# Draft <br> City-Wide Traffic Signal Mitigation Impact Fee Nexus Analysis for Proposed Fee Update 

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# PROPOSED ADJUSTMENT TO THE CITYWIDE TRAFFIC SIGNAL MITIGATION IMPACT (TSMI) FEE PROGRAM 

## SUMMARY

The City of Fresno's Traffic Signal Mitigation Impact (TSMI) fees are charged to all new development throughout the City, to mitigate traffic impacts through the funding of traffic signal improvements that serve new development. The capital improvement program associated with the TSMI fee includes facilities in the existing core of the City as well as in the new growth areas, in order to accommodate the traffic demands from new development throughout the City. The list of projects included in the capital improvement program is included in Appendix A. The proposed annual adjustment to the TSMI Fee Program consists of several components:

- Review of new traffic signals that will be required
- Review of locations where protected left turn phasing will be needed
- Review of locations where additional vehicle lanes will be needed to maintain level of service standards
- Review of the estimated cost of the remaining improvements needed at each location
- Updating the fund balance in the TSMI fund
- Assigning the percentage from $25 \%, 50 \%$ or $75 \%$ to $100 \%$ for traffic signals to be constructed on the sphere boundary that are required as a result of planned growth within the sphere
- Eliminating any North Growth Area (i.e. the area north of Copper River Ranch up to the Friant/Willow intersection) and Southeast Development Area (SEDA) capital facilities and average daily trips (ADT) from the fee calculations
- Updating the current amount for which developers are eligible for reimbursement from future fee revenue
- Updating the estimated number of ADT from new development projections
- Updating the program based on new grants or public funds that have been designated for the traffic signal capital improvement program, thus lessening the need for new development to fund those improvements by that same amount

In summary, the average increase amongst all fees is proposed to be approximately $44 \%$. The City continued to utilize the application of pass-by reductions to applicable land uses. The proposed fees are summarized on Table 1 below.

# TABLE 1 - Traffic Signal Mitigation Impact Fees 

| Use | Variable Unit | Fee/Unit |
| :---: | :---: | :---: |
| Single-Family Residential | SFDU | \$762 |
| Multi-Family Residential | MFDU | \$591 |
| Assisted Living ${ }^{1}$ | Occupied Beds | \$334 |
| Lodging ${ }^{2}$ | Occupied Rooms | \$987 |
| Health/Fitness Club ${ }^{3}$ | KSF | \$2,662 |
| Industrial ${ }^{4}$ | KSF | \$400 |
| Warehouse | KSF | \$140 |
| Institutional |  |  |
| Elementary School ${ }^{5}$ | Students | \$153 |
| Middle/JR High School ${ }^{5}$ | Students | \$172 |
| High School ${ }^{5}$ | Students | \$164 |
| Private School (K-12) | Students | \$200 |
| Community College | Students | \$93 |
| University | Students | \$126 |
| Place of Worship | Seats | \$51 |
| Day Care Center/Preschool | Students | \$330 |
| Library | KSF | \$5,817 |
| Hospital | Beds | \$1,802 |
| Clinic | KSF | \$3,081 |
| Medical/Dental Office | KSF | \$2,809 |
| Office ${ }^{6}$ | KSF | \$786 |
| Commercial |  |  |
| Discount Store ${ }^{7}$ | KSF | \$2,906 |
| General Retail ${ }^{8}$ | KSF | \$3,048 |
| Supermarket | KSF | \$5,517 |
| Discount Club | KSF | \$2,126 |
| Home Improvement Store ${ }^{9}$ | KSF | \$1,439 |
| Pharmacy ${ }^{10}$ | KSF | \$4,494 |
| Restaurant ${ }^{11}$ | KSF | \$5,162 |
| Fast-Food Restaurant | KSF | \$19,019 |
| Convenience Market w/Gas Station | Fueling Positions | \$7,295 |
| Convenience Market (no pumps) | KSF | \$7,295 |
| Bank ${ }^{12}$ | Drive-In Lanes | \$7,050 |
| Tire Store | Service Bays | \$2,466 |
| Automobile Care Center | Service Bays | \$1,008 |
| Car Wash | Stalls | \$8,719 |

## Other

Uses not included above shall be based upon a trip generation analysis, to be approved by the City Traffic Engineer
SFDU = single family dwelling unit MFDU = multi-family dwelling unit
$K S F=1,000$ square feet
${ }^{1}=$ includes nursing home \& assisted living uses
${ }^{2}=$ includes hotel, all-suite hotel, business hotel \& motel
${ }^{3}=$ includes racquet/tennis club, health/fitness club \& athletic club
${ }^{4}$ = includes light, heavy \& industrial park
${ }^{5}=$ public, private or charter schools
${ }^{6}$ = includes general office, office park, business park \& R\&D center
${ }^{7}$ = includes super store
${ }^{8}=$ includes specialty retail and shopping centers over 150,000 sf
${ }^{9}=$ includes building materials/lumber store \& hardware/paint store
$10=$ with or without drive-through
11 = includes high-turnover and quality
${ }^{12}$ = if no drive-in lanes, use sf as variable

## REVIEW AND UPDATE OF NEW TRAFFIC SIGNALS THAT WILL BE REQUIRED, PROTECTED LEFT TURN PHASING REQUIREMENTS AND ADDITIONAL VEHICLE LANES REQUIRED TO SERVE NEW DEVELOPMENT

The newly enacted AB 602 added California Government Code Section 66016.5 that requires "Large jurisdictions" (as defined in Section 66016.5) shall adopt a capital improvement plan as part of the nexus study."

Appendix A includes the capital improvement plan that is being adopted by the City with this nexus study. This TSMI Fee Program CIP includes traffic signal improvements that are also identified in the overall City CIP. This section, as well as the information in Appendix A, describes the approximate location, size, and estimated cost of all facilities or improvements to be funded with the Traffic Signal Fees. The timing of fee-funded traffic signal improvement construction depends on City priorities, availability of other local, regional, state, and federal funding sources, the timing developer advance-funding, and increases in traffic volumes to levels warranting traffic signal installation. Further, there are times when the City constructs only a portion of a particular traffic signal improvement, which makes it difficult to accurately estimate the timing of each improvement. Finally, the City includes many of the fee-funded traffic signal improvements in its overall City CIP, which is updated periodically by the City. Therefore, the approximate timing of each feefunded traffic signal improvement is not included in this report.

The list of new traffic signals that will be required to serve new development has been reviewed and the following modifications are recommended:

- Riverside at Spruce - future development in this area will warrant a signal.
- Elm intersections at California, Reverend Chester Riggins, and Grove - future intensification along this corridor is expected to necessitate traffic signals at these intersections.
- Tenth at Ventura - future intensification along the corridor as called for in the 2035 GP is expected to necessitate a traffic signal at this location.
- Maple intersections at Central and American - development along Maple as called for in the 2035 GP is expected to necessitate traffic signals at these locations.
- Peach at Florence - future development in this area will warrant a signal.
- Belmont at Fowler - the balance of the work required at this intersection was inadvertently not included in previous updates.
- Audubon at Del Mar - future development in the area will warrant a signal.

The following intersections are recommended for removal from the capital improvement program to be implemented by the TSMI fee program. These intersections were previously included as planned improvements but have been determined to be unnecessary for implementation of the 2035 General Plan:

- SR-99 Southbound Off-Ramp at North - the signal is being funded by Caltrans
- SR-99 Northbound Off-Ramp at Herndon - the signal is being installed by High Speed Rail


## UPDATING OF THE ESTIMATED COST OF THE REMAINING IMPROVEMENTS NEEDED AT EACH LOCATION

The updated analysis of remaining cost at each location has been completed. Recent costs from the City of Fresno Public Works Department canvas of bids for construction projects and recent costs from developer reimbursement requests have been utilized to best estimate the cost to complete each project in the capital improvement program, using current 2022 dollars for the cost estimates. Projects that have been completed and projects with committed non-impact fee funding sources have been removed from the list of needed improvements remaining. The updated analysis is included as Appendix A. The total remaining capital need is estimated at $\$ 210,703,012$.

## UPDATING THE FUND BALANCE IN THE TSMI FUND

As of April 30, 2022, the cash balance in the TSMI fund available for capital projects and developer reimbursements was $\$ 3,434,163$. This amount of funding reduces the amount that needs to be funded by new development.

## UPDATING THE CURRENT AMOUNT FOR WHICH DEVELOPERS ARE ELIGIBLE FOR REIMBURSEMENT FROM FUTURE FEE PAYMENTS

The total amount of eligible reimbursements as of April 30, 2022 was $\$ 0$.

## UPDATING FUTURE TRAFFIC PROJECTIONS FROM NEW DEVELOPMENT

The projected future ADT that will require these traffic signal infrastructure improvements is currently estimated to be $2,487,616$.

## UPDATING THE PROGRAM BASED ON NEW GRANTS OR PUBLIC FUNDS THAT have been designated for the traffic signal capital improvement PROGRAM

The City of Fresno has continued its effort to secure Federal and State grants for infrastructure improvements including traffic signals. Currently a total of $\$ 9,874,816$ of non-impact fee funding has been obtained and/or earmarked for specific traffic signal capital improvement projects. This lessens the need for new development to provide funding for the necessary traffic signal improvements. Therefore the total capital need attributable to new development, to be funded by traffic signal mitigation impact fee
dollars, is $\$ 210,703,012$, less $\$ 9,874,816$ in non-impact grant funds, or a total of \$200,828,196.

## UPDATING THE AVERAGE DAILY TRIPS AND TRIP GENERATION RATES

After reviewing the 2016 Nexus Study and evaluating the amount of fees collected under the original fee, the City determined that the TSMI Fee Program should be updated. This 2022 TSMI Fee Program Nexus Study Update serves as the basis for updating the existing TSMI Fee Program to reflect the updated development projections and the updated Traffic SiganI CIP. This report details the calculation of the new fees and provides the legal justification for updating the fees.

The projected total traffic from future development is $2,487,616$ new ADT which in turn create the need for the improvements. Trip Generation rates used in the fee calculations were updated to reflect the changes reflected in the Institute of Transportation Engineers (ITE) Trip Generation Manual $10^{\text {th }}$ Edition. The resulting analysis is a calculated fee of $\$ 80.73$ per ADT, a $44 \%$ increase over the current fee of $\$ 56$. To provide a convenient and understandable fee table for developers and businesses in the City of Fresno, Table 1 includes the calculated fee for nearly all uses, which also recognizes the effect of passby reductions in accordance with industry practices and studies from the Institute of Transportation Engineers (ITE). The fee per ADT shall only be applicable to special uses not listed on Table 1 and as determined by the City Traffic Engineer; otherwise Table 1 fees shall apply.

Government Code Section 66016.5 require the nexus study to identify the existing and proposed level of service for each public facility. An explanation of why the new level of service is appropriate is also required under Section 66016.5. For traffic signals, the level of service (LOS) is defined by the amount of delay experienced at an intersection. The General Plan defines Traffic Impact Zones (TIZ) which designate the acceptable peak hour LOS for each TIZ. Appendix B includes Figure MT-4 from the General Plan and details each TIZ. The traffic signal improvements included in the TSMI fund will mitigate the impact of future development on intersection operations to acceptable levels. Acceptable LOS per TIZ are as follows:

- TIZI-LOS F is acceptable
- TIZ II - LOS E is acceptable
- TIZ III - LOS D is acceptable
- TIZ IV - LOS E is acceptable


## APPENDIX A <br> Traffic Signal <br> Capital Improvement Program





Traffic Signal Capital Improvements





DOWNTOWN IMPROVEMENTS


# Traffic Signal Capital Improvements 

| raffic Signal | mprovements |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| location |  | Signal Type | Percent Missing | Percent Fresno | Single | Dual | Trafic Signal | Non-Impact Fee | Total Cost Covered by 2022 update to | Total Cost | Total Cost | Total Cost | Total Cost | Total Cost | Total Cost |  |
| North/South Street | EastWest Street |  |  |  |  |  |  | City/Grant Funding Committed | Traffic Signal Mitigation Impact Fee Program | Fee Cost 2016 | Proposed Fee Cost 2010 (Never mplemented) | Fee Cost 10/21/08 | Fee Cost 3/2707 | Fee Cost 1/3100 | Fee Cost 11/2004 | Notes |


| Fund Balance ${ }^{1}$ |  | 3,434,163.00 |  | -6651,088 | -\$1,778,675 | - $54,723,061$ |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Pending Reimbursements ${ }^{1}$ |  | 0.00 |  | \$2,56, 230 | \$272,344 | \$562,135 | \$835,110 | \$835,110 |  |
| Program administration |  |  |  |  |  |  |  |  |  |
| $\overline{\text { 2.00\% }}$ |  | \$3,937,808 | \$3,040,648 | \$1,681,9912 | \$1,976,293 | \$1,725,149 | \$2,10,000 | $\$ 2,100,000$ Original calculution used $\$ 100,0001$ year for 21 years \$153,009,360 |  |
|  | Capital Needs Paid by TSMM Fees | \$200,828,196 | \$155,073,058 | \$147,935,112 | \$163,497,133 | \$163,169,393 | \$153,009,126 |  |  |
|  | Remaining ADT from New Development | 2,487,616 | 3,110,615 | 3,128,049 | 3,469,790 | 3,548,976 | 3,689,640 | 3,689,640 |  |
| ${ }^{2}$ 2nouluses Cl i index increases |  | 210,703,011.76 |  |  |  |  |  |  |  |
|  |  | Year 2022 | Year 2021 ${ }^{1}$ | Year 2016 | Year 2010 | Oct 2008 | March 2007 | January 2006 |  |
|  | Proposed Fee/ADT | \$80.73 | \$56.00 | \$49.85 | \$47.29 | \$45.98 | \$41.47 | ${ }^{\$ 41.47}$ | \$0.00 |
|  | Percentage Increase from Previous | 44.16\% | 12.34\% | 5.41\% | 0.36\% | 2.88\% | 0.00\% | 0.00\% |  |
|  | TOTAL NON IMPACT FEE FUNDING | \$9,874,816 |  |  |  |  |  |  |  |

## APPENDIX B <br> General Plan Figure MT-4 <br> Traffic Impact Zones



Source: City of Fresno DARM, 2014

