

TRAFFIC MITIGATION FEE PROGRAM

ANNUAL REPORT

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INTRODUCTION

The Traffic Mitigation Fee Program (Program) Annual Report (Report) of December 2008 complies with the requirements of the Alameda County Ordinance Code Title 15, Chapter 15.44, Cumulative Traffic Impact Mitigation Fees (Fees).

The Report describes the Program's purpose, background, fee structure and basis, and explains how fees are calculated. The Report also describes the zones of benefit and the projects on which the funds have been or will be expended within each zone.

Copies of the Report are available for review or purchase at the Agency's Hayward Office: Public Works Agency, 951 Turner Court, Hayward, CA 94545. Copies of the Report may be purchased at the Agency for \$5.00 each, or for \$8.00 (prepaid) by mail.

PURPOSE

All new development contributes to cumulative traffic impacts which are significant and widespread. In addition, off-site impacts to the transportation system are often difficult to measure and mitigate on a project-by-project basis. However, they are cumulatively measurable and mitigable. The purpose of the Program and its fee structure is to assure that each new development bears the burden of its individual and incremental share of improvements needed to mitigate the cumulative traffic impacts caused by all new development.

PROGRAM FEES

The State Legislature enacted Assembly Bill 1600, establishing Government Code Chapter 5, commencing with Section 66000, Fees for Development Projects. The provisions of this Chapter allow local governments to adopt Fees for development projects.

In September 1988, the Board enacted Ordinance No. 0-88-77, adding Chapter 15.44 to Title 15 of the Alameda County Ordinance Code (formerly Title 7, Chapter 12), establishing Cumulative Traffic Impact Mitigation Fees. This Ordinance also established that all new development for which a building permit application has been filed is subject to the payment of a Cumulative Traffic Impact Mitigation Fees as outlined in the following Fee Rate Table:

On April 5, 2005, the Alameda County Board of Supervisors amended Title 15 of the County General Code to revise the method of determining the cumulative traffic impact mitigation fees. Fees were realigned to reflect roadway usage predictions developed from actual traffic generation studies. The fees were also adjusted to include a provision for annual adjustments based on a construction cost index.

FEE SCHEDULE

Effective July 1, 2008

LAND USE

FEE AMOUNT

Residential

Single Family Dwelling 0-2 Car Garage	\$ 1,965.00
Single Family Dwelling 3 or More Car Garage	\$ 1,965.00 + \$546.00 for each vehicle space over two
Multi-Family Dwelling (must be attached units)	\$ 1,175.00 per dwelling unit
Mobile Home	\$ 1,090.00 per dwelling unit

Non-Residential

Agricultural	No charge, except agricultural buildings which are intended for public access, such as winery sales, tasting facilities, or horse riding arenas shall be charged as follows:
Publicly Accessible Horse Barns and Arenas	\$ 193.00 per stall
Winery Retail Sales, Tasting Facilities	\$ 4.30 per gross square footage
Unmanned Antenna Sites	No charge
Shell Buildings	Per the most relevant usage: General Office \$5.12/ g.s.f. Business Park \$2.19/ g.s.f. Shopping Center \$7.50/ g.s.f. General Retail \$10.59/ g.s.f.
Other: Non-residential	\$ 1,948.00 per avg. weekday P.M. peak trip

ZONES OF BENEFIT AND ZONE BALANCES

The Cumulative Traffic Impact Mitigation Fees are divided into the following benefit areas:

ZONES OF BENEFIT		
<u>Zone</u>	<u>Area</u>	<u>Study Zone</u>
1	Ashland/San Lorenzo	Zone A
2	Castro Valley	Zone B
3	Fairview	Zone C
4	East County	Zone D
6	Shapell/Villareal Drive	
5	Countywide	

Seventy percent (70%) of the fees are deposited into the specific impact-related zone with the remaining thirty percent (30%) deposited into the Countywide zone.

ZONE BALANCES End of FY 2007-2008	
<u>Zone</u>	<u>Balance</u>
1	\$714,661.
2	\$368,502.
3	\$483,135.
4	\$178,850.
6	\$447,419.
Countywide	\$1,231,823.

Zone balances are as of June 30, 2008

*Note: These figures reflect maximum unexpended amounts; however, these funds are committed to long-term projects outlined in the 7-Year Road Capital Improvement Program, or have been spent since this report was prepared.

PROGRAM EXPENDITURES

Completed Projects

<u>Zone</u>	<u>Project</u>	<u>Fiscal Year</u>	<u>Expense</u>
Countywide	Redwood Rd., Phase I (#1589)	97-98	126,221.
4	Vasco Rd. (#1787)	97-98	200,000.
2	Redwood Rd., Phase II (#1757)	98-99	277,800.
Countywide	Redwood Rd., Phase II (#1757)	98-99	450,000.
1	Slurry Seal (#1863)	99-00	24,550.
Countywide	Slurry Seal (#1863)	99-00	60,000.
2	Stanton Avenue Traffic Signal	03-04	190,000.
4	Tesla Road Traffic Signal	03-04	160,000.
1, 2, 3	Pavement Rehabilitation (includes Fairview, Royal)	03-04	269,000.
Countywide	Tesla Road/S. Vasco Road	05-06	125,000
3	Second Street Sidewalks	07-08	215,000

Future Projects

The unexpended fees in each fund are to be used as shown in the Capital Improvement Program and Operating Budget for funds collected from the Cumulative Traffic Impact Mitigation Fees. The following is a list of future projects.

<u>Zone</u>	<u>Committed Project</u>	<u>Fiscal Year</u>	<u>Expense</u>
3	Bockman Road Sidewalk	10-11	265,000.
1	Maud Sidewalk	09-10	165,000.
2, Countywide	Norbridge/Strobridge Avenues	10-11	630,000.
6	Pavement Rehabilitation	10-11	450,000.
1	Lewelling Widening	09-10	500,000
1	Meekland Avenue Improvement, Phase I	08-09	200,000.
2, Countywide	Crow Canyon Road Improvement, Phase I	09-10	300,000.
3	Hansen Road Improvement, Phase I	09-10	200,000.
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