



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Ukiah Valley Area Transportation Impact Fee

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Study Purpose

To conduct a nexus analysis supporting implementation of a Transportation Impact Fee Program for the Ukiah Valley area

What is a Transportation Impact Fee?

- One-time fee on new development
- Represents fair-share contribution to transportation infrastructure
- Consistent with requirements of State law

Study Process

- Initiated and managed by MCOG staff
- Guided by Technical Advisory Committee
 - MCOG
 - City of Ukiah
 - Mendocino County
 - Caltrans
- Coordinated effort by Fehr & Peers and EPS

Methodology

- Estimate future development growth
- Develop list of future Capital Improvement Projects
- Estimate costs of capital improvements
- Calculate maximum potential fee per unit of new development
- Prepare nexus study

Future Development

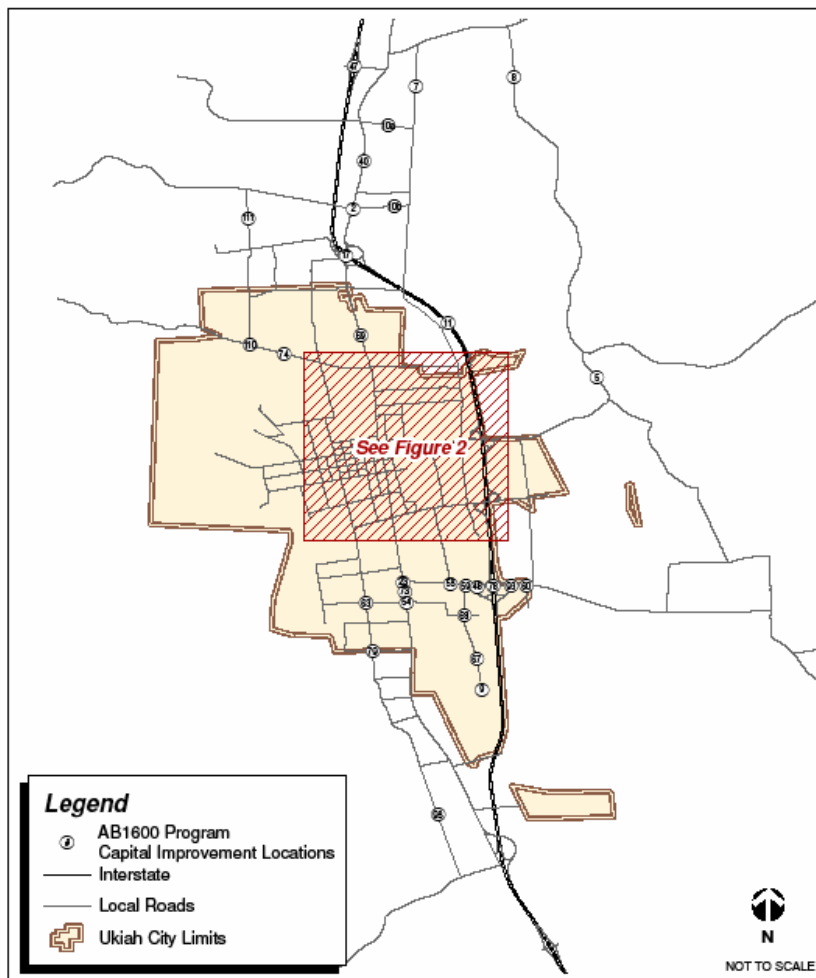
Based on most recent Ukiah Valley Area Plan projections to year 2030

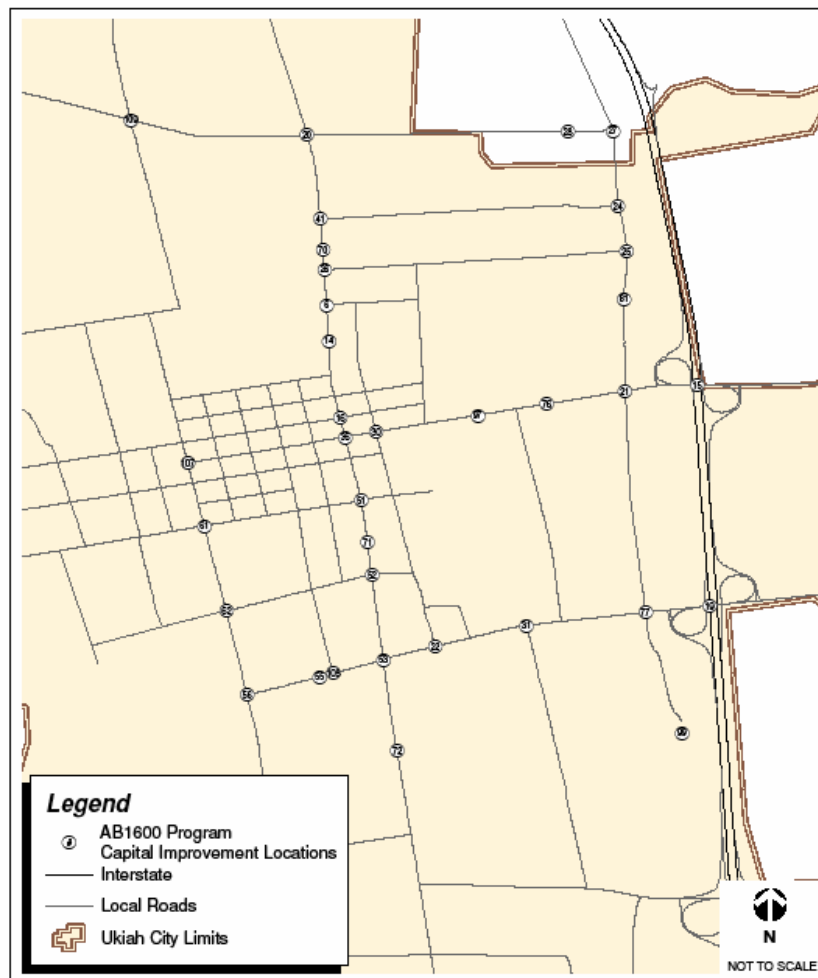
- Residential growth: 6,300 dwelling units
- Commercial growth: 2.5 million square feet
- Industrial growth: 3 million square feet



Capital Improvements

- Determine existing deficiencies
- Conduct computer modeling of future travel patterns to identify infrastructure needs
- Review prior studies for needed capacity and operational improvements
- Assemble planning-level cost estimates
 - Total: \$127 million







Fee Calculations

- Convert development potential into Dwelling Unit Equivalents (DUEs)
- Divide total cost by number of DUEs
- Result is maximum fee per unit of development



Fee Results

| | |
|---------------------------------------|------------|
| Single-family dwelling (per unit) | \$13,900 |
| Multi-family dwelling (per unit) | \$ 7,200 |
| Office building (per square foot) | \$9 - \$12 |
| Industrial building (per square foot) | \$2 - \$7 |
| Retail building (per square foot) | \$9 - \$17 |

Implementation

- Requires adoption by City of Ukiah and Mendocino County
- Policy-makers have discretion to adopt fees they feel are appropriate
- Recommend same fee for all Ukiah Valley areas
- Ordinance would allow for regular fee adjustments

Next Steps

- Policy-makers work with City, County and MCOG staff to discuss implementation options
- Staff prepares draft fee ordinance and resolution
- City Council and Board of Supervisors consider adoption of fee ordinance



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Questions?