

Development Impact Traffic Fee Annual Report
Contra Costa County Area of Benefit (AOB) Program
In Compliance with Mitigation Fee Act/Assembly Bill 1600
Fiscal Year 2020/2021

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Legal Requirements for Development Impact Traffic Fees

California Government Code Section 66006 provides that each local agency that imposes development impact traffic 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.) As of the end of fiscal year 2020/2021, the County had 15 areas within the AOB program. A map of the AOBs 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 2020/2021, 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 AOB 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 become 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 has been evaluated, and it has been determined that the need 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 towards full implementation of projects within the project lists.

ATTACHMENT A

Fiscal Year 2020/2021

Fee Schedule Table

Fund Balance/Revenue/Expenditures Table

Project Expenditures Table

| Fee Schedule FY 20/21 (Start of Fiscal Year) | | | | | | | |
|--|------|---------------------------|--------------------------|---------|------------|------------|---------------------|
| | | Single Family Residential | Multi Family Residential | Office | Industrial | Commercial | Other |
| TRAFFIC FEE AREAS | Fund | (\$/DU) | (\$/DU) | (\$/SF) | (\$/SF) | (\$/DU) | (\$/Peak Hour Trip) |
| Alamo | 1260 | \$13,353.00 | \$11,123.00 | \$12.33 | \$12.33 | \$12.33 | \$13,353.00 |
| Baypoint | 1395 | \$9,001.00 | \$5,491.00 | \$4.27 | \$3.39 | \$5.27 | \$9,001.00 |
| Bethel Island | 1290 | \$1,849.00 | \$1,128.00 | \$2.13 | \$1.68 | \$2.64 | \$1,849.00 |
| Briones | 1241 | \$2,300.00 | \$1,840.00 | \$3.68 | \$1.60 | \$5.75 | \$2,300.00 |
| Central County | 1242 | \$6,245.00 | \$5,500.00 | \$10.13 | \$4.37 | \$11.93 | \$6,245.00 |
| Discovery Bay | 1390 | \$9,636.00 | \$5,916.00 | \$7.68 | \$6.10 | \$9.50 | \$9,636.00 |
| East County | 1282 | \$10,666.00 | \$5,781.00 | \$7.04 | \$3.51 | \$10.15 | \$9,965.00 |
| Hercules/Rodeo/Crockett | 1231 | \$1,648.00 | \$1,319.00 | \$2.63 | \$1.15 | \$4.12 | \$1,648.00 |
| Martinez | 1240 | \$6,874.00 | \$5,521.00 | \$11.01 | \$4.83 | \$17.25 | \$6,874.00 |
| North Richmond | 1234 | \$3,921.00 | \$3,146.00 | \$6.91 | \$5.48 | \$9.93 | \$6,028.00 |
| Pacheco | 1399 | \$990.00 | \$990.00 | \$3.25 | \$1.35 | \$2.05 | \$990.00 |
| Richmond/El Sobrante | 1394 | \$3,178.00 | \$2,555.00 | \$5.05 | OTHER | \$7.93 | \$3,178.00 |
| South County | 1270 | \$3,416.00 | \$3,416.00 | OTHER | OTHER | OTHER | \$3,416.00 |
| South Walnut Creek | 1243 | \$8,084.00 | \$8,084.00 | \$12.93 | OTHER | \$15.37 | \$8,084.00 |
| West County | 1232 | \$5,358.00 | \$4,288.00 | OTHER | OTHER | \$10.23 | \$5,358.00 |

| Fund Balances FY 20/21 | | | | | | | | | | | |
|---------------------------|------|--------------------|------------------------|-----------------------|---------------------------|----------------|-----------------------|---------------------|---------------------|---------------------|------------------------|
| | | Beginning Fund Bal | Developer Fees | Interest Income | Other Revenue / Transfers | Total Revenue | Project Expenditures | Other Expenses | Total Expenses | Ending Fund Bal | |
| TRAFFIC FEE AREAS | Fund | | | | | | | | | | |
| Alamo | 0641 | 1260 | \$1,063,605.69 | \$74,798.00 | \$1,036.84 | \$75,834.84 | \$0.00 | \$502.00 | \$502.00 | \$1,138,938.53 | |
| Baypoint | 0685 | 1395 | \$1,676,860.85 | \$328,882.73 | \$1,550.95 | \$330,433.68 | \$0.00 | \$14,158.97 | \$14,158.97 | \$1,993,135.56 | |
| Bethel Island | 0653 | 1290 | \$303,842.86 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$303,842.86 | |
| Briones | 0636 | 1241 | \$539,976.70 | \$0.00 | \$888.40 | \$888.40 | \$0.00 | \$166.00 | \$166.00 | \$540,699.10 | |
| Central County | 0637 | 1242 | \$3,691,430.79 | \$1,672,995.00 | \$3,262.29 | \$1,676,257.29 | \$0.00 | \$79,358.66 | \$79,358.66 | \$5,288,329.42 | |
| Discovery Bay | 0680 | 1390 | \$71,079.32 | \$20,260.00 | \$589.07 | \$20,849.07 | \$0.00 | \$392.20 | \$392.20 | \$91,536.19 | |
| East County | 0645 | 1282 | \$4,760,096.53 | \$30,198.00 | \$3,920.10 | \$34,118.10 | \$376,563.01 | \$20,661.52 | \$397,224.53 | \$4,396,990.10 | |
| Hercules/Rodeo/Crockett | 0631 | 1231 | \$15,574.87 | \$4,944.00 | \$0.00 | \$4,944.00 | \$0.00 | \$0.00 | \$0.00 | \$20,518.87 | |
| Martinez | 0635 | 1240 | \$2,572,462.48 | \$35,058.00 | \$2,386.92 | \$37,444.92 | \$2,476.54 | \$14,943.27 | \$17,419.81 | \$2,592,487.59 | |
| North Richmond | 0634 | 1234 | \$1,880,625.28 | \$2,674,254.00 | \$2,520.23 | \$2,676,774.23 | \$0.00 | \$389,123.99** | \$0.00 | \$4,168,275.52 | |
| Pacheco | 0687 | 1399 | \$440,677.66 | \$0.00 | \$325.52 | \$325.52 | \$0.00 | \$24,852.41 | \$24,852.41 | \$416,150.77 | |
| Richmond/El Sobrante | 0684 | 1394 | \$397,033.95 | \$3,178.00 | \$583.18 | \$3,761.18 | \$0.00 | \$27,402.73 | \$27,402.73 | \$373,392.40 | |
| South County | 0642 | 1270 | \$2,642,397.94 | \$55,169.00 | \$2,490.48 | \$57,659.48 | \$0.00 | \$18,587.36 | \$18,587.36 | \$2,681,470.06 | |
| South Walnut Creek | 0638 | 1243 | \$125,805.32 | \$8,488.00 | \$11.78 | \$8,499.78 | \$0.00 | \$581.25 | \$581.25 | \$133,723.85 | |
| West County | 0632 | 1232 | \$108,396.82 | \$19,618.96 | \$29.44 | \$19,648.40 | \$0.00 | \$5.00 | \$5.00 | \$128,040.22 | |
| Traffic AOB Totals | | | \$20,289,867.06 | \$4,927,843.69 | \$19,595.20 | \$0.00 | \$4,947,438.89 | \$379,039.55 | \$201,611.37 | \$580,650.92 | \$24,267,531.04 |

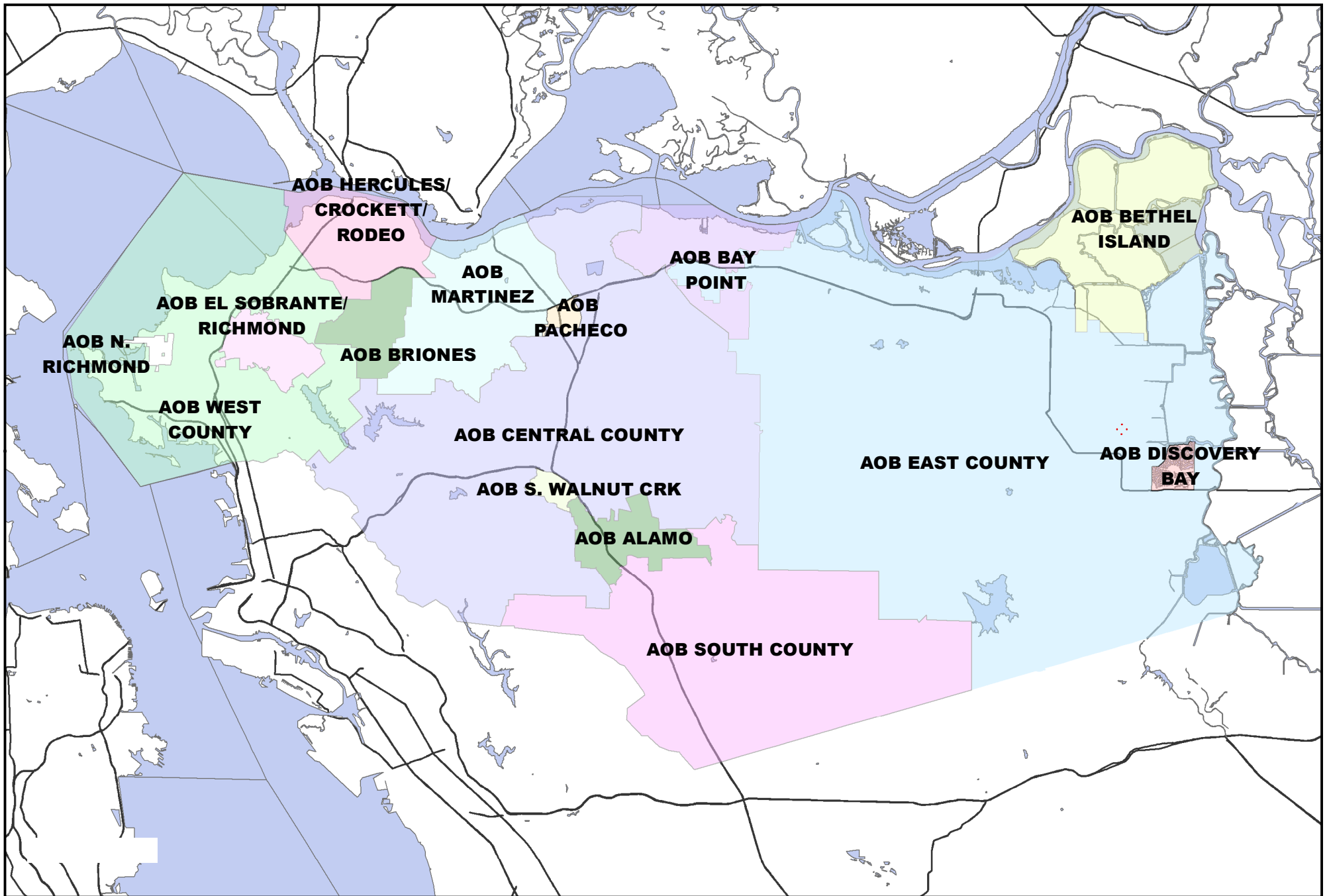
* No refunds or allocations were made from any of the AOB funds.

** Although included in this column, the majority of these funds were used to fund construction of AOB projects as part of a development's traffic mitigation. The County reimbursed the developer the amount of \$194,927 towards a portion of Fred Jackson Way Complete Streets Project and \$172,162 towards a portion of Parr Boulevard Complete Streets Project.

Project Expenditures FY 20/21

| | | | Traffic Impact Fee Expenditures | Total Project Expenditures | Traffic Impact Fee Expenditures | Total Estimated Project | Development Fees as Percentage | Project Status |
|--|-----------|--------------------------------------|---------------------------------|----------------------------|---------------------------------|-------------------------|--------------------------------|---------------------|
| | | | (FY 20/21) | All Funding Sources | (To Date) | All Funding Sources | of Total Expenditures | (To Date) |
| TRAFFIC FEE AREAS | Project # | Project Name | (FY 20/21) | (FY 20/21) | (To Date) | (To Date) | (To Date) | (To Date) |
| Alamo | | | Total | \$0.00 | | | | |
| Baypoint | | | Total | \$0.00 | | | | |
| Bethel Island | | | Total | \$0.00 | | | | |
| Briones | | | Total | \$0.00 | | | | |
| Central County | | | Total | \$0.00 | | | | |
| Discovery Bay | | | Total | \$0.00 | | | | |
| East County | WO4055 | Countywide Guardrail Upgrades | \$376,563.01 | \$1,219,563.59 | \$376,563.01 | \$1,669,882.97 | 23% | Constructed in 2020 |
| | | | Total | \$376,563.01 | | | | |
| Hercules/ Rodeo/ Crockett | | | Total | \$0.00 | | | | |
| Martinez | WO4113 | Pacheco Boulevard: Improvements Blum | \$2,476.54 | \$2,476.54 | \$71,481.84 | \$223,675.87 | 32% | Construct in 2025 |
| | | | Total | \$2,476.54 | | | | |
| North Richmond | | | Total | \$0.00 | | | | |
| Pacheco | | | Total | \$0.00 | | | | |
| Richmond/ El Sobrante | | | Total | \$0.00 | | | | |
| South County | | | Total | \$0.00 | | | | |
| South Walnut Creek | | | Total | \$0.00 | | | | |
| 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