



Community Development Department
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TRAFFIC IMPACT MITIGATION FEE SCHEDULE Effective July 1, 2021

Traffic Impact Category	Development Project Type	Adjusted Trip Rate ¹	Fee Amount ² (\$538.00 /trip)
Residential:	Single Family Detached (2+ gross acres per parcel)	10 per D.U. ³	\$5,379 per D.U.
	Single Family Detached (less than 2 gross acres per parcel)	7.4 per D.U.	\$3,980 per D.U.
	Multi-Family Attached Apartments, duplexes or condominiums are charged per dwelling unit without regard to square footage or number of bedrooms.	5.36 per D.U.	\$2,883 per D.U.
	Mobile Home Park An area or tract of land where more than two spaces are rented or held out for rent to accommodate mobile homes.	4.22 per D.U.	\$2,270 per D.U.
	Retirement Community Five or more residential units, enforceably restricted to those 55 or over and designed for the elderly.	per D.U.	per D.U.
	Congregate Care Facility Congregate care facilities typically consist of one or more multi-unit buildings designed for elderly living; they may also contain common dining rooms, medical facilities and recreational facilities.	2.15 per D.U.	\$1,157 per D.U.
	Residential Care Home/ Rehabilitation/Treatment Centers A single family dwelling used for the purpose of providing residential assisted living to more than six persons, or a facility providing inpatient care for persons with alcohol or drug dependency.	1 per bed	\$538 per bed
	Shopping Center: Shopping Center A shopping center is an integrated group of commercial establishments which is planned, developed and managed as a unit. This can include shops contained in one building or enclosed in a mall and also peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points, but does not include stand alone restaurants.	20 per 1,000 S.F. ⁴	\$10,758 per 1,000 S.F.

Retail Commercial:	High Volume Retail: Drug Store, Department Store, Discount Store, Mini Mart, Liquor Store, Supermarket, Auto Parts Store, Clothing/Apparel Store, Bank, Health Fitness Center, Hardware Store, Pharmacy, Grocery Store, Automobile Sales, Laundromat, Delicatessen.	20 per 1,000 S.F.	\$10,428 per 1,000 S.F.
	Medium Volume Retail: Bakery, Automobile Repair, Club Store, Dry Cleaner, Gift Shop, Lumber/Building Supplies, Nursery, Jewelry Store, Photo Store, Print Shop (retail), Shoe Store, Sporting Goods Store, Stationary Store, Toy Store.	13 per 1,000 S.F.	\$6,992 per 1,000 S.F.
	Low Volume Retail: Antique Store, Boat/Equipment Repair Shop, Appliance Store, Furniture Store, Gallery, Museum, Kennel, Boat/RV/Mobile Home Sales, Clock Store, Repair Shop (T.V., Radio, Vacuum, etc.), Roadside Stand for Agricultural Products, Wine or beer tasting rooms or product retail sales in conjunction with a winery or brewery.	1.5 per 1,000 S.F.	\$807 per 1,000 S.F.
Office:	General Office	11 per 1,000 S.F.	\$5,917 per 1,000 S.F.
Food Services:	Stand Alone Restaurant w/ drive through.	161 per 1,000 S.F.	\$86,598 per 1,000 S.F.
	Stand Alone Restaurant w/out drive through.	23 per 1,000 S.F.	\$12,371 per 1,000 S.F.
Specialty Commercial:	Gas Station	32 per Fueling Space ⁵	\$17,212 per Fueling Space
	Food Mart w/Gas Pumps	34 per Fueling Space ⁵	\$18,288 per Fueling Space
	Car Wash-Self Serve	21 per Stall	\$11,295.25 per Stall
	Car Wash-Full Serve	20 per 1,000 S.F.	\$10,758 per 1,000 S.F.
	Hotel/Motel/Resort/Bed and Breakfast	5.2 per Unit ⁶	\$2,797 per Unit

	Child Care Facility Providing nonmedical care, on less than a 24 hour basis, to minors in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for protection of the individual; does not include a family day care home as defined in Title 17.	13 per 1,000 S.F.	\$6,992 per 1,000 S.F.
	Centers and Facilities for Seniors / Disabled and Adult Day Care for less than 24 hours.	1.5 per 1,000 S.F.	\$807 per 1,000 S.F.
Medical:	Hospital	11.8 per Bed	\$6,347 per Bed
	Nursing Home/Convalescent Home	2.6 per Bed	\$1,398 per Bed
	Medical Office or Medical or Health Clinic providing diagnostic or treatment services	30 per 1,000 S.F.	\$16,136 per 1,000 S.F.
Industrial:	Light, including: Airport/Airstrip Livestock Feedlot/Auction Yard Material Testing Laboratory Meat Packing Facility Printing Plant Slaughterhouse Storage Facilities for Liquids and Gases	6 per 1,000 S.F. or 41 per acre	\$3,227 per 1,000 S.F. or \$22,053 per acre ⁸
	Heavy, including: Auto Wrecking and Junk Yard Foundry and Smelter Lumber Mill Mining Operation Refining Plant	1.5 per 1,000 S.F. or 6.75 per acre	\$807 per 1,000 S.F. or \$3,631 per acre
	Manufacturing/Assembly/ Agricultural Processing Manufacturing or assembly facilities where the primary activity is the conversion of raw materials, products or parts into finished commodities for sale or distribution, including a winery or brewery.	3 per 1,000 S.F. or 30 per acre	\$1,614 per 1,000 S.F. or \$16,136 per acre
Public Utilities:	Utilities (Publicly or privately owned) Production, generation, storage, transmission and treatment facilities and electro mechanical or industrial space, parts and equipment storage and repair areas, and office space in the same project and directly related to or used for these utility uses.	6 per 1,000 S.F. or 41 per acre	\$3,227 per 1,000 S.F. or \$22,053 per acre
Business Park:	Business Park in BP zoning district	6 per 1,000 S.F.	\$3,227 per 1,000 S.F.
Warehousing /Storage:	Warehouse Facilities primarily devoted to the storage of materials, including wholesale distribution facilities.	5 per 1,000 S.F.	\$2,690 per 1,000 S.F.
	Mini-storage Facilities Buildings housing separate storage units or vaults used for storage.	2 per 1,000 S.F.	\$1,076 per 1,000 S.F.
Outside Storage:	Outside Storage Area used for outdoor storage including boat and RV storage facilities	10 per acre	\$5,379 per acre

Other:	Golf Course	21 per Hold	\$11,295 per Hole
	Theater (Movie)	6.4 per 1,000 S.F.	\$3,443 per 1,000 S.F.
	Theater (Live)	1.5 per 1,000 S.F.	\$807 per 1,000 S.F.
	Recreational	3.1 per Parking Space	\$1,668 per Parking Space
	Social clubs, lodges, non-profit meeting halls	1.5 per 1,000 S.F.	\$807 per 1,000 S.F.
	Mortuary / Funeral Home	6 per 1,000 S.F.	\$3,227 per 1,000 S.F.

¹The vehicle trip rates are for calculation of fees only. These trip rates have been adjusted to consider pass by trips, diverted trips, trip length, peak hour impacts and other factors.

²An administrative charge of 1% is included in addition to the fee.

³Dwelling Unit

⁴Square Feet of the gross floor area, measured to the nearest square foot; applicable to structures only.

⁵The number of fueling spaces is determined by the maximum number of vehicles capable of being fueled simultaneously.

⁶Sleeping unit, dwelling unit, rental unit, or other component by which the development is marketed.

⁷Acreage shall be measured by the amount authorized for development.

⁸When a project includes both structures and acreage, the fee shall be determined by the primary or predominant use unless the uses are substantially equal in which event, the calculation that results in the higher fee shall apply.

Exemptions from Fees:

1. All uses that are determined not to generate additional vehicle trips are exempt from the Traffic Impact Mitigation Fees.
2. The following public or quasi-public facilities are exempt from the Traffic Impact Mitigation Fee:
 - a. Accessory buildings to residential development.
 - b. Shelters for the homeless providing free temporary housing and ancillary services.
 - c. Crisis centers providing free temporary services to assist in responding to a physical, emotional or family emergency.
 - d. Public libraries.
 - e. Museums for the procurement, care or study of objects which are exhibited for public viewing.
 - f. County of Tuolumne government offices and facilities on County owned property or on property leased for a period of 20 or more years.
 - g. Parks and recreation facilities provided by Tuolumne County and/or special districts (Tuolumne Park and Recreation, GCSD, THCS, LDPCSD).
 - h. Youth recreational facilities providing recreational opportunities for minors on a non-profit basis.
 - i. Medical clinics constructed exclusively with government funding.
 - j. Nursing homes and convalescent homes constructed exclusively with government funding.
 - k. Schools providing one or more courses of study that are operated on a non-profit basis.
 - l. Religious facilities used for conducting organized religious activities.
 - m. State or Federal facilities exempt from local fees by law.
 - n. Replacement of an existing development of the same size on the same parcel unless the development replaced had been unoccupied for 18 months or more. The size limitation does not apply to residential development.
 - o. Substantially equivalent reconstruction on the same parcel of any development unintentionally damaged or destroyed. The size limitation does not apply to residential development.

p. Relocation to a different parcel of any development without a net increase in size, provided the existing development on the parcel from which the relocation occurs is demolished within 6 months of the date of construction commencement or ownership has been transferred to the Federal, State or local government. The size limitation does not apply to residential development.

q. Buildings, structures, growing areas, and open space related to the production, raising, or storage of agricultural products which do not include retail sales or an agricultural manufacturing or processing facility.

Alternatives to Fees:

In lieu of paying the Traffic Impact Mitigation Fees, any person applying for an entitlement that is subject to the fees, may have prepared and approved by the Community Resources Agency, a traffic study which identifies and addresses the proposed development's direct and cumulative traffic impacts. All measures identified in the study as necessary to mitigate the traffic impacts shall be implemented.

Determination of Fees:

The amount of the Traffic Impact Mitigation Fee shall be determined by the Director of the Community Resources Agency based upon the schedule shown above. For a project not specifically listed in the schedule, the fee for the most similar use listed will be used. For a development project which is not sufficiently similar to one listed, the fee will be based upon the per trip rate multiplied by the number of vehicle trips associated with the project.

The fee for land uses which are primarily conducted within buildings is based upon the gross floor area of each building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, restrooms, storage areas, stores and offices within the principal outside faces of the exterior walls. The fee for land uses that are conducted primarily outdoor, is based upon the acreage encompassed by the use. When a development project includes both buildings and acreage, the fee is determined by the primary or predominant use unless the uses are substantially equal in which event, the calculation that results in the higher fee applies.

The fee for a development project with multiple uses will be determined as follows:

- a. When multiple uses are shared within a building in the development project, the fee will be determined by the primary or predominant use of the building.
- b. For all other multiple uses, the fee will be determined by adding the fee for each type of use.

For a project in operation on a seasonal basis only, the fee shall be determined by the annual percentage of operation.

Payment of Fees:

Traffic Impact Mitigation Fees shall be paid to the Tuolumne County Community Resources Agency as follows:

Building Permit Required:

Residential Development

All fees for residential development are due prior to issuance of a Blue Tag for electrical service, or prior to connection to electrical service, or at the time escrow closes if an escrow account has been established for the subject property prior to issuance of a Building Permit. Prior to issuance of a Building Permit, the applicant must provide proof to the Tuolumne County Community Resources Agency that an escrow account has been established and must sign a contract to pay the fee at the time escrow closes. Additional information on paying the fees at close of escrow and the required contract can be obtained at the Tuolumne County Community Resources Agency.

All Other Development

All fees are due prior to issuance of a Certificate of Occupancy by the Tuolumne County Community Resources Agency, Division of Building and Safety, or date of final inspection whichever occurs first.

Building Permit Not Required:

For a development project that does not require a Building Permit, the Traffic Impact Mitigation Fee shall be paid prior to commencing any activity authorized by an entitlement granted under the Tuolumne County Uniform Zoning Ordinance, such as a Conditional Use Permit, or if the project does not require such an entitlement, the fee shall be paid prior to the issuance of any other entitlement required under the Tuolumne County Ordinance Code for the development, such as an Encroachment Permit.

Credit Against Fees:

A credit against the Traffic Impact Mitigation Fee shall be granted based on the value of transportation improvements, or donations or dedications of land, or facilities which are included in the Countywide Traffic Circulation Improvement Program or directly reduce the costs of any improvement identified in that program. Transportation improvements which qualify for the credit are those associated with a roadway widening, roadway extension, capacity improvement or traffic signal installation on the Countywide Traffic Circulation Improvement Program, and includes grading, paving, curb and gutter, sidewalks, transit stops, median islands, channelization, interchanges, relocation of utilities, over-crossings, sound walls, bridges, lighting, landscaping, right of way and mitigation of environmental impacts. Credit for improvements that meet the above criteria may be granted up to the amount of the fee. If the cost of the improvement exceeds the amount of the required fee, no refund will be granted.

Improvements that are required as conditions of a development approval, that do not meet the above criteria, will not receive credit. For example, the required addition of a left turn lane included in the Countywide Traffic Circulation Improvement Program may qualify for credit against the fee while widening of the same road to provide for acceleration/deceleration lanes solely to facilitate a driveway for the development project will normally not qualify for credit.

To receive credit, the actual cost of the work performed must be submitted to the Community Resources Agency. The eligibility of improvements for and the amount of any credit shall be determined by the Community Resources Agency Director.

Appeal of Determinations Concerning Fees:

Appeals of the following determinations of the Community Resources Agency Director may be made by filing a written appeal with the Chief Deputy Clerk of the Board of Supervisors within ten days of the date of the determination and paying the applicable fee:

- a. Determination that a development project will not generate or attract additional vehicle trips in accordance with Section 3.54.030(A) of the Tuolumne County Ordinance Code.
- b. Determinations concerning credits for the fee as provided in Section 3.54.040(H) of the Tuolumne County Ordinance Code.