

RESOLUTION NO. 14- 137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING THE UPDATE TO THE TRAFFIC IMPACT FEE PROGRAM AND AUTHORIZING ASSOCIATED FEE ADJUSTMENTS

WHEREAS, the City Council of the City of Benicia adopted Ordinance No. 92-6 creating and establishing the authority for imposing and charging a Citywide Traffic Impact Mitigation Fee, herein referred to as the "Fee"; and

WHEREAS, the City Council of the City of Benicia adopted Resolution No. 92-34 on March 3, 1992, which established the Traffic Impact Mitigation Fee in accordance with the traffic study prepared by Omni-Means, Ltd., and dated January 1992 with modified Table 4 and Table 5; and

WHEREAS, the City Council of the City of Benicia adopted Resolution No. 02-65 on May 7, 2002, which established an Update to the Traffic Impact Mitigation Fee in accordance with the traffic study prepared by Omni-Means, Ltd., and dated July 2001 with modified Table 4; and

WHEREAS, the City Council of the City of Benicia adopted Resolution No. 08-20 on March 18, 2008 which established an Update to the Traffic Impact Mitigation Fee in accordance with the requirements contained in AB 1600, and at a Public Hearing on that date, reviewed the Traffic Impact Fee Program as outlined in the Citywide Traffic Impact Fee Program Update report prepared by Omni-Means, Ltd. and dated February 2008; and

WHEREAS, in accordance with the requirements contained in AB1600, a review of the Citywide Traffic Impact Fee Program was performed and is outlined in the 2014 Citywide Traffic Impact Fee Update report prepared by Omni-means, Ltd. and dated October 2014; and

WHEREAS, notices of this hearing were sent to those who requested such notice; and

WHEREAS, in accordance with the requirements of AB 1600, this review is being conducted at a public hearing to enable interested parties to review and comment on said review.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Benicia that the City Council has reviewed the **2014 Citywide Traffic Impact Fee Program Update** and finds that the project descriptions and cost estimates are a reasonable basis for calculating and imposing the traffic impact fee.

BE IT FURTHER RESOLVED that the projects and methodology identified in the update are consistent with the General Plan.

BE IT FURTHER RESOLVED that the update is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines sections 15061(b)(3), 15262, and 15306 as the intent of the update and proposed fees is to provide a means of mitigating potential environmental impacts.

BE IT FUTHER RESOLVED that the review of the Traffic Impact Fee Program outlined in the *2014 Citywide Traffic Impact Fee Program Update* report, prepared by Omni-Means, Ltd. and dated October 2014 is hereby approved and that the fees shall be increased to a traffic fee base rate of \$2,180 per PM trip for fiscal year 2014/15 commencing on January 18, 2015 or no sooner than sixty (60) days subsequent to adoption of this Resolution incorporating Table 12 of the update attached hereto as Exhibit A.

BE IT FURTHER RESOLVED THAT the automatic annual adjustment of the Traffic Impact Mitigation Fee, authorized per Resolution No. 92-34 and revised per Resolution No. 94-116, shall continue to occur on each successive July 1 with the adjustment based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area or its successor. The Finance Director shall compute the percentage difference between the CCI on July 1 of each year and the CCI for the previous July 1. The Finance Director shall then adjust by such percentage the fee set forth in this Resolution. The adjustment amount shall be rounded to the nearest dollar and these amounts shall constitute the fees authorized by Chapter 5.38 of the Benicia Municipal Code and first established by Resolution No. 92-34. Should the CCI be revised or discontinued, the Finance Director shall use the revised index or a comparable index as approved by the City Council for determining fluctuations in the cost of development. It is found and determined that the cost of constructing and installing the facilities for which the subject is being assessed are likely to increase over time. Therefore, it is reasonable to include in this fee resolution a provision to increase such fees consistent with the proportionate increase in the cost of providing such facilities. In this connection, it is found and determined that the CCI is an accurate and well-accepted standard by which the industry measures increases in construction costs and the CCI is properly applied to the increases in costs incurred in installing, developing and constructing the transportation facilities to be funded with the fee assessed hereunder.

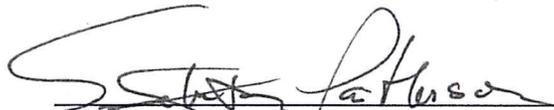
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On motion of Council Member **Hughes**, seconded by Council Member **Strawbridge**, the above Resolution was introduced and passed by the City Council of the City of Benicia at a regular meeting of said Council held on the 18th day of November, 2014, and adopted by the following vote:

Ayes: **Council Members Campbell, Hughes, Schwartzman, Strawbridge, and Mayor Patterson**

Noes: **None**

Absent: **None**


Elizabeth Patterson, Mayor

Attest: ~


Lisa Wolfe, City Clerk

11-20-14
Date

**TABLE 12:
TRIP RATES AND TRAFFIC FEES FOR VARIOUS LAND USES**

Land Use ¹	Unit ²	PM Peak Hour		Traffic Fee per Unit
		Trip Rate per Unit ³	Commercial Use Trip Reduction ⁵	
RESIDENTIAL LAND USES				
Single Family	D.U.	1.00	-	\$ 2,180
Low-Rise Townhouse/Condo	D.U.	0.78	-	\$ 1,700
Apartment	D.U.	0.62	-	\$ 1,352
Accessory Dwelling ⁴	D.U.	0.31	-	\$ 676
LODGING				
Hotel	Room	0.60	-	\$ 1,308
COMMERCIAL⁵				
Shopping Center ⁶	KSF	3.71	50%	\$ 4,044
Supermarket	KSF	9.48	50%	\$ 10,333
Convenience Store	KSF	34.57	50%	\$ 37,681
Sit-Down Restaurant	KSF	7.49	50%	\$ 8,164
High-Turnover Sit-Down Rest./Deli	KSF	9.85	50%	\$ 10,737
Fast-Food Restaurant	KSF	32.65	50%	\$ 35,589
Bank (with Drive-Through)	KSF	24.30	50%	\$ 26,487
Drug Store/Pharmacy	KSF	9.91	50%	\$ 10,802
Service Station/Mart	FSP	13.87	50%	\$ 15,118
Quick-Lube Vehicle Shop	FSP	5.19	50%	\$ 5,657
Hardware/Paint Store	KSF	4.84	50%	\$ 5,276
Day Care Facility	STU	0.81	50%	\$ 883
OFFICE				
General Office	KSF	1.49	-	\$ 3,248
Medical Office	KSF	3.57	-	\$ 7,783
INDUSTRIAL				
Light Industrial	KSF	0.97	-	\$ 2,115
Warehousing	KSF	0.32	-	\$ 698
Self-Storage Units	UNIT	0.02	-	\$ 44

Notes:

1. This table represents a listing of most potential development in the City of Benicia. For any development proposal not on this list, the ITE Trip Generation Manual should be used to establish the development's PM peak hour trip generation and resulting TIF assessment.
2. D.U. = Dwelling Unit; KSF = 1,000 Square Feet; FSP = Fueling or Service Position; STU = Student.
3. Trip generation rates obtained from ITE Trip Generation Manual 9th Edition.
4. An accessory dwelling represents a small (less than 800 sq.ft.) apartment type unit accessory to a single family dwelling. It is assumed that this type of unit would generate traffic at one-half the standard apartment rate.
5. The calculated fee for the commercial uses reflects a 50% reduction to account for the fact that about one-half of commercial trips are either pass-by trips or trips to/from residential units.
6. The trip rate (and resulting TIF) reflect an average sized shopping center. For a specific development proposal, the ITE trip equation for shopping centers should be used.