



## **Staff Report**

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RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A FUNDING AGREEMENT BETWEEN THE CITY OF SAN MATEO AND THE CITY OF BELMONT FOR TRAFFIC MITIGATION PURPOSES AT RALSTON AVENUE AND EL CAMINO REAL IN BELMONT

Honorable Mayor and Council Members:

### **Summary**

The City of San Mateo has authorized the Mayor or Department Head to sign and execute a funding agreement for traffic mitigation purposes at Ralston Avenue and El Camino Real after the City of Belmont has approved the agreement. The funding agreement provides the City of Belmont \$250,000 to be used to reduce potential traffic impacts of future development in the City of San Mateo on Belmont city streets.

### **Background**

The City of San Mateo made a presentation on the proposed development along the El Camino Real corridor and the proposed Bay Meadows development project at the March 8, 2005 Council meeting. The environmental assessment indicated that the intersection of El Camino Real and Ralston Avenue is projected to be operating in excess of capacity in the year 2020 and beyond. The representatives indicated that the City of San Mateo would be willing to consider mitigating the impact of the proposed development.

Staff met with San Mateo staff to discuss the issue of the City of San Mateo paying the City of Belmont to offset the potential future impacts of traffic on the intersection of El Camino Real and Ralston Avenue. Staff from both cities recognizes the potential for traffic to be diverted to Old County Road and other streets in the Sterling Downs Neighborhood as congestion increases at the intersection of El Camino Real and Ralston Avenue.

San Mateo's staff indicated that there should be some nexus between the funds that they contribute to the City of Belmont and the amount of traffic that may potentially be generated by the development in San Mateo. San Mateo's staff indicated that they had spent \$250,000 implementing a wide array of traffic calming devices in the residential area south of Hillsdale Avenue and east of El Camino Real. They indicated that they would be willing to consider

offering the City of Belmont a similar amount of money to address potential negative traffic impacts from development in San Mateo.

**Discussion**

The San Mateo City Council has authorized the Mayor or Department Head to execute the funding agreement for traffic mitigation purposes once the City of Belmont has approved the agreement. A proposed one-time payment in the amount of \$250,000 will be given to the City of Belmont. There are no funds proposed to address any future traffic related impacts by any other San Mateo related development.

The mechanics of the payment would be tied to the issuance of the building permits for the Bay Meadows project. This would be the time the City of San Mateo would be getting their fees from the developer in order to pay the City of Belmont. The projected traffic impacts are also based upon the Bay Meadows development. The mitigation fee would not be needed if the Bay Meadows project does not proceed.

City staff identified a number of capital improvements and their respective estimated costs for traffic related improvements in the Sterling Downs neighborhood. They are listed as follows:

Reconstruction of Masonic Way between OCR and Hiller	\$350,000
Minor Traffic Calming with posted signs in Sterling Downs	\$ 50,000
Major traffic calming in Sterling Downs	\$150,000
Upgrading the traffic signal at Ralston Avenue and Hiller Street	<u>\$175,000</u>
Total	\$750,000

The proposed development along the El Camino Corridor and the Bay Meadows area in San Mateo is projected to increase existing traffic volumes at the intersection of El Camino Real and Ralston Avenue by 6 percent by the year 2020.

Typically, developers are required to pay their fair share of the traffic impacts directly associated with their respective project. The fair share of the total capital improvements identified by City staff would be approximately \$43,500. The City of San Mateo has authorized a payment of \$250,000.

**General Plan/Vision Statement**

No impact.

### **Fiscal Impact**

The City will receive a one-time payment in the amount of \$250,000 once the building permits have been issued for at least 50 percent of the units permitted in the City of San Mateo's development agreement with the Bay Meadows developer.

### **Public Contact**

The City Council meeting agenda was posted.

### **Recommendation**

It is recommended City Council adopt a resolution authorizing the Interim City Manager to execute a funding agreement with the City of San Mateo for traffic mitigation purposes in the amount of \$250,000.

### **Alternatives**

1. Take no action.
2. Refer back to staff for further information.

### **Attachments**

1. Resolution
2. Funding Agreement between City of San Mateo and City of Belmont – Council Only

Respectfully submitted,

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Maureen L. Cassingham  
Interim City Manager

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF BELMONT AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A FUNDING AGREEMENT BETWEEN THE CITY OF SAN MATEO AND THE CITY OF BELMONT FOR TRAFFIC MITIGATION PURPOSES AT RALSTON AVENUE AND EL CAMINO REAL IN BELMONT**

**WHEREAS**, the funding agreement provides the City of Belmont \$250,000 to be used to reduce potential traffic impacts of future developments in the City of San Mateo on Belmont city streets; and,

**WHEREAS**, the Environmental Impact Report for the San Mateo Rail Corridor Plan and Bay Meadows Specific Plan identified a significant impact at the intersection of Ralston Avenue and El Camino Real in Belmont (“Intersection”), as a result of cumulative traffic conditions; and,

**WHEREAS**, this impact is unavoidable partly because the Intersection is outside the City of San Mateo and any mitigation would be under the jurisdiction of the City of Belmont; and,

**WHEREAS**, members of the City Council met with representatives of Belmont to explore ways that the City of San Mateo could contribute its fair share to future mitigation that would reduce the impact to the Intersection; staff from both cities also met to explore mitigation options.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Belmont does authorize the Interim City Manager to execute a funding agreement with the City of San Mateo for traffic mitigation purposes in the amount of \$250,000.

\* \* \* \* \*

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on May 9, 2006 by the following vote:

AYES, COUNCILMEMBERS: \_\_\_\_\_

NOES, COUNCILMEMBERS: \_\_\_\_\_

ABSTAIN, COUNCILMEMBERS: \_\_\_\_\_

ABSENT, COUNCILMEMBERS: \_\_\_\_\_

\_\_\_\_\_  
CLERK of the City of Belmont

APPROVED:

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MAYOR of the City of Belmont