

TRI-VALLEY TRANSPORTATION COUNCIL

RESOLUTION NO. 2008-05

**A RESOLUTION OF THE TRI-VALLEY TRANSPORTATION COUNCIL
ADOPTING THE FEE STRUCTURE DEVELOPED AS A RESULT
OF THE TRI-VALLEY TRANSPORTATION COUNCIL
NEXUS STUDY**

WHEREAS, on February 26, 2008, the Tri-Valley Transportation Council (TVTC) adopted the findings of the Tri-Valley Transportation Council Nexus Study (STUDY); and

WHEREAS, the STUDY considered the following Projects and the number of trips generated by each of the land use types and determined the Maximum Fee Rate for each of the land uses; from Table 4.1, Exhibit A of the Tri-Valley Transportation Council Nexus Study; and

- A-2a Route 84 Expressway I-580 to I-680
- A-2b Isabel Route 84/I-580 Interchange
- A-3 I-680 Auxiliary Lanes
- A-5a I-580 HOV Lane Eastbound
- A-5b I-580 HOV Lane Westbound
- A-7 I-580/Foothill/San Ramon Road Interchange
- A-9a Crow Canyon Road Improvements Phase 1
- A-9b Crow Canyon Road Improvements Phase 2
- A-10a Vasco Road Safety Improvements Phase 1
- A-10b Vasco Road Safety Improvements Phase 2
- A-11 Express Bus/Bus Rapid Transit

Projects from Exhibit Table 4.2, Exhibit B of the Tri-Valley Transportation Council Nexus Study

- B-1 I-580/I-680 interchange (westbound to southbound)
- B-2 5th eastbound lane on I-580 from Santa Rita to Vasco Road
- B-3 I-580/First Street interchange modification
- B-4 I-580/Vasco Road interchange modification
- B-5 I-580/Greenville Road interchange modification
- B-6 Jack London Boulevard extension
- B-7 El Charro Road Extension
- B-8 Camino Tassajara widening: East Blackhawk Drive to County line
- B-10 I-680 SB HOV lane Gap Closure, North Main to Livorna
- B-11 I-680 Express Bus/HOV On- and Off-Ramps
- B-11b I-680 Transit Corridor Improvements

WHEREAS, the STUDY considered a range of projects including the Danville Boulevard/Stone Valley Road I-680 Interchange Improvement; and

WHEREAS, the TVTC will fund the unfunded cost of List A projects as the 1st priority and List B projects as 2nd priority; and

WHEREAS, at the June 30, 2008 TVTC meeting, the TVTC removed the Danville Boulevard/Stone Valley Road I-680 Interchange Improvement Project at the request of the District 3 Supervisor; and

WHEREAS, the Joint Exercise of Powers Agreement specifies that the Fee amounts are to be adjusted automatically on an annual basis to reflect changes in regional construction costs. The amount of the adjustment is based on the changes in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR); and

WHEREAS, the TVTC acknowledges the need for the creation of additional housing in the Tri-Valley affordable to very low, low, and moderate income households as defined respectively in the State of California Health and Safety Codes Sections 5007.5, 50093 and 50105, amended; and

WHEREAS, the State of California Housing and Community Development (HCD) encourages affordable housing to remain deed restricted for 45 years for single family residences and 55 years or longer for multi-family projects by affordability covenants recorded on the property; and

WHEREAS, TVTC waives the Tri-Valley Transportation Development Fee for all very low, low and moderate income affordable housing units meeting the applicable State of California Health and Safety Code Sections requirements and having a minimum affordability term of 55 years (multi-family) and 45 years (single family) based on the percentage of affordable housing units to the total number of units in the project.

NOW THEREFORE BE IT RESOLVED THAT: (1) TVTC adopts the following Development Fee Schedule for each of the designated land uses for the Fiscal Years indicated and finds said Fee Schedule to be below that determined by the STUDY to be necessary to generate sufficient revenue to fund the total unfunded cost of the listed Projects and (2) TVTC directs each of the signatory parties to the Joint Exercise of Powers Agreement (JEPA), June 2, 1998, to collect such fees on developments located within their respective jurisdictions for which they grant a Land Use Entitlement and dispose of said exactions in the manner provided for in the JEPA:

FY 2009/2010 TVTC Development Fee Schedule	Fee	Per Unit
Single Family Homes	\$2,036	Du*
Multi-Family Homes	\$1,295	Du*
Retail	\$1,365	1000sf
Office	\$3,653	1000sf
Industrial	\$2,469	1000sf
Other	\$2,262	PHT**
Affordable Housing	\$0	Du*
FY 2010/2011	Fee	Per Unit
Single Family Homes	\$3,053	Du*
Multi-Family Homes	\$2,104	Du*
Retail***	\$3,400	1000sf
Office	\$5,191	1000sf
Industrial	\$3,020	1000sf
Other	\$3,393	PHT**
Affordable Housing	\$0	Du*

FY 2011/2012 to FY 2029/2030	Fee	Per Unit
Single Family Homes	\$4,275	Du*
Multi-Family Homes	\$2,945	Du*
Retail***	\$3,400	1000sf
Office	\$7,267	1000sf
Industrial	\$4,227	1000sf
Other	\$4,750	PHT**
Affordable Housing	\$0	Du*

*Du – Dwelling Unit

**PHT – Peak Hour Trip

*** Retail set at 15% of maximum for FY2010/11 to FY 2029/30

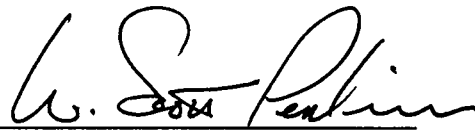
PASSED, APPROVED AND ADOPTED at the meeting of July 30, 2008 by the following votes:

AYES: Arnerich, Haggerty, Horner, Lockhart, Perkins, Piepho, Sullivan

NOES:

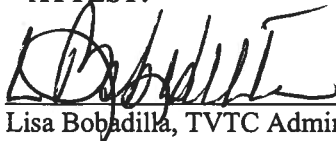
ABSENT:

ABSTAIN:



Scott Perkins, Chair
Tri-Valley Transportation Council

ATTEST:



Lisa Bobadilla, TVTC Administrative Staff