



PRESENTATION FOR

# REGIONAL TRAFFIC IMPACT MITIGATION FEE (TIMF) NEXUS STUDY UPDATE

PREPARED FOR:

**SBCOG**

*Council of San Benito  
County Governments*

PREPARED BY:

**Kimley»Horn**

*Expect More. Experience Better.*



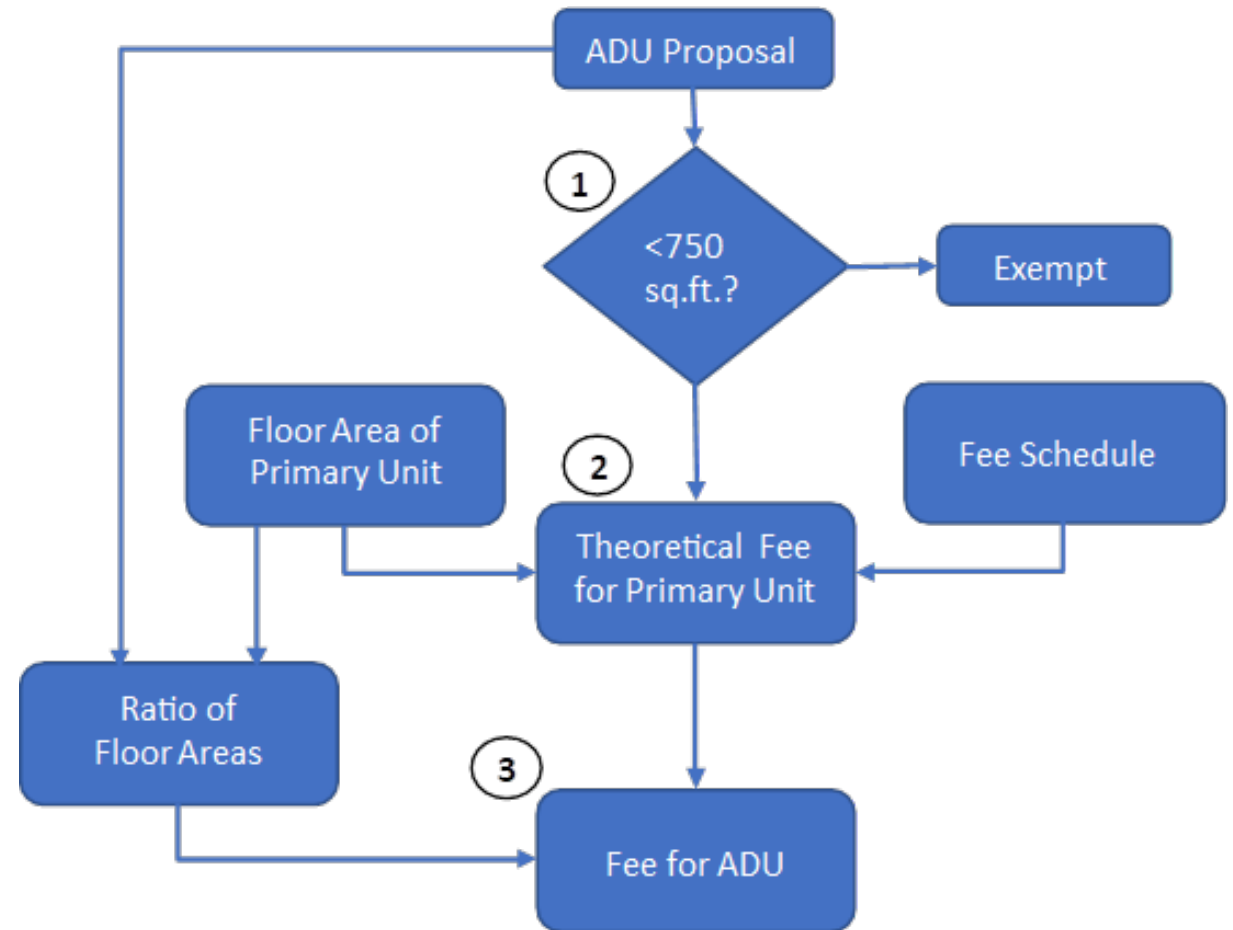
# Existing TIMF Program

- **Current TIMF Update in 2016 from 2011 with minor amendment in 2019**
- **Multi-zone structure (3 Zones)**
- **TIMF Based on Cost per Trip**
- **Roadways and Intersections Evaluated based on LOS**
- **3 Fee Categories based on Improvement Type**
  - **Roadway and Intersections**
  - **Bike Lanes**
  - **Bicycle & Pedestrian Master Plan**

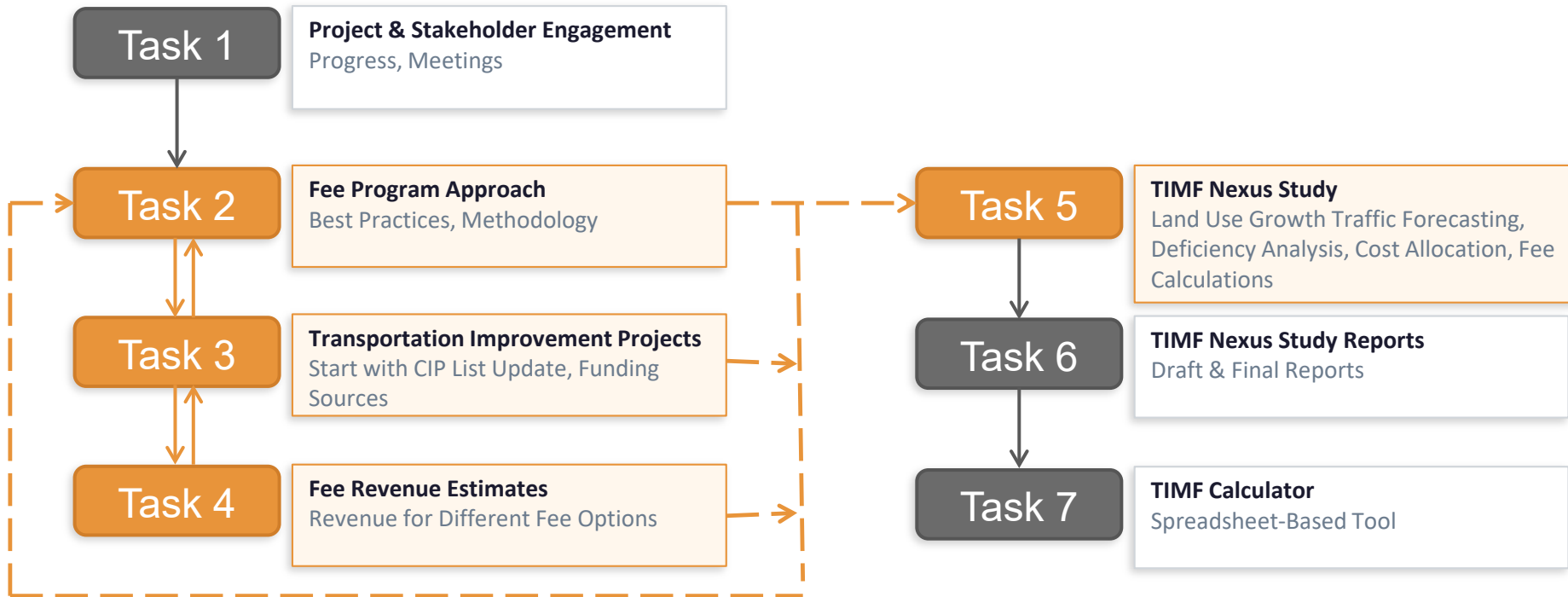


# Impact Fee Legislation

- **AB 1600**
  - *Impact Fee Programs*
- **AB 602**
  - *Proportional to the size of new homes*
  - *Deficiency analysis*
  - *Updated timing*
- **AB 2553**
  - *Re-defines major transit stop*
- **AB 3177**
  - *Fee Reduction for TOD*
  - *Land Dedication Limitation*
- **SB 13**
  - *Limits fees on ADUs*



# Work Plan



Task X Standard Task

Task X Iterative Task

# Project Schedule











Task	Description	2026												2027		
		Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb		
1	Project Kick-Off & Management															
	Project Kick-Off															
	Management & Meetings															
2	Fee Program Approach & Scope															
	Best Practices Review															
	Evaluation of Methodology															
3	Transportation Improvements & Cost															
	TIMF Project List and Costs															
4	Fee Revenue Estimation															
	Revenue Estimation															
5	TIMF Nexus Study Analysis															
	Land Use Assumptions															
	Deficiency & Improvement Analysis															
	Improvement Cost Allocation															
	Fee Calculation															
6	TIMF Nexus Study Analysis															
	Draft TIMF Nexus Study Report															
	Final TIMF Nexus Study Report															

★ Board Meeting

# Nexus Fee Revenue Estimates

- Maximum revenue that can be levied based on existing deficiencies will be calculated
- Cost per trip or VMT will be determined
- What fee is reasonable?

# VMT Mitigation Program Framework Comparison

		VMT Bank	VMT Exchange	VMT Bank with Exchange	VMT Impact Fee
					
	Legal	●	●	●	●
	Effective	●	●	●	●
	Geography	●	●	●	●
	Administration	●	●	●	●
	Equitable	●	●	●	●
	Alignment	●	●	●	●



Feasible



Concern



# Transportation Impact Mitigation Fee

### Project Information

Date	12/2/2025
Project Name	SBCOG TIMF Interview
Project Year	2025
Project Location	Virtual Meeting
Project Description	TIMF Interview

### Proposed Land Use(s)

# of Proposed Land Uses	3		
Land Use 1	Single-Family Detached Housing		
Quantity	100	DU	= 943 Daily Trips
Average Home Size	2.54	KSF	
Zone	1		
Land Use 2	General Office Building		
Quantity	10.0	KSF	= 109 Daily Trips
Zone	1		
Land Use 3	Shopping Center (>150k)		
Quantity	10.0	KSF	= 371 Daily Trips
Zone	2		

- [Instructions](#)
- [View Fee Rates](#)
- [Reset Inputs](#)
- [Print Results](#)

### Results

Land Use	Quantity	Zone	Daily Trips	Roadway & Intersection	Bike Lanes	Bike & Ped Master Plan	Sub Total	Admin Fee	Total Fee
Single-Family Detached Housing	100 DU & Avg.2.54 KSF	1	915	\$1,003,967	\$737,082	\$80,751	\$2,022,199	\$40,444	<b>\$3,884,443</b>
General Office Building	10 KSF	1	105	\$114,851	\$84,320	\$9,238	\$231,333	\$4,627	<b>\$444,368</b>
Shopping Center (>150k)	10 KSF	2	167	\$183,241	\$134,530	\$14,738	\$369,085	\$7,382	<b>\$708,976</b>
<b>Total</b>			<b>1,186</b>	<b>\$1,302,059</b>	<b>\$955,932</b>	<b>\$104,727</b>	<b>\$2,622,617</b>	<b>\$52,452</b>	<b>\$5,037,788</b>



**THANK YOU**