

Clubhouse, provided that funds are available after public safety upgrades and deferred maintenance are accomplished.

- CF1.7**    **Asset Replacement.** Ensure that money is set aside for major repairs, renovations, and replacement of public facilities.

  - Asset Replacement Fund
  
- CF1.8**    **Joint Use.** Seek opportunities for joint use of community facilities and shared maintenance and operation agreements with other service providers, including the West Contra Costa Unified School District (WCCUSD) and Contra Costa County.

  - Intergovernmental Coordination

## **PUBLIC SERVICES AND INFRASTRUCTURE**

### **A. Setting**

In addition to providing public safety services, police, fire protection, emergency medical services, and emergency preparedness, the City also provides a storm drainage system, a recycling center and curbside collection of recyclable materials, and manages and maintains facilities located in the public rights-of-way. Other community services are provided by regional agencies, including East Bay Municipal Utility District (EBMUD), which provides the City's water supply and wastewater treatment; Stege Sanitary District, which provides wastewater collection; East Bay Sanitary Company, which provides solid waste collection and disposal; and the West Contra Costa Unified School District (WCCUSD), which provides elementary and secondary schools. The following section discusses needs, goals, and policies for those services provided by the City.

#### ***Police Services***

The El Cerrito Police Department provides police services throughout the City, including community policing and education programs that involve citizens in crime prevention. A recent enhancement to the department's operations is a Bicycle Patrol program, partly in response to community concerns about crime activity on the Ohlone Greenway (BART) bicycle path. The police operate out of the Public Safety Building at 10900 San Pablo Avenue, which they share with the Fire Department.

The Police Department has a number of intergovernmental partnerships that provide and support police services. The Richmond Police Department provides emergency police dispatching and, starting in 2000, will provide communications for all emergency services as well as normal operations under contract to El Cerrito. The El Cerrito Police Department is working with Contra Costa County to coordinate all police records management by the year 2000. Moreover, the El Cerrito Police serve on a West Contra County Narcotics Task Force with other City staff and with state and federal agencies to cooperate on drug enforcement. Lastly, the Police Department contracts with the State of California for the California Identification System to use its computer technology to evaluate fingerprint evidence for the identification of criminals.

#### ***Fire Protection Services***

The El Cerrito Fire Department operates two fire stations in the City, including the newly constructed Station 72 on Arlington Boulevard. The Department ensures a full range of fire suppression and emergency services through joint operations agreements with the City of Richmond Fire Department and West County (Contra Costa) Fire District. The El Cerrito Fire Department directly serves Kensington under a contract with the Kensington Fire Protection District. The East Richmond Heights portion of the planning area is served through joint response agreements

with the Richmond and Contra Costa County Fire Departments. The service area of the Department includes four areas that have been identified as “Very High Fire Hazard Severity Zones” by the California Department of Forestry: the El Cerrito Hills Area; the Canyon Trail Area; Cerrito Creek adjacent to Albany Hill; and nearly the entire community of Kensington. In these areas the City has established standards for vegetation management to reduce fire hazards.

### ***Storm Drain Facilities***

The City has completed the first phase of a comprehensive storm drain rehabilitation program, funded by a \$6.3 million bond issue in 1993. Through this program, the City has addressed the highest priority needs in the storm drain system, reducing the incidence of system overflows and localized flooding during periods of heavy rain (with only three problem sites reported during the heavy rains of this past winter). Following completion of the first phase improvements, the City plans to undertake a follow-up assessment to determine remaining system improvement needs to ensure adequate system capacity and proper long-term functioning. Because the City’s creeks are an integral part of the storm drain system, the current effort has also been exploring opportunities for creek restoration. In the past several years, three creek sites have been restored as part of the storm drain improvement program. As of 1999, the City is budgeting approximately \$25,000 per year for creek restoration in order to meet its federally mandated NPDES requirements.

### ***Recycling Services***

The City operates a Recycling Center at the east end of Schmidt Lane. The Center serves as a processing facility for the materials collected by City’s commercial and residential recycling programs, as well as a popular drop-off site that serves the region. The Center collects approximately 4,300 tons of recyclable materials each year, 2,500 tons of which are through its drop-off program. The East Bay Sanitary Company, the City’s franchised refuse and green waste hauler, began providing a residential curbside green waste collection program in April 1997, which diverted 1,883 tons of compostable materials in its first year of operation. El Cerrito is one of five member cities of the West Contra Costa Integrated Waste Management Authority, which establishes contracts and rates for refuse disposal and green waste composting services, and provides regional education and program planning for waste diversion. Recycling has been and will continue to be an important part of the City’s and the region’s integrated waste management program.

### ***Public Rights-of-Way***

The City is responsible for the management and maintenance of facilities located in the public rights-of-way, including streets, signals, sidewalks, pathways, curbs and gutters, street trees, signage, and street lights (with the exception of San Pablo Avenue from the City’s southern boundary to Cutting Boulevard, which is State Route 123 and therefore managed and maintained by CalTrans). Chapter 5, Transportation and Circulation, includes additional discussion and several policies on rights-of-way.

## B. Trends

In addition to the existing deficiencies in public services and facilities, the projected growth and development in El Cerrito will contribute additional demand. As the City continues to grow there will be an increasing demand on public safety services. The Police Department is currently facing potential staff reductions due to ongoing fiscal constraints. The Department is also seeking funds for a major seismic retrofit and expansion of the City's Public Safety Building. The Fire Department is also concerned with the increasing fuel loads in the City's parks and the wildland interface in East Richmond Heights (where there is no fuel reduction ordinance in effect). The needed seismic retrofit and expansion of the City's Public Safety Building is also an issue for the Fire Department, as is the need for improvements to EBMUD's water supply system in the City.

Deferred maintenance has taken a toll on many streets, creating a pressing need for resurfacing and other improvements. The City estimates that approximately \$5 million is needed to address existing deferred maintenance issues for asphalt resurfacing. Subsequent to this investment, an ongoing program of preventive maintenance could address street pavement needs within the current budget framework (approximately \$250,000 annually).

The City Council, at its 1999 annual goal setting session, adopted a five-year goal of investment in City infrastructure and facilities. It adopted an applicable high priority action item to expand enhancement and restoration of El Cerrito creeks, with a watershed emphasis.

### C. Goals and Policies

The Implementation Measures associated with each policy are described at the end of this chapter.

#### *Police Services*

**Goal PS1: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.**

| Policies   | Implementation Measures   |
|--|---|
| <p><b>PS1.1 Development Review.</b> Prior to approval of new development, the Police Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.</p> | <ul style="list-style-type: none"> <li>• Development Review</li> <li>• Public/Private Partnerships</li> </ul> |
| <p><b>PS1.2 Development Design.</b> Development design should address public safety issues – encourage use of technology to support defensible design, encourage neighborhood social interaction, maintain eyes on the street, and support a clean and orderly public appearance.</p>  | <ul style="list-style-type: none"> <li>• Development Review</li> </ul>  |
| <p><b>PS1.3 Service Level.</b> Maintain the current service level of 1.26 officers per 1,000 daytime population, provided adequate financial resources are available.</p>  | <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• City Policy</li> </ul>                      |
| <p><b>PS1.4 Police Data and Statistics.</b> Maintain and monitor calls for service data and publish annual statistics.</p>   | <ul style="list-style-type: none"> <li>• City Policy</li> </ul>   |

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|--------------|---|--|
| <b>PS1.5</b> | <b>BART Facilities.</b> Maintain bicycle patrols on the BART bicycle paths and continue to cooperate with BART police regarding the policing of the BART linear park and BART parking lots. | <ul style="list-style-type: none"> <li>● Annual Budget</li> <li>● City Policy</li> <li>● Intergovernmental Coordination</li> </ul> |
| <b>PS1.6</b> | <b>Community Outreach.</b> Maintain community outreach programs to promote public education on crime prevention and to discourage and deter crimes in the community.                        | <ul style="list-style-type: none"> <li>● Annual Budget</li> <li>● Public/Private Partnerships</li> </ul>                           |
| <b>PS1.7</b> | <b>Traffic Enforcement.</b> Ensure safe streets for all vehicles, bicycles, and pedestrians through adequate traffic enforcement.   | <ul style="list-style-type: none"> <li>● Annual Budget</li> <li>● City Policy</li> </ul>   |

### *Fire Services*

**Goal PS2: A community that has minimized the risks to lives and property due to fire hazards.**

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|-----------------|--------------------------------|
| <b>Policies</b> | <b>Implementation Measures</b> |
|-----------------|--------------------------------|

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| <b>PS2.1</b> | <b>Development Review.</b> Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, and conveyance facilities, and access for fire protection either are or will be provided concurrent with development. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval. | <ul style="list-style-type: none"> <li>● Development Review</li> <li>● Public Facilities Fee</li> </ul> |
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- PS2.2 Response Time.** Maintain an average emergency response time for the first fire engine of less than six minutes for 95 percent of all emergency calls for service, provided adequate financial resources are available.

  - Annual Budget
  
- PS2.3 Fire Protection Rating.** Maintain or improve the City’s existing ISO fire protection rating of 3.

  - Annual Budget
  
- PS2.4 Vegetation Management.** Continue to maintain the Fire Hazard Reduction Program.

  - Annual Budget
  - Intergovernmental Coordination
  - Fire Hazard Reduction Program
  
- PS2.5 Fire Data and Statistics.** Continue to maintain and monitor a response time log and compile and publish annual statistics.

  - City Policy
  
- PS2.6 Update Codes and Ordinances.** Review, amend, and update at regular intervals all relevant public codes and ordinances to incorporate new technologies and fire standards.

  - Annual Budget
  - City Policy
  
- PS2.7 Facility Review.** Review at regular intervals all fire facilities in the community to ensure their adequacy in relation to such factors as fire hydrant capacity, peak load water requirements, fire access roads to wildland areas, and fire protection factors.

  - Annual Budget
  - City Policy
  
- PS2.8 Water Supply and Pressure.** Monitor and improve water supply and pressure for fire fighting, with particular attention to the wildland interface.

  - Annual Budget
  - Intergovernmental Coordination
  
- PS2.9 Fire Protection Upgrades.** Monitor and seek funding for water supply system upgrades necessary for fire protection along the wildland interface and in the event of a major earthquake.

  - Annual Budget
  - Grant Funds
  - Intergovernmental Coordination

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| <b>PS2.10</b> | <b>Reducing Fuel Loads.</b> Work with the City’s Fire Department and Community Development Department to reduce the risk of wildland fires by reducing fuel loads in City parks and open areas. Work with botanists and wildlife biologists to reduce fire loads in a sustainable manner, so as not to adversely impact native plant and animal communities. | <ul style="list-style-type: none"> <li>● Annual Budget</li> <li>● City Policy</li> <li>● Public/Private Partnership</li> <li>● Hillside Natural Area Vegetation Management Plan</li> </ul> |
| <b>PS2.11</b> | <b>Fire Access.</b> Establish and maintain a system of fire trails and Fire Department access points to ensure rapid access to parks, rights-of-way, and isolated parcels of property.   | <ul style="list-style-type: none"> <li>● Development Review</li> <li>● Intergovernmental Coordination</li> </ul>   |
| <b>PS2.12</b> | <b>Inter-Agency Coordination.</b> Cooperate and coordinate with the City of Richmond and Contra Costa County Fire Department to reduce the risk of fires along the wildland interface in the East Richmond Heights area.   | <ul style="list-style-type: none"> <li>● Annual Budget</li> <li>● Intergovernmental Coordination</li> </ul>  |
| <b>PS2.13</b> | <b>Joint Response Agreements.</b> Maintain and improve the City’s ability to participate in existing joint response agreements that enhance its ability to respond to fire, EMS, or disaster needs.  | <ul style="list-style-type: none"> <li>● Annual Budget</li> <li>● Intergovernmental Coordination</li> </ul>  |

***Public Infrastructure – Public Rights-of-Way and Storm Drains***

**Goal PS3: Safe and adequate public infrastructure to serve El Cerrito’s residents, now and in the future.**

| <b>Policies</b> | <b>Implementation Measures</b>  |  |
|-----------------|---|--|
| <b>PS3.1</b>    | <b>Development Approval.</b> Approve new development only if the capacity of public infrastructure is in place or can be reasonably provided. | <ul style="list-style-type: none"> <li>● Capital Improvements Program</li> <li>● Development Review</li> </ul> |

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|--------------|---|--|
| <b>PS3.2</b> | <b>Fair-Share Cost Allocations.</b> Require future development to pay its fair share of purchasing rights-of-way and of financing needed improvements for existing and future public infrastructure.  | <ul style="list-style-type: none"> <li>• Development Review</li> <li>• Traffic Impact Fee</li> </ul>                       |
| <b>PS3.3</b> | <b>Upgrading Infrastructure.</b> Upgrade public infrastructure that experiences deterioration or obsolescence.  | <ul style="list-style-type: none"> <li>• Capital Improvements Program</li> </ul>   |
| <b>PS3.4</b> | <b>Capital Improvement Program.</b> Coordinate future capital improvement expenditures for public infrastructure with the City’s long-range capital improvement program.  | <ul style="list-style-type: none"> <li>• Capital Improvements Program</li> <li>• Annual Budget</li> </ul>                  |
| <b>PS3.5</b> | <b>Coordination with Service Providers.</b> Coordinate and work with other service providers, including EBMUD, the Stege Sanitary District, the East Bay Sanitary Company, Contra Costa County, CalTrans, BART, AC Transit, and the East Bay Regional Park District to ensure adequate and safe public infrastructure to serve existing and planned development in the community. | <ul style="list-style-type: none"> <li>• Capital Improvements Program</li> <li>• Intergovernmental Coordination</li> </ul> |

***Storm Drains***

**Goal PS4: An adequate storm drainage system to serve existing and future planned development**

| Policies     | Implementation Measures  |  |
|--------------|--|--|
| <b>PS4.1</b> | <b>Monitoring Storm Drain Needs.</b> Monitor and assess the need for storm drain system improvements at regular intervals to ensure adequate system capacity and proper long-term functioning. | <ul style="list-style-type: none"> <li>• Capital Improvements Program</li> <li>• Annual Budget</li> </ul>          |
| <b>PS4.2</b> | <b>Creek Restoration.</b> Seek funding opportunities from State and federal agencies and from non-profit foundations for urban creek restoration efforts.                                      | <ul style="list-style-type: none"> <li>• Grant Funds</li> <li>• Riparian and Stream Restoration Program</li> </ul> |

## *Recycling*

**Goal PS5:** A system that minimizes the City’s generation and disposal of solid waste materials by providing an adequate and integrated waste management program and related facilities to serve existing and future planned development.

| Policies   | Implementation Measures  |
|--|--|
| <p><b>PS5.1</b>     <b>Monitoring Recycling Needs.</b> Monitor and assess the City’s recycling collection program, the green waste collection program, and the operations of the Recycling Center at regular intervals to ensure an adequate, integrated, state-of-the-art approach to waste management.</p> | <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• City Policy</li> </ul> |
| <p><b>PS5.2</b>     <b>Funding Opportunities.</b> Seek funding opportunities from State, federal, and non-profit foundations for maintaining and/or upgrading the waste management program and the Recycling Center.</p>   | <ul style="list-style-type: none"> <li>• Grant Funds</li> </ul>                          |
| <p><b>PS5.3</b>     <b>Coordination with Other Agencies.</b> Coordinate and work with the East Bay Sanitary Company and the West Contra Costa Integrated Waste Management Authority to maintain a convenient, cost-effective, fee- and rate-supported waste management program.</p>                          | <ul style="list-style-type: none"> <li>• City Policy</li> </ul>                          |

## IMPLEMENTATION

The following is a summary of the major tools available to the City for implementation of the policies of this chapter, Public Services and Facilities.

### **1. Annual Budget**

The annual budget should provide adequate funds for community facilities, infrastructure, and services. In particular, it should place a high priority on the inspection and maintenance of recreational facilities, especially on ensuring the safety of these facilities. Once the existing problems of deferred maintenance are corrected, it should be avoided because it inevitably leads to higher costs.

### **2. Asset Replacement Fund**

The City should create an asset replacement fund such that City facilities can be brought up to current code specifications. Funding could include general fund reserves, state grants for seismic upgrades, and voter-approved special taxes. An initial goal of \$3 million for the Asset Replacement Fund would allow for the code upgrades and would delay the need for facility replacement in the near term. In addition, the City should make annual contributions to the asset replacement fund equal to between 3 and 5 percent of the total replacement cost of all major civic facilities so that they can be rebuilt or significantly renovated within 20 to 30 years.

### **3. Bicycle Master Plan**

More information about a Bicycle Master Plan is contained in Chapter 5, Transportation and Circulation.

### **4. Capital Improvements Program**

The Capital Improvement Program (CIP) is a compilation of the capital improvements planned for construction over the next five years in El Cerrito. It includes cost estimates, the phasing of specific improvements and associated costs and methods with which specific improvements will be financed. The City should continue to conduct annual reviews of the CIP and add civic and public facilities as funding sources are identified. The CIP should provide a systematic set of priorities for non-operating expenditures such as major facility restoration and upgrades, as well as any new parks and recreation, community, and infrastructure facilities that might be needed to meet level of service standards. Priority should be on ensuring public safety.

### **5. City Policy**

The City can undertake several of its implementation measures by making changes in its internal operating policies, assuming these changes would be within budget limits.

### **6. City Project Design**

When the City designs facilities or is a participant in a project, it should ensure that the design is consistent with the policies in this Plan.

**7. *Development Review***

The City should assess the impact of new development on the demand for services, public facilities, and infrastructure and should implement mitigation measures and other mechanisms to help finance needed improvements. In particular, projects should be evaluated for their potential impacts on parks and recreation facilities, the resources of the project site relative to the park and recreation needs of the community, their compliance with the requirements for on-site open space and recreational facilities. The City's development regulations (zoning) should provide for an incentives program that would offer benefits to developers in exchange for the provision of community facilities. The City should also assess the public safety features of the design of proposed development projects. All projects, including public-sponsored projects, should be reviewed for consistency with the General Plan as early as possible in order to minimize wasted effort on projects deemed not to be in conformance.

**8. *Education Programs***

The City should promote education programs that heighten awareness of important local habitats and the need for their protection.

**9. *Fire Hazard Reduction Program***

The City, in cooperation with the California Department of Forestry (CDF) and East Bay Regional Park District, should review and update, when required, the Fire Hazard Reduction Program that establishes standards for vegetation management and provides guidelines for property owners located within the Very High Fire Hazard Severity Zones (VHFHSZ) (Title 8, Section 8.30.010 El Cerrito Municipal Code (See Figure 12)), including fuel reduction and creation of fuel breaks along property lines and adjacent to structures.

**10. *Grant Funds***

The City should continue to identify, evaluate, and, where appropriate, apply for available grants. A variety of State and Federal programs grant local governments funds for developing local park and recreation facilities. Grant funds also may be available for creek restoration projects, especially given they provide a drainage function. The City should seek funding opportunities, such as State grants for seismic retrofitting, as well as foundation grants to complete an upgrade, expansion, and seismic retrofit for the Public Safety Building. The City should determine whether grant funds are available from federal or state sources to upgrade the waste management system and recycling center, and implement street beautification programs.

**11. *Hillside Natural Area Vegetation Management Plan***

The City should continue to implement the Hillside Natural Area Vegetation Management Plan and update the plan as required.

**12. Impact Fees**

The City should initiate an impact fee study to help determine whether it would be beneficial to establish impact fees to fund community buildings and other civic facilities.

**13. In-lieu Fees**

The City should consider the adoption of in-lieu fees, consistent with the applicable state laws, for funding parks and recreational facilities.

**14. Intergovernmental Coordination**

The City should continue to coordinate with the West Contra Costa Unified School District, other cities, Contra Costa County, East Bay Regional Park District, and other agencies on the provision of adequate park and recreation facilities to serve the residents of El Cerrito. These agencies should cooperate in studies of matters pertaining to open space and environmental resource protection. The City should ensure that government agencies observe all requirements for referral of projects to other agencies prior to approval. The City should continue to coordinate with other jurisdictions and agencies to obtain the use of other additional community facilities for its residents. Government Code Section 65401 authorizes the City Council to obtain lists of all capital improvements planned by public agencies in the City. These proposed capital improvements must be consistent with the General Plan. As part of its annual review of the Capital Improvement Program, the City should include a Section 65401 review, listing all capital improvement projects proposed by other jurisdictions during the following year and making a finding relative to the consistency of each project with the General Plan. As part of the effort to maintain high-quality services and implement the General Plan, the City should maintain an effective liaison with the districts and agencies that influence public facilities and services.

**15. Open Space Acquisition Priorities**

The City should review potential open space and establish priorities for acquisition by the City or by other agencies, or protection through other means. High priority will be given to biologically sensitive and visually prominent lands that seem most at risk from development. Conduct an inventory of unique natural areas, important wildlife habitats, and areas suitable for nature study, particularly near schools.

**16. Open Space Consolidation**

Open space received through dedication that is adjacent to East Bay Regional Park District property lands should be offered to the Park District.

**17. Open Space Funding**

The City should identify funding sources for acquisition and ongoing maintenance for public open space lands.

**18. Open Space Preservation Program**

The following means will be considered for preserving open space resources, in order of priority: (1) private development review process; (2) public-private partnerships; and lastly, (3) public funds. Possible means are described below.

*Private Resources:*

- a. Require permanent dedication of open space areas with high habitat, visual, recreational or archaeological values as a condition of development. These lands should be owned and maintained by homeowner associations unless they are appropriate for use as trails or other public-access uses.
- b. Use visual or public-access easements and building setbacks to protect open space resources while allowing development on private parcels.
- c. Encourage development to be compact and clustered in order to protect areas with high open space values.
- d. Encourage grants and donations of undeveloped property with high open-space values from private individuals or organizations.
- e. Encourage private, non-profit, and other public agencies to acquire and maintain undeveloped land for open space preservation. These methods are preferred over the use of city funds for acquisition.

*Public-Private Partnerships:*

- a. When parcels on planned trail corridors are developed, require the developer to construct the portion of the trail crossing the parcel as one of the conditions of development.
- b. Work with organizations such as the Urban Creeks Council, Trust for Public Lands, East Bay Regional Park District, Nature Conservancy, Coastal Conservancy, and other cities and counties to perform creek restoration and other tasks related to open space.

*Public (City) Funds:*

- a. Prioritize parcels with high habitat, visual, archaeological or recreational values for purchase by the City if funds become available.

**19. Public Access Program**

The City should identify which portions of open space areas can be made accessible to the public and which portions should be off limits to protect the natural features of the area.

**20. Public Facilities Fee**

The City should consider adopting a citywide public facilities impact fee ordinance, under the requirements of the applicable laws, to fund new community and public facilities, including public safety facilities, required to serve new residents and employees in the City.

**21. Public/Private Partnerships**

The City should encourage public/private partnerships with the community to improve public safety, including neighborhood crime prevention programs, public education, and development design to discourage crime. The City should continue to reach out to its residents, landowners, businesses, and not-for-profit organizations to educate them about the value of parks and recreational facilities and enlist their assistance in providing and maintaining facilities, and assisting in recreation programs. The City also should help to organize and publicize groups that undertake cleanup and restoration events.

**22. Riparian and Stream Restoration Program**

The City should develop and implement a Riparian and Stream Restoration Program that identifies areas and stream segments that should be restored and provides policy guidance for such actions.

**23. Scenic Easements**

El Cerrito should encourage the granting of scenic easements on landforms and key visual resources that could be subject to development.

**24. Special Taxes**

The City should analyze the advisability of holding a special election on adopting a special tax – a parks and recreation facilities financing measure – to upgrade selected park and recreation facilities. The City also should assess the feasibility of adopting a special tax, or other financing mechanisms, to pay for the upgrade and seismic retrofit of the Public Safety Building and other critical facilities. The City should also explore funding opportunities, including voter approval for a special tax, and other financing mechanisms to build a new City administrative office building as part of a revitalized downtown area.

**25. Traffic Impact Fee**

The City should consider development of a citywide traffic impact fee and accompanying ordinance, under the requirements of applicable laws, to fund transportation improvements to mitigate the traffic impacts of new growth development. The traffic impact fee would be in-lieu of the off-site mitigation requirements, but would not replace the developer's responsibility for frontage improvements. The traffic impact fee may be used to fund roadway extensions, intersection improvements, safety improvements, or improvements and amenities to pedestrian, bicycle or transit facilities.