new development in Monterey County. This funding only represents a portion of the required funding for each of the proposed projects. The share of funding corresponding to existing traffic and "External" (i.e. out-of-County) traffic is planned to come from other sources.

The nexus analysis completed as part of this 2018 RDIF Nexus Study Update proportionately allocated cost shares of each of the 12 regional transportation improvement projects to the five benefit zones based on land use growth projections for each zone. Cost allocation was achieved using select-link RTDM model runs to determine percentage of new growth occurring in each benefit zone. The allocated costs for each benefit zone were then distributed to each land use category within each zone based on projected trips generated by each use type, to derive the final fee rates by land use by zone. The final fee rates determined in this 2018 RDIF Nexus Study Update would be applied to all new development projects that cause a net increase in vehicle trips. **Table 1** presents a summary of the final 2018 RDIF Nexus Study Update rate schedule.

Table 1. 2018 RDIF Rate Schedule

Land Use Type (Unit)	Benefit Zone 1: North County	Benefit Zone 2: Greater Salinas	Benefit Zone 3: Peninsula and South Coast	Benefit Zone 4: South County	Benefit Zone 5: FORA
Residential Average (dwelling unit)	\$3,417	\$2,934	\$3,528	\$1,671	\$3,511
Single Family	\$3,857	\$3,312	\$3,982	\$1,886	\$3,963
Apartment	\$2,709	\$2,326	\$2,796	\$1,324	\$2,783
Condo/Townhome	\$2,362	\$2,028	\$2,438	\$1,154	\$2,426
Multi-Family	\$1,495	\$1,284	\$1,544	\$731	\$1,536
Retail (per 1,000 sq. ft.)	\$5,459	\$4,687	\$5,635	\$2,669	\$5,608
Office/Government (per 1,000 sq. ft.)	\$4,460	\$3,830	\$4,604	\$2,181	\$4,582
Industrial/Agriculture (per 1,000 sq. ft.)	\$1,540	\$1,323	\$1,589	\$753	\$1,582
Light Industrial	\$2,809	\$2,413	\$2,900	\$1,374	\$2,886
Heavy Industrial	\$605	\$519	\$624	\$296	\$621
Warehouse	\$1,999	\$1,717	\$2,064	\$977	\$2,054
Manufacturing	\$1,540	\$1,323	\$1,589	\$753	\$1,582
Lodging (per room)					
Hotel	\$3,293	\$2,828	\$3,399	\$1,610	\$3,383
Motel	\$2,269	\$1,948	\$2,342	\$1,110	\$2,331
Fee per trip	\$403	\$346	\$416	\$197	\$414