

The fee calculation formula per County Code Section 3211-6(a) is:

$$"A" = "B" \times "C" \times "D"$$

Where:

"A" is the amount of the fee to be imposed.

"B" is the rate of fee defined in Section 3211-5.

"C" is the peak hour trip rate for the development project's land use category as specified below.

"D" is the total gross square footage, total number of fueling positions, or dwelling unit count, as the case may be, of proposed new development within each land use category.

The peak hour trip rate is the average rate of the peak hour of adjacent street traffic, one hour between 4:00 and 6:00 pm, or equivalent, as defined in the ITE Trip Generation Manual. The peak hour trip rate is provided for the following land use categories.

Land Use Category	ITE Land Use Code	Peak Hour Trip Rate "C"
Single Family	210	1.00 per unit
Multi-family	220	0.62 per unit
Senior/Assisted	252	0.25 per unit
General Retail	820	1.48 per 1,000 square feet
Hotel/Motel	312	0.62 per 1,000 square feet
Gasoline/Service Station	944	5.552 per fueling station
General Office	710	1.49 per 1,000 square feet
Medical/Dental Office	720	3.57 per 1,000 square feet
Industrial/Service Commercial	110	0.97 per 1,000 square feet
Warehouse/Distribution < 100,000 square feet	150	0.31 per 1,000 square feet
Warehouse/Distribution > 100,000 square feet	152	0.12 per 1,000 square feet

Mini-Storage	151	0.26 per 1,000 square feet
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In the event that all or a portion of a proposed development project does not fit within a land use category listed in paragraph above, County staff shall consult the ITE Trip Generation Manual for the peak hour trip rate corresponding to the project's land use category.

In the event that the ITE Trip Generation Manual does not contain a land use category for the project or does not specify a peak hour trip rate for the project's land use category, the Director of Public Works shall either determine the most closely related land use category and peak hour trip rate in the ITE Trip Generation Manual, or shall direct the developer to have a traffic engineer develop a project-specific peak hour trip rate.

Example 1: A 2,300 square foot single family home is proposed to be built.

The impact fee ("A") is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 1.00/unit

"D" = 1 dwelling unit

Fee is \$2,065.00 × 1.00/unit × 1 dwelling unit = \$2,065.00

Example 2: An existing 2,300 square foot single family home will be replaced with a 5,000 square foot single family home within the impact fee area.

Fee is \$0 per County Code Section 3211-10(a), exemption.

Example 3: A new 2,300 square foot single family home with an 800 square foot mother-in-law unit is proposed to be built in a R-1 zone within the impact fee area.

The mother-in-law unit is an accessory dwelling unit in an R1 zone. For the accessory dwelling unit, the fee is \$0 per County Code Section 3211-10(i), exemption.

For the primary dwelling unit, the impact fee ("A") is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 1.00/unit

"D" = 1 dwelling unit

Fee is $\$2,065.00 \times 1.00/\text{unit} \times 1 \text{ dwelling unit} = \$2,065.00$

Example 4: A new duplex with two 1,600 square foot residential dwelling units is proposed to be built in an R-2 zone within the impact fee area.

The impact fee ("A") is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 0.62/unit

"D" = 2 dwelling units

Fee is $\$2,065.00 \times 0.62/\text{unit} \times 2 \text{ dwelling units} = \$3,345.30$

Example 5: A new 7,500 gross square foot office building is proposed to be built within the impact fee area.

The impact fee ("A") is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 1.49/1,000 square foot

"D" = 7,500 square feet

The fee is \$2,065.00 × 1.49/1,000 square foot × 7,500 square feet = \$23,076.30

Example 6: An existing 12,500 square foot office building will be replaced with a 12,500 square foot office building within the impact fee area.

The fee is \$0 per County Code Section 3211-10(b), exemption.

Example 7: An existing 8,500 square foot medical-dental building will be replaced with a 15,000 square foot medical-dental building within the impact fee area.

Existing 8,500 square feet are exempt from the fee per County Code Section 3211-10(b). The proposed expansion of 6,500 square feet (15,000 – 8,500) is subject to the fee per County Code Section 3211-6(g).

The impact fee ("A") is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 3.57/1,000 square foot

"D" = 6,500 square feet

The fee is \$2,065.00 × 3.57/1,000 square foot × 6,500 square feet = \$47,918.33

Example 8: An existing gas station with a 500 square foot convenience store and 8 fueling stations will be replaced with a gas station with a 2,000 square foot convenience store and 12 fueling stations within the impact fee area.

The existing 8 fueling stations and the convenience store are both exempt from the fee per County Code Section 3211-10(b). Proposed expansion of 4 additional fueling stations (12 – 8 = 4) are subject to the fee per County Code Section 3211-6(g). The expansion of the convenience store is covered by the

land use category and is defined by the number of fueling positions; not the square footage of the convenience store.

The impact fee ("A") is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 5.552 per fueling station

"D" = 4 fueling stations

The fee is $\$2,065.00 \times 5.552 \text{ per fueling station} \times 4 \text{ fueling stations} =$
 $\$45,859.52$

Example 9: An existing gas station with a 500 square foot convenience store and 8 fueling stations will be replaced with a gas station with a 2,000 square foot convenience store and 8 fueling stations within the impact fee area.

The existing 8 fueling stations and the convenience store are both exempt from the fee per County Code Section 3211-10(b). The expansion of the convenience store is covered by the land use category and is defined by the number of fueling positions; not the square footage of the convenience store.

The fee is \$0 per County Code Section 3211-6(e).

Example 10: An existing 2,000 square foot office building will be converted into a 2,000 square foot medical-dental office building within the impact fee area.

The existing use has a Peak Hour Trip Rate of 1.49 per 1,000 square feet. The proposed use has a Peak Hour Trip Rate of 3.57 per 1,000 square feet.

Trip Increase Calculations

Proposed Use – Existing Use = Increase

$(3.57/1,000 \text{ square feet} \times 2,000 \text{ square feet}) - (1.49/1,000 \text{ square feet} \times 2,000 \text{ square feet}) =$

$7.49 - 2.98 = 4.16 \text{ Trips.}$

The increase in Trips is less than 10; Therefore:

The fee is \$0 per County Code Section 3211-3(f)(4).

Example 11: A developer has as an approved tentative map for a 150 unit single family residential subdivision within the impact fee area. Before the first house is constructed, the developer constructs an improvement specified in the traffic impact fee. The Director of Public Works identifies the cost of the improvement (adjusted by CPI) to be \$150,000. The developer constructs the improvement for \$175,000.

The developer has a credit for \$150,000 pursuant to County Code Section 3211-8.

The impact fee ("A") is "B" × "C" × "D" – "CREDIT" per County Code 3211-6(a) and 3211-8.

"B" = \$2,065.00

"C" = 1.00/unit

"D" = 150 dwelling units

Fee is $\$2,065.00 \times 1.00/\text{unit} \times 150 \text{ dwelling units} - \$150,000 = \$159,750.00$

The developer will be able to obtain a Certificate of Occupancy for 77 units without paying a fee; the 78th unit would pay \$1,320 at the time of occupancy; the 79th unit and beyond would pay \$2,065 each at the time of occupancy.

NOTE: If the rate ("B") changes during build-out of the project, it will affect the calculations for the units that have not yet received a Certificate of Occupancy.

Example 12: An existing 12,000 square foot office building will be converted into a 12,000 square foot medical-dental office building within the impact fee area.

The existing use has a Peak Hour Trip Rate of 1.49 per 1,000 square feet. The proposed use has a Peak Hour Trip Rate of 3.57 per 1,000 square feet.

Trip Increase Calculations

Proposed Use – Existing Use = Increase

$(3.57/1,000 \text{ square feet} \times 12,000 \text{ square feet}) - (1.49/1,000 \text{ square feet} \times 12,000 \text{ square feet}) = 24.96 \text{ Trips}$

The Increase in Trips is equal to or greater than 10; therefore, fee applies per County Code Section 3211-3(f)(4).

Impact Fee Calculations

The impact fee ("A") is $(\text{"B"} \times \text{"C"} \times \text{"D"})_{\text{proposed use}} - (\text{"B"} \times \text{"C"} \times \text{"D"})_{\text{existing use}}$ per County Code Sections 3211-3(f)(4) and 3211-6(a).

Proposed use (Medical-Dental Office Building) calculation

"B" = \$2,065.00

"C" = 3.57/1,000 square feet

"D" = 12,000 square feet

Existing use (Office Building) calculation

"B" = \$2,065.00

"C" = 1.49/1,000 square feet

"D" = 12,000 square feet

Fee is $(\$2,065.00 \times 3.57/1,000 \text{ SF} \times 12,000 \text{ SF}) - (\$2,065.00 \times 1.49/1,000 \text{ SF} \times 12,000 \text{ SF}) = \$51,542.40$

Example 13: A developer has as an approved tentative map for a 100 unit single family residential subdivision within the impact fee area. Before the first house is constructed, the developer constructs an improvement specified in the traffic impact fee. The Director of Public Works identifies the cost of the improvement (adjusted by CPI) to be \$125,000. The developer constructs the improvement for \$100,000.

The developer has a credit for \$100,000 pursuant to County Code Section 3211-8.

The impact fee ("A") is $\text{"B"} \times \text{"C"} \times \text{"D"} - \text{"CREDIT"}$ per County Code 3211-6(a) and 3211-8.

"B" = \$2,065.00

"C" = 1.00/unit

"D" = 100 dwelling units

Fee is $\$2,065.00 \times 1.00/\text{unit} \times 100 \text{ dwelling units} - \$100,000 = \$106,500.00$

The developer will be able to obtain a Certificate of Occupancy for 77 units without paying a fee; the 78th unit would pay \$1,320 at the time of occupancy; the 79th unit and beyond would pay \$2,065 each at the time of occupancy.

NOTE: If the rate ("B") changes during build-out of the project, it will affect the calculations for the units that have not yet received a Certificate of Occupancy.

Example 14: A developer proposes to construct a 10,000 square foot hardware store within the impact fee area. Since the Land Use Category is not specified in County Code Section 3211-6(b); therefore County Code Section 3211-6(c) applies.

The impact fee ("A") is "B" × "C" × "D" per County Code 3211-6(a).

"B" = \$2,065.00

"C" = 4.84/ 1,000 square feet per ITE Trip Generation Manual Land Use Code 816

"D" = 10,000 square feet

Fee is \$2,065.00 × 4.84/ 1,000 square feet × 10,000 square feet = \$99,946.00

Hardware/Paint Store (816)

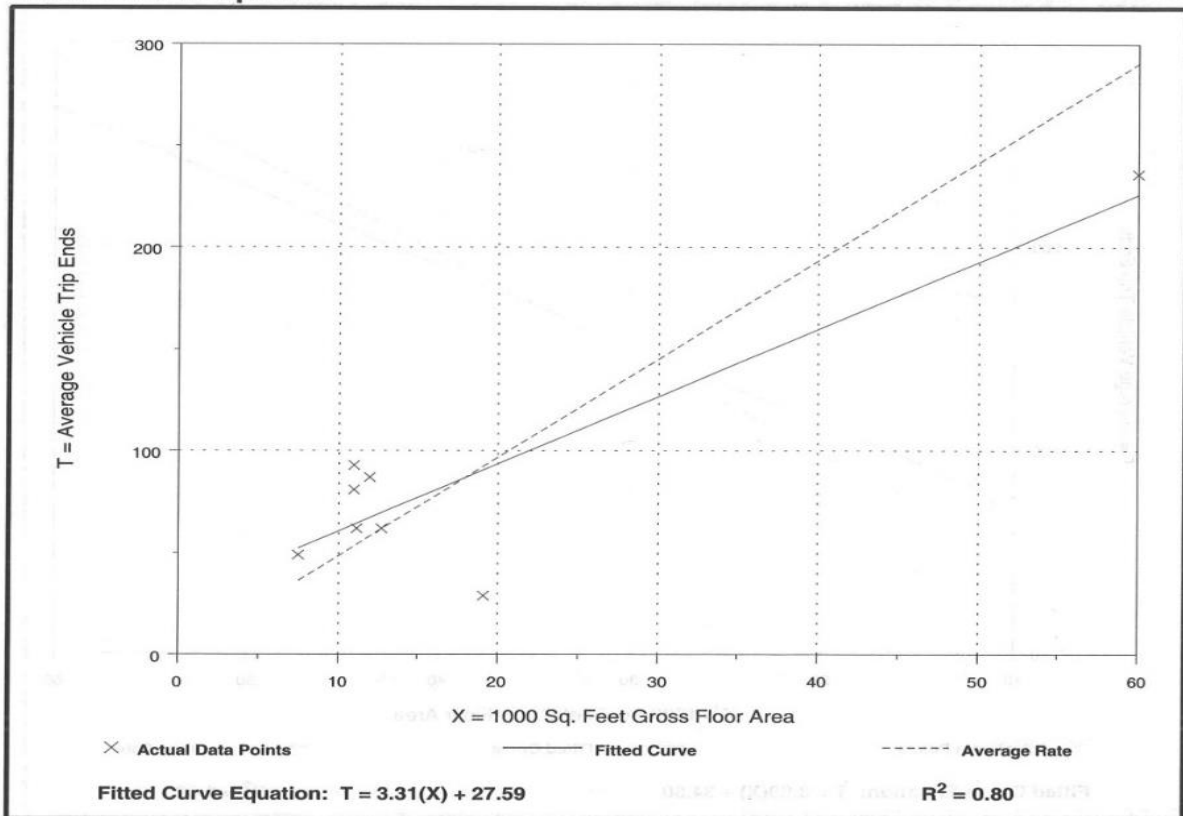
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 8
 Average 1000 Sq. Feet GFA: 18
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.84	1.52 - 8.45	2.92

Data Plot and Equation



Example 15:

An existing 50,000 square foot hotel is planning on expanding and constructing a 2,500 square foot addition to the existing structure, which will serve as the new hotel bar. The addition will be within the impact fee area.

Per County Code Section 3211-6(g), the fee only applies to the addition.

The impact fee is "B" × "C" × "D" per County Code Section 3211-6(a).

"B" = \$2,065.00

"C" = 0.62/1,000 square feet

"D" = 2,500 square feet

The fee is $\$2,065.00 \times 0.62/1,000 \text{ square foot} \times 2,500 \text{ square feet} = \$3,200.75$

Example 16:

The County is proposing a new 25,000 square foot medical building, which will replace the existing 22,000 square foot office complex. The existing use has a Peak Hour Trip Rate of 1.49 per 1,000 square feet. The proposed use has a Peak Hour Trip Rate of 3.57 per 1,000 square feet. This medical building will be owned and operated by Humboldt County.

Per County Code Section 3211-10(d), Capital improvements related to the operation of City, County, State or Federal Governments are exempt from the traffic impact fee.

Since this development will be owned and operated by Humboldt County, the fee is \$0.