

REPORT TO SHASTA COUNTY RTPA

SUBJECT		MEETING DATE	ITEM NUMBER
Review Draft Phase 1 Traffic Impact Fee Program & Recommend Next Steps by the Fix 5 Partnership		6/26/07	6

RECOMMENDATION

It is recommended that the Board:

1. Receive a project update and presentation regarding the attached Draft Phase 1 Traffic Impact Fee (TIF) Nexus Study;
2. Direct staff to forward the Study to the Fix 5 Partnership Executive Committee for review and amendment, preparatory to request for adoption by each respective city council and county board; and
3. Provide additional direction to staff as appropriate.

SUMMARY

As previously directed by the Board and approved by Fix 5 Partners, the attached "Phase 1 Impact Fee Nexus Study: Draft" has been prepared by MuniFinancial in consultation with all interested stakeholders and under direction of the Shasta County RTPA and Tehama County Transportation Commission (TCTC). The purpose of this study is to 1) articulate the assumptions and methodology agreed upon by the Fix 5 Partnership; and 2) establish the legal basis necessary for Phase 1 TIF adoption.

DISCUSSION

During April and May of 2007, informational presentations regarding the Phase 1 TIF were provided to the five city councils and two county boards comprising the Fix 5 Partnership project area.

In addition, staff has conducted three public "open house" meetings and two Fix 5 Technical Advisory Committee (TAC) meetings. Special outreach meetings to private stakeholders, such as the Shasta Builders Exchange, have also been conducted or are currently being scheduled.

All councils and boards voted affirmatively to proceed with development of the Phase 1 Fee Program and to consider said Program for adoption upon its completion.

All outreach efforts to date have guided staff in development of the attached report. The purpose of this report is to:

- 1) Document growth projections;
- 2) Identify facility standards;
- 3) Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth projections;
- 4) Determine the amount of state and federal funds expected to be leveraged for these improvements; and
- 5) Calculate the public facilities fee by allocating the remaining cost of facilities per unit of new development thru the year 2030.

The Fix 5 Technical Advisory Committee reviewed the draft report on June 25, 2007. A summary of TAC feedback will be provided to the Board at the RTPA meeting. Several key issues will be deliberated by TAC including the local "fair share" funding contribution, expected outside funding projections and the final Phase 1 TIF amount.

After receiving Executive Committee feedback a subsequent draft report will be prepared along with TIF ordinances tailored to each jurisdiction. A minimum of two additional public meetings will be conducted along with additional outreach to stakeholder groups. The proposed Phase 1 TIF ordinances will be duly noticed and scheduled for adoption by each of the seven jurisdictions in August/September 2007.

#### ALTERNATIVES

The Board may direct staff to forestall the concept of the Phase 1 Traffic Impact Fee Program. This is not recommended as it is contrary to direction heretofore received from the Board and Fix 5 Partners. Alternatively, the Board may direct staff to advance the Administrative Draft to the Executive with certain modifications.

#### OTHER AGENCY INVOLVEMENT

Members of the Partnership have and will continue to be actively involved in this project. Technical Advisory Committee, Executive Committee, city council and county board meetings are held to validate progress and provide direction going forward.

#### FINANCING

This project is funded with a \$585,000 State Planning & Research (SPR) grant. No SCRTPA match is required for this work element; however, staff time required for completing FY 2006/07 tasks in the amount of \$25,000 will be reimbursed from federal planning funds.

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DSL/DTW/jac

Attachments:       Phase 1 Impact Fee Nexus Study: Draft  
                          Project Schedule