

Development Impact Fee Annual Report
Contra Costa County Areas of Benefit (AOBs)
In Compliance with Mitigation Fee Act/Assembly Bill 1600
Fiscal Year 2017/2018

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Legal Requirements for Development Impact Fees

California Government Code Section 66006 provides that each local agency that imposes development impact fees must prepare an annual report that includes specific information about those fees. In addition, Assembly Bill 1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the County and from other funds or accounts containing fees collected for other improvements. Interest on each development fund must be credited to that fund or account and used only for the purposes for which the fees were collected.

For each separate development impact fund that the local agency maintains, California Government Code Section 66006(b)(1) requires the local agency to make available to the public, within 180 days after the end of each fiscal year, the following information for that fiscal year:

- A. A brief description of the type of fee in the account or fund.
- B. The amount of the fee.
- C. The beginning and ending balance of the account or fund.
- D. The amount of the fees collected and interest earned.
- E. An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- G. A description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an inter-fund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- H. The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

Area of Benefit

An "Area of Benefit" (AOB) is a transportation mitigation program related to a specific geographic area of unincorporated Contra Costa County in which the County imposes transportation mitigation fees. This fee is a type of development impact fee on new development to fund new development's share of the transportation improvements required to satisfy transportation demands within that geographic area. (See Gov. Code, §§ 66484, 66484.7.) The County has 15 Areas of Benefit. A map of the Areas of Benefit is included as Attachment B to this report. The current project list for each AOB is included in the most recent development program report for the AOB, a copy of which can be obtained from the Public Works Department.

Report Format

Attachment A to this report is a financial report that provides accounting information for fiscal year 2017/18, as required by Government Code section 66006(b)(1). For the fiscal year the report includes three primary tables: the first table is a "Fee Schedule" Table that identifies the transportation mitigation fees imposed on new development within each Area of Benefit during the fiscal year; the second table is a "Fund Balance" Table that identifies the beginning and ending fund balance, amount of fees collected, total revenue, and total expenditures for each AOB; and the third table is a "Project Expenditures" Table that identifies each project on which fees were expended, the amount of the AOB funds expended on each project, total project expenditures, and percentage of the total project cost funded with AOB fees.

The total project cost listed in the third Table is an estimate and may be modified in future years as a project develops. The initial project estimates developed during the preparation of the Nexus Study are based upon assumptions related to the site conditions. As the project develops and data becomes available related to topography, geometry, soil conditions, environmental studies, drainage studies etc., the cost estimate becomes more refined. At close-out of project construction, the total project cost reflects the actual cost.

The *Other Expenses* column within the Fund Balance/Revenue/Expenditures Table identifies those expenses that are not identified in Table 3 but relate to any of the following activities: overall programming of projects, project development activities prior to issuance of a project specific work order, coordinating with project applicants, preparation of AOB fee calculations, coordination through the Building Permit and Application Center, and accounting administration.

Each of the AOB programs have been evaluated and it has been determined that the purpose still exists for each of the AOB programs. Therefore, the fund balance has not been refunded or re-allocated, but rather efforts continue to move forward towards full implementation of projects within the project lists.

ATTACHMENT A

Fiscal Year 2017/18

Fee Schedule Table

Fund Balance/Revenue/Expenditures Table

Project Expenditures Table

Fee Schedule FY 17/18 (Start of Fiscal Year)							
		Single Family Residential	Multi Family Residential	Office	Industrial	Commercial	Other*
TRAFFIC FEE AREAS	Fund	(\$/DU)	(\$/DU)	(\$/SF)	(\$/SF)	(\$/SF)	(\$/Peak Hour Trip)
Alamo	1260	\$12,344.00	\$10,282.00	\$11.40	\$11.40	\$11.40	\$12,344.00
Baypoint	1395	\$8,321.00	\$5,076.00	\$3.95	\$2.60	\$4.88	\$8,321.00
Bethel Island	1290	\$1,709.00	\$1,043.00	\$1.97	\$1.55	\$2.44	\$1,709.00
Briones	1241	\$2,300.00	\$1,840.00	\$3.68	\$1.60	\$5.75	\$2,300.00
Central County	1242	\$5,745.00	\$5,106.00	\$9.32	\$4.02	\$10.97	\$5,745.00
Discovery Bay	1390	\$1,594.00	OTHER	OTHER	OTHER	OTHER	\$1,594.00
East County	1282	\$9,305.00	\$5,344.00	\$6.50	\$3.24	\$9.38	\$9,212.00
Hercules/Rodeo/Crockett	1231	\$1,648.00	\$1,319.00	\$2.63	\$1.15	\$4.12	\$1,648.00
Martinez	1240	\$6,324.00	\$5,079.00	\$10.13	\$4.44	\$15.87	\$6,324.00
North Richmond	1234	\$3,761.00	\$3,018.00	OTHER	\$2.63	\$9.53	\$3,761.00
Pacheco	1399	\$990.00	\$990.00	\$3.35	\$1.35	\$2.05	\$990.00
Richmond/EI Sobrante	1394	\$3,178.00	\$2,555.00	\$5.05	OTHER	\$7.93	\$3,178.00
South County	1270	\$3,142.00	\$3,142.00	OTHER	OTHER	OTHER	\$3,142.00
South Walnut Creek	1243	\$7,437.00	\$7,437.00	\$11.89	OTHER	\$14.13	\$7,437.00
West County	1232	\$4,929.00	\$3,945.00	OTHER	OTHER	\$9.41	\$4,929.00

* "Other" refers to proposed developments which do not fit the traditional land use categories and will be assessed based upon a peak hour trip or dwelling unit equivalent basis.

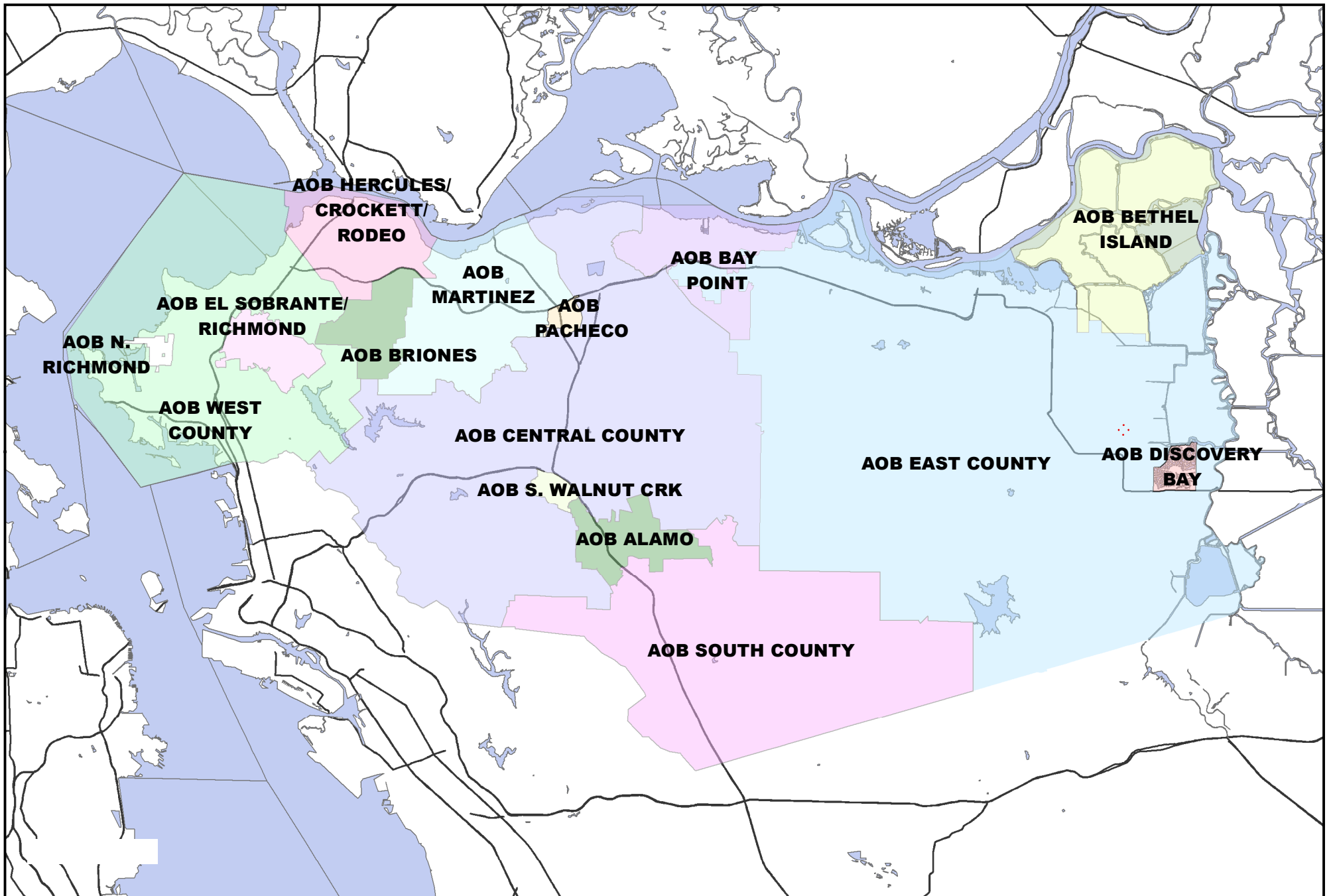
		Fund Balances FY 17/18								
		Beginning	Developer	Interest	Other Revenue	Total	Project	Other	Total	Ending
		Fund Bal	Fees	Income	/ Transfers	Revenue	Expenditures	Expenses	Expenses	Fund Bal
TRAFFIC FEE AREAS	Fund									
Alamo	1260	\$624,690.64	\$134,072.00	\$11,305.89		\$145,377.89	\$24,058.11	\$1,870.74	\$25,928.85	\$744,139.68
Baypoint	1395	\$679,897.33	\$52,229.36	\$13,010.50		\$65,239.86	\$100,000.00	\$720.55	\$100,720.55	\$644,416.64
Bethel Island	1290	\$326,102.55	\$0.00	\$270.75		\$270.75	\$0.00	\$13,340.91	\$13,340.91	\$313,032.39
Briones	1241	\$513,895.57	\$0.00	\$9,078.37		\$9,078.37	\$0.00	\$187.00	\$187.00	\$522,786.94
Central County	1242	\$3,142,437.15	\$146,806.89	\$59,614.66		\$206,421.55	\$0.00	\$26,177.77	\$26,177.77	\$3,322,680.93
Discovery Bay	1390	\$2,766,531.85	\$3,188.00	\$13,885.90	\$223,570.55 ^[1]	\$240,644.45	\$43,599.29	\$2,833,107.96 ^[2]	\$2,876,707.25	\$130,469.05
East County	1282	\$3,341,782.77	\$1,131,985.60	\$60,596.16		\$1,192,581.76	\$334,126.34	\$807.66	\$334,934.00	\$4,199,430.53
Hercules/Rodeo/Crockett	1231	\$46,319.00	\$4,944.00	\$0.00		\$4,944.00	\$0.00	\$47,555.13	\$47,555.13	\$3,707.87
Martinez	1240	\$2,319,639.96	\$48,855.52	\$42,715.25		\$91,570.77	\$12,664.69	\$453.97	\$13,118.66	\$2,398,092.07
North Richmond	1234	\$1,077,690.80	\$1,297,571.80	\$26,060.30		\$1,323,632.10	\$129,696.50	\$125,129.48	\$254,825.98	\$2,146,496.92
Pacheco	1399	\$437,095.60	\$0.00	\$8,344.48		\$8,344.48	\$0.00	\$28,260.75	\$28,260.75	\$417,179.33
Richmond/EI Sobrante	1394	\$366,531.15	\$73,157.00	\$937.19		\$74,094.19	\$0.00	\$86,885.36	\$86,885.36	\$353,739.98
South County	1270	\$2,912,166.37	\$152,756.00	\$54,252.62		\$207,008.62	\$172,976.89	\$19,293.30	\$192,270.19	\$2,926,904.80
South Walnut Creek	1243	\$294,794.09	\$44,726.00	\$18.94		\$44,744.94	\$232,056.00	\$4,504.79	\$236,560.79	\$102,978.24
West County	1232	\$46,009.35	\$44,370.00	\$47.34		\$44,417.34	\$0.00	\$18,125.24	\$18,125.24	\$72,301.45
Traffic AOB Totals		\$18,895,584.18	\$3,134,662.17	\$300,138.35	\$223,570.55	\$3,658,371.07	\$1,049,177.82	\$3,206,420.61	\$4,255,598.43	\$18,298,356.82

^[1] Error correction - Project Expenditures FY 16/17. This entry reimburses Discovery Bay AOB for erroneous charge in FY16/17

^[2] Error correction - \$2,765,735.00 in the expenses listed is a refund to Discovery Bay West Trust Account as funds collected from Kiper Development Inc through FY 16/17 were deposited to Discovery Bay AOB in error

Project Expenditures FY 17/18				Traffic Impact Fee Expenditures	Total Project Expenditures All Funding Sources	Traffic Impact Fee Expenditures	Total Estimated Project Expenditures All Funding Sources	Development Fees as Percentage of Total Expenditures	Project Status
TRAFFIC FEE ARI Project #		Project Name	(FY 17/18)	(FY 17/18)	(To Date)			(To Date)	(To Date)
Alamo				Total	\$0.00				
Baypoint	WO4121	Bailey/SR4 Interchange: Pedestrian and Bicycle Improvements	\$100,000.00	\$285,468.68	\$171,698.53	\$5,200,000.00	3%	Construct in 2020	
	WO4141	Rio Vista: Pedestrian Connections		\$340,439.85	\$185,000.00	\$1,200,000.00	15%	Construct in 2018	
	Total		\$100,000.00						
Bethel Island				Total	\$0.00				
Briones				Total	\$0.00				
Central County				Total	\$0.00				
Discovery Bay	WO4147	BYRON HIGHWAY/BYER SAFETY IMPROVEMENT	\$43,599.29	\$90,397.32	\$43,599.29	\$1,600,000.00	3%	Construct in 2020	
	Total		\$43,599.29						
East County	WO4012	Marsh Creek Road: Traffic Safety Improvements	\$54,217.73	\$151,026.47	\$172,352.18	\$1,700,000.00	10%	Construct in 2019	
	WO4094	Byron Highway/Camino Diablo Intersection	\$236,309.32	\$3,426,315.67	\$1,365,000.00	\$5,500,000.00	25%	Construct in 2018	
	WO4147	BYRON HIGHWAY/BYER SAFETY IMPROVEMENT	\$43,599.29	\$90,397.32	\$43,599.29	\$1,600,000.00	3%	Construct in 2020	
Total			\$334,126.34						
Hercules/ Rodeo/ Crockett				Total	\$0.00				
Martinez	WO4113	Pacheco Boulevard: Improvements Blum	\$12,664.69	\$12,664.69	\$44,731.86	\$150,779.46	30%	Construct in 2025	
	WO4008	Pacheco Boulevard: Gap Closure Phase III		\$313,981.84	\$177,728.16	\$1,200,000.00	15%	Construct in 2018	
Total			\$12,664.69						
North Richmond	WO4153	Fred Jackson 1st/Last Mile	\$129,696.50	\$129,696.50	\$159,857.52	\$4,700,000.00	3%	Construct in 2020	
			Total	\$129,696.50					
Pacheco				Total	\$0.00				
Richmond/ El Sobrante				Total	\$0.00				
South County	WO4010	Camino Tassajara: Bike Lane Gap Closure	\$172,976.89	\$172,976.89	\$494,217.01	\$3,250,000.00	15%	Construct in 2019	
	Total		\$172,976.89						
South Walnut Creek	WO4016	Tice Valley Linear Park	\$232,056.00	\$249,178.37	\$232,056.00	\$1,105,057.00	21%	Construct in 2018	
			Total	\$232,056.00					
West County				Total	\$0.00				

ATTACHMENT B
AREA OF BENEFIT BOUNDARY MAP



Contra Costa County
Public Works
Department

255 GLACIER DRIVE MARTINEZ, CALIFORNIA 94553 PH: (925) 313-2000 FAX: (925) 313-2333

PROJECT MAP

CONTRA COSTA COUNTY AREAS OF BENEFIT

FEDERAL ID NO:

DB: LL CB: ET

DATE: March 2016

SHEET 1 OF XX