

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 2021/2022

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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 2021/2022, the County had 14 areas within the AOB program. During this reporting period, the South Walnut Creek AOB was absorbed into the Central County AOB and is no longer an active AOB, which reduced the number from 15 to 14 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 2021/2022, 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 2021/2022

Fee Schedule Table

Fund Balance/Revenue/Expenditures Table

Project Expenditures Table

Fee Schedule FY 21/22 (Start of Fiscal Year)							
TRAFFIC FEE AREAS	Fund	Single Family	Multi Family	Office	Industrial	Commercial	Other
		Residential	Residential	(\$/SF)	(\$/SF)	(\$/DU)	(\$/Peak Hour Trip)
Alamo	1260	\$14,038.00	\$11,694.00	\$12.96	\$12.96	\$12.96	\$14,038.00
Bay Point	1395	\$9,463.00	\$5,773.00	\$4.49	\$3.56	\$5.54	\$9,463.00
Bethel Island	1290	\$1,944.00	\$1,186.00	\$2.24	\$1.77	\$2.78	\$1,944.00
Briones	1241	\$2,300.00	\$1,840.00	\$3.68	\$1.60	\$5.75	\$2,300.00
Central County	1242	\$6,557.00	\$5,828.00	\$10.64	\$4.59	\$12.53	\$6,557.00
Discovery Bay	1390	\$10,130.00	\$6,219.00	\$8.07	\$6.41	\$9.99	\$10,130.00
East County	1282	\$10,582.00	\$6,219.00	\$7.40	\$3.69	\$10.67	\$10,476.00
Hercules/Rodeo/Crockett	1231	\$1,648.00	\$1,319.00	\$2.63	\$1.15	\$4.12	\$1,648.00
Martinez	1240	\$7,218.00	\$5,797.00	\$11.56	\$5.07	\$18.11	\$7,218.00
North Richmond	1234	\$4,122.00	\$3,307.00	\$7.26	\$5.76	\$10.44	\$6,337.00
Pacheco	1399	\$990.00	\$990.00	\$3.35	\$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	\$3,587.00	\$3,587.00	OTHER	OTHER	OTHER	\$3,587.00
South Walnut Creek	1243	\$8,488.00	\$8,488.00	\$13.58	OTHER	\$16.14	\$8,488.00
West County	1232	\$5,626.00	\$4,502.00	OTHER	OTHER	\$10.75	\$5,626.00

Fund Balances FY 21/22										
TRAFFIC FEE AREAS	Fund	Beginning Fund Bal	Developer	Interest	Other Revenue	Total	Project	Other	Total	Ending
			Fees	Income	/ Transfers	Revenue	Expenditures	Expenses	Expenses	Fund Bal
Alamo	0641 1260	\$1,138,938.53	\$87,650.00	\$3,020.47		\$90,670.47	\$0.00	\$6,390.91	\$6,390.91	\$1,223,218.09
Bay Point	0685 1395	\$1,993,135.56	\$9,001.00	\$5,599.39		\$14,600.39	\$0.00	\$3,159.14	\$3,159.14	\$2,004,576.81
Bethel Island	0653 1290	\$303,842.86	\$0.00	\$0.00		\$0.00	\$0.00	\$8,430.68	\$8,430.68	\$295,412.18
Briones	0636 1241	\$540,699.10	\$2,300.00	\$1,270.35		\$3,570.35	\$0.00	\$126.00	\$126.00	\$544,143.45
Central County	0637 1242	\$5,288,329.42	\$11,999.00	\$15,273.25		\$27,272.25	\$0.00	\$77,939.22	\$77,939.22	\$5,237,662.45
Discovery Bay	0680 1390	\$91,536.19	\$31,378.00	\$384.53		\$31,762.53	\$0.00	\$4.00	\$4.00	\$123,294.72
East County	0645 1282	\$4,396,990.10	\$65,556.00	\$12,150.38		\$77,706.38	\$2,396.29	\$24,628.53	\$27,024.82	\$4,447,671.66
Hercules/Rodeo/Crockett	0631 1231	\$20,518.87	\$8,240.00	\$0.00		\$8,240.00	\$0.00	\$0.00	\$0.00	\$28,758.87
Martinez	0635 1240	\$2,592,487.59	\$14,436.00	\$7,469.15		\$21,905.15	\$348.38	\$24,217.24	\$24,565.62	\$2,589,827.12
North Richmond	0634 1234	\$4,168,275.52	\$1,990,983.90	\$14,729.54		\$2,005,713.44	\$267,950.65	\$41,632.00	\$309,582.65	\$5,864,406.31
Pacheco	0687 1399	\$416,150.77	\$170,290.18	\$979.13		\$171,269.31	\$0.00	\$8,223.94	\$8,223.94	\$579,196.14
Richmond/El Sobrante	0684 1394	\$373,392.40	\$0.00	\$380.68		\$380.68	\$0.00	\$6,780.03	\$6,780.03	\$366,993.05
South County	0642 1270	\$2,681,470.06	\$10,761.00	\$7,604.61		\$18,365.61	\$0.00	\$3,588.75	\$3,588.75	\$2,696,246.92
South Walnut Creek**	0638 1243	\$133,723.85	\$0.00	\$7.69		\$7.69	\$0.00	\$4.00	\$4.00	\$133,727.54
West County	0632 1232	\$128,040.22	\$0.00	\$19.21		\$19.21	\$0.00	\$4.00	\$4.00	\$128,055.43
Traffic AOB Totals		\$24,267,531.04	\$2,402,595.08	\$68,888.38	\$0.00	\$2,471,483.46	\$270,695.32	\$205,128.44	\$475,823.76	\$26,263,190.74

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

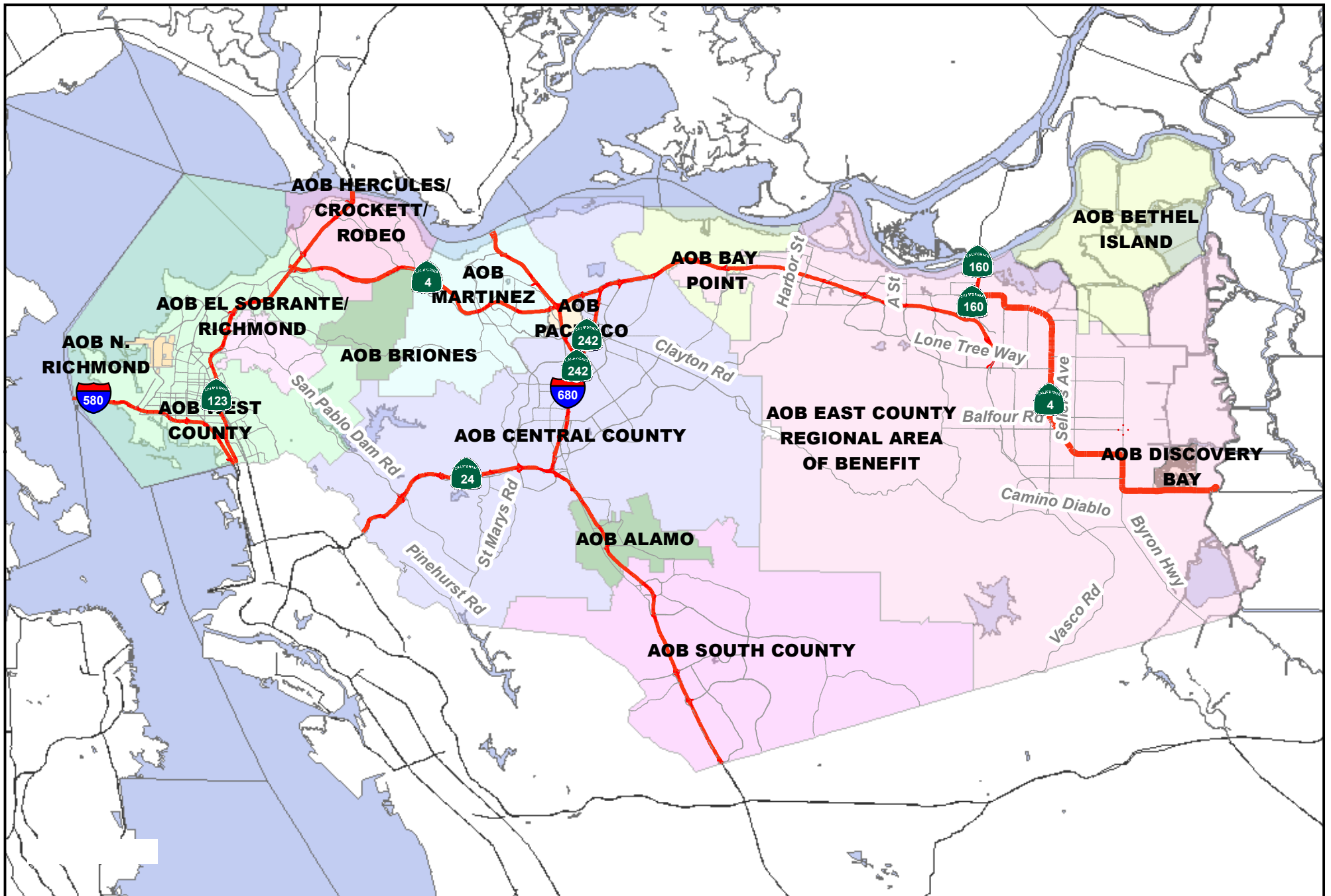
** The South Walnut Creek AOB was abolished during FY 21/22 and the remaining fund balance was reallocated to the Central County AOB. The South Walnut Creek AOB is no longer shown in the AOB map.

Project Expenditures FY 21/22

TRAFFIC FEE AREAS	Project #	Project Name	Traffic Impact Fee Expenditures (FY 21/22)	Total Project Expenditures All Funding Sources (FY 21/22)	Traffic Impact Fee Expenditures (To Date)	Total Estimated Project Expenditures All Funding Sources	Development Fees as Percentage of Total Expenditures (To Date)	Project Status (To Date)
Alamo			Total	\$0.00				
Bay Point			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	\$2,396.29	\$2,396.29	\$378,959.30	\$1,672,159.30	23%	Constructed in 2020
			Total	\$2,396.29				
Hercules/ Rodeo/ Crockett			Total	\$0.00				
Martinez	WO4113	Pacheco Boulevard: Improvements Blum	\$348.38	\$348.38	\$71,830.22	\$150,779.46	48%	Construct in 2025
			Total	\$348.38				
North Richmond	-	Chesley Avenue Traffic Calming*	\$267,950.65	\$267,950.65	\$267,950.65	\$267,950.65	100%	Constructed in 2021
			Total	\$267,950.65				
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				

* The Chesley Avenue Traffic Calming Project was constructed as a condition of approval for a development. The developer was reimbursed with North Richmond AOB funds pursuant to the County's 2007 Traffic Fee Credit and Reimbursement Policy.

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: ET CB: ET

DATE: SEPT. 2022

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