

The Cities and County of Merced

Regional Transportation Impact Fees

Fact Sheet

What are Regional Transportation Impact Fees and what will they be used for?

In May 2005, the Merced City Council adopted the *Regional Transportation Impact Fee* program (Ordinance #2194 — Merced Municipal Code 7.64) and amended in June 2008 per Ordinance #2310. The fees are based on the *Regional Transportation Impact Fee Study*, adopted by the Merced County Association of Governments (MCAG) in January 2005 and amended in January 2008. Merced County and other cities in the County have also adopted the fees. These impact fees will fund improvements to the regional roadway network to accommodate traffic generated by new development within the County. The approved list of projects can be seen to the right. By state law, these fees can only be spent on capital facilities and cannot be used for operations and/or maintenance.

How much are the fees and how are the fees calculated?

The impact fees are spelled out in the table below. The fees are based on new development's "fair share" of the construction costs of regional roadway improvements needed to accommodate traffic generated by new developments. The fees are adjusted annually starting in July 2006 based on the Engineering Construction Cost Index published in the Engineering News Record.

Do these fees replace the City of Merced's Public Facilities Impact Fees?

No, these impact fees pay for regional projects while the City's fees pay for local/Citywide projects. These impact fees are in addition to the City's Public Facilities Impact Fees.

What projects are included in the fees?

- A) Bellevue Road – connection to Highway 99 from new interchange to Atwater
- B) Mission Avenue – improvement from Highway 59 to 99 (not adding lanes)
- C) Highway 59 "Atwater-Merced Highway" – realign from Highway 99 to Bellevue Road w/ new Hwy 99 interchange
- D) Highway 59 – widen to 4 lanes from Mission Ave to Childs Ave
- E) Highway 59 – widen to 4 lanes from Highway 152 to Mission Ave
- F) Highway 140 "Bradley Overhead" – widen to 4/5 lanes from Parsons to Santa Fe Ave
- G) Highway 140 – widen to 4/5 lanes from Santa Fe Ave to Campus Parkway
- H) Highway 140/33 – "Gustine Truck Route" – bypass of Gustine
- I) Highway 152 – "Los Banos Bypass"
- J) Highway 165 – widen to 4/5 lanes from Hilmar to Stanislaus County
- K) Campus Parkway – new roadway from Hwy 99 to Yosemite Avenue
- L) Winton Parkway/Hwy 99 Ramps in Livingston
- M) City of Dos Palos Road Improvements

Regional Transportation Impact Fees By Project Category (Effective August 7, 2008)

<i>Per Dwelling</i>		<i>Per 1,000 Sq. Ft. of Space</i>				<i>Per 1,000 Sq.Ft. of Space</i>	
Residential		Retail Commercial				Office/ Commercial	Industrial/ Agricultural Processing
Single Family	Multi- Family	General	High Turnover	Low Turnover	Retail > 50,000 s.f.		
\$3,115	\$1,892	\$4,146	\$12,082	\$2,780	\$7,161	\$3,337	\$1,409

When do I pay the impact fees?

All commercial and industrial projects pay the impact fees at the time of building permit issuance. All residential projects pay the impact fees at the time of issuance of the certificate of occupancy.

How do I know which project category to use?

The land use categories are defined in the *ITE Trip Generation Rate, 6th Edition*, as follows:

“Residential/Single Family” = Single-family detached homes on individual lots (ITE Code 210, 260).

“Residential/Multiple Family” = Two- and multiple-family dwelling units, including apartments, condominiums, and mobile homes in mobile home parks (ITE Code 220-253).

“Retail Commercial, General” = Retail uses, including but not limited to, discount stores, nurseries, automobile sales and service, supermarkets, drugstores, stores selling electronics, toys, apparel, etc., video rentals, and other similar uses (ITE Codes 800-912, except those listed below).

“Commercial/High Turnover” = Sit-down and fast food restaurants with or without drive-up windows, drinking establishments, convenience markets, gas stations, quick lubes, and banks (walk-in and drive-through) (ITE Codes 831-837, 844-847, 851-853, 911-912).

“Commercial/Low Turnover” = Specialty retail or strip centers, factory outlets, tire stores, home improvement stores, furniture stores, and other similar uses (ITE Codes 814, 823, 848, 860, 862, 890).

“Commercial/Greater Than 50,000 Square Feet” = Shopping centers and commercial uses defined above with more than 50,000 square feet of floor area. (ITE Code 820 & any with 50,000+ s.f.).

“Office/Commercial” = Professional offices, business parks, business or administrative offices, insurance/financial/real estate services, research & development, medical or dental

services, government offices, and similar uses (ITE Codes 710-770).

“Industrial/Agricultural Processing” = Light and heavy industrial uses, including but not limited to: manufacturing, assembly, bottling, printing, cabinet/machine shop, wholesale business, warehouses, corporation yards, moving/storage services, utilities, lumberyards, canneries, and agricultural food processing (ITE Codes 110-170).

If a specific use is not addressed in the fee schedule or the definitions contained in the Fee Ordinance, the fee will be determined by the Development Services Director based upon the *Trip Generation Rate* published by the Institute of Transportation Engineers (ITE), 6th Edition. Such determinations may be appealed to the Merced City Council.

Do I have to pay the fees all at once?

All residential construction must pay the entire fee at the time of occupancy. For non-residential projects, the property owner may enter into a Deferred Payment Agreement with the City to pay the fees in 5 equal annual installments.

Can I receive fee credit or reimbursement for roadway improvements I construct?

Yes, if the roadway projects are included in the fee program (page 1). Details on credits and reimbursements are spelled out in the Fee Ordinance (available upon request).

How can I learn more about these fees?

For more information about the Regional Transportation Impact Fees, please contact the City of Merced Planning and Permitting Division at (209) 385-6858 or come to our offices on the second floor of the Merced Civic Center at 678 West 18th Street. The Merced County Association of Governments (MCAG) can also be contacted at (209) 723-3153 or their offices at 369 West 18th Street, Merced.