

AB 1600

DEVELOPMENT FEES ANNUAL REPORT

**County of Sonoma
Board of Supervisors
November 19, 2019**

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November 19, 2019

To: David Rabbitt, 2nd District Supervisor, Chairperson
Susan Gorin, 1st District Supervisor
Shirlee Zane, 3rd District Supervisor
James Gore, 4th District Supervisor
Lynda Hopkins, 5th District Supervisor

From: Bert Whitaker, Director of Regional Parks

Re: 2018/19 Annual Report on Park Mitigation Fees

INTRODUCTION

This Attachment 2 is our annual report on Park Mitigation Fees for FY 2018/19. Attachment 4 includes the financial statements for all seven Park Mitigation Fee areas, and includes a summary of fees collected and withdrawals made for the fiscal year 2018/19. These fees are submitted by developers and homebuilders for each new residential unit in the unincorporated county. The fee rate for FY 2018/19 was \$3,678.00 per developed unit. Attachment 3 is a map delineating the location and boundaries of the Park Mitigation Fee areas. Funding is transferred to projects within the area the fee was collected to provide regional facilities.

I. NARRATIVE SUMMARY OF FINANCIAL STATEMENT.

1. Fund balance at the beginning of fiscal year 2018/19.
The beginning fund balance on July 1, 2018 of all seven Park Mitigation funds was \$1,457,611.36.
2. Fees collected in 2018/19.
The amount of Park Mitigation fees collected was \$739,876.06. The total of all fees and miscellaneous revenue collected and credited to the Fund was \$739,876.06.
3. Interest earned on funds in FY 2018/19.
A total of \$33,259.37 was earned as interest on Park Mitigation fee funds. This interest is accrued and credited separately according to each mitigation area where it was earned and is available for future projects.
4. Appropriations and expenditures in FY 2018/19.

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The total amount appropriated and transferred to Capital Projects was \$720,335.00. No funding collected on or before FY 2013/14 remains in any of the seven Park Mitigation Fee Trust Accounts as of June 30, 2019.

- 5. Balance of funds as of June 30, 2019.

The balance of the Park Mitigation Fund as of June 30, 2019 was \$1,510,411.79.

II. SUMMARY OF ACCOMPLISHMENTS & ACHIEVEMENTS

In FY 2018/19 Park Mitigation fees totaling \$720,335.00 were transferred from the Park Mitigation Fee Trust funds to thirty four (34) projects. In most cases, Park Mitigation Fees were used as seed money to leverage grants and other matching contributions at a ratio of 7 to 1.

The following is a list of those park and recreation projects for which Park Mitigation fees were transferred in FY 2018/19.

Area #1 (Sonoma Coast)

Beginning Fund Balance:	\$ 49,424.05
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 51,492.00
Total Interest Earned:	\$ 1,384.05
Total Withdrawals:	(\$ 31,000.00)
Ending Fund Balance:	\$ 71,300.10

Summary of Expenditures

- \$10,000.00 in funding was transferred to **Bodega Bay Trail – Coastal North Harbor** for planning and design of the next 0.32 mile phase of the Bodega Bay Trail project. Mitigation funds leveraged a \$100,000 State Coastal Conservancy grant for planning the North Harbor, Harbor Coastal, and Smith Brothers Road Trail segments. This funding has also leveraged the awarded \$100,000 Conservancy grant and \$10,000 from the Sonoma County Regional Parks Foundation to prepare construction documents and permits for the Coastal North Harbor Trail.
- \$9,000.00 in funding was transferred to **Stillwater Cove Expansion** for ongoing acquisition negotiation efforts for a trail connection between Stillwater Cove Regional Park and Salt Point State Park. If a trail easement is secured, the Salt Point connector trail could be completed in 2024.

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- \$5,000.00 in funding was transferred to **Carrington Ranch** for acquisition and preliminary planning for public access for this 335-acre ranch on Highway 1, north of Bodega Bay. Mitigation funds leveraged collaboration and partnership funding with Sonoma County Agricultural Preservation & Open Space District. The property transfer was planned for 2017 but has been delayed by fire response and is now anticipated for early 2020.
- \$3,000.00 in funding was transferred to **Gualala Point Regional Park Expansion** for ongoing acquisition negotiation for lands near Gualala Point Regional Park and for access opportunities on the South Fork Gualala River. Mitigation funds leveraged collaboration and partnership funding discussions with Save the Redwoods League, State Coastal Conservancy, Sonoma Land Trust, Mendocino Land Trust, and Sonoma County Agricultural Preservation & Open Space District.
- \$2,000.00 in funding was transferred to **California Coastal Trail** for acquisition for trail easements. Work included reviewing and commenting on Caltrans proposed Highway 1 realignment as well as ongoing reviewing and responding to property development proposals and negotiating Coastal Trail alignments.
- \$2,000.00 in funding was transferred to **Wright Hill Ranch Preserve** property for acquisition and preliminary planning for public access for this 1,235-acre ranch adjacent to Sonoma Coast State Park. Mitigation funds leveraged collaboration with Sonoma County Agricultural Preservation & Open Space District. The property transfer is planned for 2020.

Area #2 (North County: Cloverdale, Windsor and Healdsburg Environs)

Beginning Fund Balance:	\$ 189,820.10
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 49,653.00
Total Interest Earned:	\$ 3,593.08
Total Withdrawals:	(\$106,268.00)
Ending Fund Balance:	\$ 136,798.18

Summary of Expenditures

- \$49,735.00 in funding was transferred to **Healdsburg Veterans Memorial Beach Redevelopment** for master plan work to expand uses and amenities and to address nearby population growth. These efforts facilitate securing funding donated from the City of Healdsburg, the bridge contractor, and Major Maintenance

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funding.

- \$35,000.00 in funding was transferred to **Riverfront Park Phase 3** for design and construction of lake and Russian River access. Mitigation funds leveraged a \$252,000 Sonoma County Agricultural Preservation and Open Space District matching grant and \$53,300 State Boating and Waterways grant. Minor construction work was completed and remaining construction is anticipated for 2020.
- \$15,533.00 in funding was transferred to **Russian River Bike Trail – Middle Reach** for acquisition work to create a multi-use trail paralleling the Russian River from Healdsburg to Wohler Bridge. Work included negotiations for a trail easement, and negotiating with four property owners for possible trail connections. These efforts facilitate securing grant funding in 2019 and negotiations will continue into future years.
- \$4,000.00 in funding was transferred to **Wohler Bridge Improvements** for design for renovating the existing facility including a new permanent restroom and upgrading and connecting river access pathways. Mitigation funds leveraged collaboration and partnership funding discussions with the Sonoma County Water Agency. These efforts facilitate securing grant funding in 2019.
- \$2,000.00 in funding was transferred to **Geyserville River Access** for planning and acquisition work for a new park and Russian River access to provide save access to the River and to meet the recreational needs of the community. These efforts facilitate securing future grant funding.

Area #3 (Russian River: Sebastopol Environs)

Beginning Fund Balance:	\$ 396,432.68
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 64,365.00
Total Interest Earned:	\$ 7,911.07
Total Withdrawals:	(\$124,500.00)
Ending Fund Balance:	\$ 344,208.75

Summary of Expenditures

- \$59,500.00 in funding was transferred to **Dutch Bill Creek Bikeway** for planning and acquisition work for 515 acres of forested uplands, riparian corridor, and open space that supports sections of the Dutch Bill Creek Bikeway. Work included completing title work, appraisal, and negotiations with a property

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owner and evaluating existing site conditions to determine feasible trail routes and trail connections to other public lands. These efforts facilitate securing grant funding in 2019.

- \$25,000.00 in funding was transferred to **West County Trail – Forestville Trails** for construction of a trailhead in Forestville and extending the current trail from its terminus near Pajaro Lane to the intersection of Highway 116 and Mirabel Road. Mitigation funds leveraged \$750,000 Sonoma County Agricultural Preservation and Open Space District grant to the Forestville Planning Association completing necessary acquisition and donation of the trail easement to the County, and \$200,000 Transportation Development Act - Article 3 state grant funding for construction in 2019.
- \$15,000.00 in funding was transferred to **Steelhead Beach Phase 3** for design and construction of a camp host site, walk-in campsites, and installation of shower fixtures in the existing restroom supporting the Russian River Water Trail project and allow multi-day river trips. These efforts leveraged major maintenance funding and construction is planned for 2020.
- \$10,000.00 in funding was transferred to **Russian River Water Trail – Lower Reach** for planning a coordinated system of river access sites and the associated water trail from the Forestville River Access to Jenner, including River access at Duncans Mills. Work included evaluating potential river access sites and facilitates and work is underway for a Russian River Water Trail Plan. These efforts facilitate securing grant funding in 2019.
- \$10,000.00 in funding was transferred to **West County Trail - Occidental Road** for acquisition and planning for a 0.87 mile trail paralleling Occidental Road from Highway 116 to the West County Trail/Occidental Road intersection, including intersection improvements. This trail segment will close the gap where current users must use the road shoulders to continue onto the West County Trail. Mitigation funds leveraged \$500,000 from the Sonoma County Regional Parks Foundation and facilitate securing future grant funding.
- \$5,000.00 in funding was transferred to **Petaluma-Sebastopol Trail** to complete planning work. Mitigation funds leveraged a \$209,436 Caltrans Sustainable Communities planning grant, \$6,564 from the City of Sebastopol, \$1,000 from the City of Petaluma, \$11,000 from Sonoma County Bicycle Coalition, and \$5,000 from Santa Rosa Cycling Club. The feasibility study was

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completed in February 2018. With future grant funding for design, possible acquisition, development, and construction of feasible segments could begin in the future.

Area #4 (Santa Rosa Area Environs)

Beginning Fund Balance:	\$ 66,436.12
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 395,385.00
Total Interest Earned:	\$ 5,968.63
Total Withdrawals:	(\$78,000.00)
Ending Fund Balance:	\$ 389,789.75

Summary of Expenditures

- \$50,000.00 in funding was transferred to **Hood Mountain Expansion** project for acquisition and acquisition efforts for park expansion to the north and east, and trail linkages to Sugarloaf Ridge State Park. This included the 162-acre Santa Rosa Creek Headwaters (Spaulding) property donation (\$319,410 value) and Mix property donation (\$90,000 value) from Sonoma Land Trust, and work to facilitate securing grant funding. These efforts facilitate securing grant funding in 2019.
- \$10,000.00 in funding was transferred to **Hood Mountain McCormick Addition** project for acquisition and acquisition efforts for the 244-acre McCormick Ranch property acquisition, master plan, trail improvements, and work to facilitate securing grant funding. Mitigation funds leveraged partnership with the Sonoma Land Trust and a \$250,000 State Parks grant and \$750,000 Resources Agency grant for McCormick Ranch acquisition. Acquisition is planned for 2020.
- \$10,000.00 in funding was transferred to **Taylor Mountain Phase 1** construction including a new park entrance, restroom, trailhead, equestrian and vehicle parking, picnic sits, and trails from the Petaluma Hill Road entry. Mitigation funds leveraged a \$750,000 State Parks Statewide Park Program grant, \$20,000 from the Sonoma County Regional Parks Foundation, donation of construction materials and equipment totaling over \$50,000, and thousands of volunteer hours for trail clearing and construction. Construction of the natural play area is planned for completion in 2019.
- \$5,000.00 in funding was transferred to **Hood Mountain –Lower Johnson Ridge Trail** for the planning and construction of trail alignment modifications that became necessary after the 2017 wildfires. Work was completed in 2019.

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- \$3,000.00 in funding was transferred to **West County Trail – Wright to Sebastopol Road** for acquisition and construction between North Wright Road and Sebastopol Road. Work included preliminary design for constructing a midblock crosswalk at North Wright Road, trail re-routing around a developer-proposed gas station for a 0.18 mile trail segment along the former railroad right-of-way. Trail rerouting is scheduled for 2019 or 2020.

Area #5 (Rohnert Park/Cotati/Petaluma Environs)

Beginning Fund Balance:	\$ 280,892.17
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 44,136.00
Total Interest Earned:	\$ 4,521.53
Total Withdrawals:	(\$232,567.00)
Ending Fund Balance:	\$ 96,982.70

Summary of Expenditures

- \$95,000.00 in funding was transferred to **Helen Putnam Varnhagen Addition** for design and construction of a new trail and staging area to connect Windsor Drive to Helen Putnam Regional Park through a 40-acre expansion associated with a housing development project. These efforts facilitate securing grant funding in 2019. Trail construction is complete and the staging area is planned for completion in 2019.
- \$62,000.00 in funding was transferred to **Copeland Creek Trail** for design and construction of a 2.6 mile trail from Sonoma State University to Crane Creek Regional Park. Mitigation funds leveraged collaboration with the Sonoma County Water Agency, Sonoma County Agricultural Preservation & Open Space District, the City of Rohnert Park, and private developer. The City of Rohnert Park is constructing the Petaluma Hill Road crossing, connecting trail segments, and leveraging the \$340,000 Open Space District matching grant for trail construction.
- \$48,067.00 in funding was transferred to the **San Francisco Bay Trail** project for design and cost estimating efforts and securing access via Highway 37 and 121 related projects. Mitigation Fees leveraged a \$100,000 grant from the Association of Bay Area Governments for an engineering study for a trail connecting to the existing Eliot Trail and the Tolay Creek Trail in the San Pablo Bay National Wildlife Refuge.
- \$17,500.000 in funding was transferred to **Crane Creek**

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Regional Park Expansion for acquisition efforts to secure an additional 75 acres adjacent to this regional park. Mitigation funds leveraged collaboration with the Sonoma County Water Agency, Sonoma County Agricultural Preservation & Open Space District, the City of Rohnert Park, and a private developer. These efforts facilitate property acquisition, with an appraised value of \$1.6 million, by the City of Rohnert Park for transfer at no cost to Regional Parks in 2020 or 2021.

- \$5,000.00 in funding was transferred to **Petaluma-Sebastopol Trail** for planning work. Mitigation funds leveraged a \$209,436 Caltrans Sustainable Communities planning grant, \$6,564 from the City of Sebastopol, \$1,000 from the City of Petaluma, \$11,000 from Sonoma County Bicycle Coalition, and \$5,000 from Santa Rosa Cycling Club. The feasibility study will be completed in February 2018. With future grant funding for design, possible acquisition, development, and construction of feasible segments could begin in the future.
- \$3,000 in funding was transferred to **San Francisco Bay Water Trail** for trailhead acquisition and planning for launching and landing sites on San Pablo Bay Petaluma River, and surrounding navigable tidal waterways. These efforts facilitate securing grant funding in 2019.
- \$2,000.00 in funding was transferred to **Bay Area Ridge Trail** for planning and design of a trail that is not already within Regional Park or State Park boundaries. This includes assessing trail alignments in the Petaluma area and from Petaluma to North Sonoma Mountain. These efforts facilitate collaboration for securing future grant funding.

Area #6 (Sonoma Valley)

Beginning Fund Balance:	\$ 255,479.36
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 124,730.56
Total Interest Earned:	\$ 5,278.63
Total Withdrawals:	(\$143,000.00)
Ending Fund Balance:	\$ 242,488.55

Summary of Expenditures

- \$60,000 in funding was transferred to **Sonoma Schellville Trail** for planning and for planning acquisition of the inactive railroad right-of-way between Sonoma and Schellville for a 4.8 mile trail. The County has acquired three trail easements. Mitigation funds

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leveraged \$100,000 in Sonoma County Transportation Authority Measure M funding and these efforts facilitate securing additional grant funding in 2020.

- \$50,000.00 in funding was transferred to the **Sonoma Valley Regional Park Expansion** for master planning work for two properties recently added to Sonoma Valley Regional Park and to construct connecting trails. Master Plan work for the additional 70 acres was completed September 2017. Mitigation funds leveraged \$150,000 from the Agricultural Preservation and Open Space District for initial public access. Restroom and group picnic area construction is planned for completion in 2019 or 2020.
- \$20,000.00 in funding was transferred to **Maxwell Farms Redevelopment** for community engagement and completing the master plan update. Mitigation funds leveraged a \$573,621 State Housing & Community Development Housing-Related Parks Program grant, a \$75,000 Community Development Block Grant, \$130,000 in Securitized Tobacco ADA funding, \$15,000 from Sonoma County Regional Parks Foundation, \$500,000 from Sonoma Valley Youth Soccer, \$30,000 from Sonoma Little League, and \$250,000 from the Sonoma County Agricultural Preservation and Open Space District matching grant program.
- \$5,000.00 in funding was transferred to the **San Francisco Bay Trail** project for design and cost estimating efforts and securing access via Highway 37 and 121 related projects. Mitigation Fees leveraged a \$100,000 grant from the Association of Bay Area Governments for an engineering study for a trail connecting the existing Eliot Trail and the Tolay Creek Trail in the San Pablo Bay National Wildlife Refuge.
- \$5,000.00 in funding was transferred to the **Sonoma Valley Trail** project for planning, acquisition to secure offer to dedicate trail easements over one private property, and acquisition efforts with Caltrans and City of Santa Rosa. Mitigation funds leveraged a \$190,575 Caltrans Community-Based Transportation Planning grant. The feasibility study was completed in February 2016. With future grant funding for design, acquisition, and development, construction could begin in 2020.
- \$3,000 in funding was transferred to **San Francisco Bay Water Trail** for trailhead acquisition and planning for launching and landing sites on San Pablo Bay, Sonoma Creek Estuary and surrounding navigable tidal waterways. These efforts facilitate collaboration for securing future grant funding.

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Area #7 (Larkfield-Wikiup)

Beginning Fund Balance:	\$ 219,126.88
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 10,114.50
Total Interest Earned:	\$ 4,602.38
Total Withdrawals:	(\$ 5,000.00)
Ending Fund Balance:	\$ 228,843.76

Summary of Expenditures

- \$5,000 in funding was transferred to the **Schopflin Fields Phase 3** project for collaboration with a non-profit sports organization for planning field construction.

III. **FINDINGS FOR FEES COLLECTED BUT NOT EXPENDED WITHIN THE FIVE-YEAR PERIOD.**

California Government Code requires that counties specifically report on fees that have remained unspent for a total of five years. In FY 2018/19 there were no park mitigation fees that were collected in or before FY 2013/14 and remain unspent.

Summary of Park Mitigation Fees

Sonoma County Regional Parks

Fiscal Year 2018-2019

Area	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	to Capital Projects	Refunds	PY A/R PRMD		Ending Cash Balance
1	49,424.05	47,814.00	3,678.00	1,384.05	31,000.00	-	-	-	\$ 71,300.10
2	189,820.10	49,653.00	-	3,593.08	106,268.00	-	-	-	\$ 136,798.18
3	396,432.68	64,365.00	-	7,911.07	124,500.00	-	-	-	\$ 344,208.75
4	66,436.12	395,385.00	-	5,968.63	78,000.00	-	-	-	\$ 389,789.75
5	280,892.17	47,814.00	(3,678.00)	4,521.53	232,567.00	-	-	-	\$ 96,982.70
6	255,479.36	124,730.56	-	5,278.63	143,000.00	-	-	-	\$ 242,488.55
7	219,126.88	10,114.50	-	4,602.38	5,000.00	-	-	-	\$ 228,843.76
	\$ 1,457,611.36	\$739,876.06	\$ -	\$33,259.37	\$ 720,335.00	\$ -	\$ -	\$ -	\$ 1,510,411.79

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Park Mitigation Area 1
Dept ID 29010800 / Fund 11112
Fund Name: Sonoma Coast/Gualala Basin Park Mitigation Trust
Fiscal Year 2018-19

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 49,424.05
July	\$ 3,678.00							\$ 53,102.05
August	\$ 7,356.00							\$ 60,458.05
September	\$ 3,678.00							\$ 64,136.05
October	\$ 3,678.00	\$ 3,678.00	\$ 256.69					\$ 71,748.74
November								\$ 71,748.74
December								\$ 71,748.74
January	\$ 11,034.00		\$ 347.90					\$ 83,130.64
February	\$ 3,678.00			\$ (31,000.00)				\$ 55,808.64
March	\$ 7,356.00							\$ 63,164.64
April	\$ 3,678.00		\$ 396.72					\$ 67,239.36
May	\$ 3,678.00							\$ 70,917.36
June			\$ 382.74					\$ 71,300.10
Total FY	\$ 47,814.00	\$ 3,678.00	\$ 1,384.05	\$ (31,000.00)	\$ -	\$ -	\$ -	\$ 71,300.10

Units 13 \$ 49,198.05

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/22/2019	166645	40901500	Stillwater Cove Park Expansion	\$ 9,000.00
2/22/2019	166645	40904100	Bodega Bay Bike & Pedestrian Trail - Coastal Harbor	\$ 10,000.00
2/22/2019	166645	40906500	Gualala Park Expansion	\$ 3,000.00
2/22/2019	166645	40906800	California Coastal Trail	\$ 2,000.00
2/22/2019	166645	40906900	Carrington Ranch Preserve	\$ 5,000.00
2/22/2019	166645	40908400	Wright (Poff) Ranch Preserve	\$ 2,000.00
Total FY				\$ 31,000.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
				\$ -
Total FY				\$ -

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Park Mitigation Area 2
Dept ID 29010900 / Fund 11113
Fund Name: North County (Cloverdale & Healdsburg) Park Mitigation Trust
Fiscal Year 2018-19

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 189,820.10
July								\$ 189,820.10
August	\$ 9,195.00							\$ 199,015.10
September	\$ 1,839.00							\$ 200,854.10
October			\$ 870.89					\$ 201,724.99
November								\$ 201,724.99
December	\$ 7,356.00							\$ 209,080.99
January	\$ 12,873.00		\$ 1,005.07					\$ 222,959.06
February				\$ (106,268.00)				\$ 116,691.06
March								\$ 116,691.06
April	\$ 7,356.00		\$ 994.53					\$ 125,041.59
May	\$ 7,356.00							\$ 132,397.59
June	\$ 3,678.00		\$ 722.59					\$ 136,798.18
Total FY	\$ 49,653.00	\$ -	\$ 3,593.08	\$ (106,268.00)	\$ -	\$ -	\$ -	\$ 136,798.18
Units	14		\$ 53,246.08					

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/22/2019	166645	40904800	Riverfront Park Phase 3	\$ 35,000.00
2/22/2019	166645	40908700	Russian River Bike Trail Middle Reach	\$ 15,533.00
2/22/2019	166645	40911000	Geyserville River Access	\$ 2,000.00
2/22/2019	166645	40911900	Healdsburg Veterans Memorial Beach Redevelopment	\$ 49,735.00
2/22/2019	166645	40912100	Wohler Beach Improvements	\$ 4,000.00
Total FY				\$ 106,268.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
Total FY				\$ -

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Park Mitigation Area 3
Dept ID 29011000 / Fund 11114
Fund Name: Russian River/Sebastopol Park Mitigation Trust
Fiscal Year 2018-19

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 396,432.68
July	\$ 5,517.00							\$ 401,949.68
August	\$ 14,712.00							\$ 416,661.68
September	\$ 7,356.00							\$ 424,017.68
October			\$ 1,822.72					\$ 425,840.40
November								\$ 425,840.40
December	\$ 5,517.00							\$ 431,357.40
January			\$ 2,122.81					\$ 433,480.21
February	\$ 1,839.00			\$ (124,500.00)				\$ 310,819.21
March	\$ 3,678.00							\$ 314,497.21
April	\$ 3,678.00		\$ 2,130.19					\$ 320,305.40
May	\$ 11,034.00							\$ 331,339.40
June	\$ 11,034.00		\$ 1,835.35					\$ 344,208.75
Total FY	\$ 64,365.00	\$ -	\$ 7,911.07	\$ (124,500.00)	\$ -	\$ -	\$ -	\$ 344,208.75
Units	19		\$ 72,276.07					

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/22/2019	166645	40903200	Petaluma to Sebastopol Trail	\$ 5,000.00
2/22/2019	166645	40903600	Steelhead Beach Phase 3	\$ 15,000.00
2/22/2019	166645	40908800	Russian River Water Trail Lower Reach	\$ 10,000.00
2/22/2019	166645	40909500	West County Trail Forestville Trailhead	\$ 25,000.00
2/22/2019	166645	40910400	Dutch Bill Creek Bikeway	\$ 59,500.00
2/22/2019	166645	40913100	West County Trail Occidental Road	\$ 10,000.00
Total FY				\$ 124,500.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
				\$ -
Total FY				\$ -

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Park Mitigation Area 4
Dept ID 29011100 / Fund 11115
Fund Name: Santa Rosa Park Mitigation Trust
Fiscal Year 2018-19

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 66,436.12
July	\$ 7,356.00							\$ 73,792.12
August	\$ 7,356.00							\$ 81,148.12
September	\$ 7,356.00							\$ 88,504.12
October	\$ 297,918.00		\$ 359.54					\$ 386,781.66
November	\$ 9,195.00							\$ 395,976.66
December	\$ 7,356.00							\$ 403,332.66
January			\$ 1,494.00					\$ 404,826.66
February	\$ 11,034.00			\$ (78,000.00)				\$ 337,860.66
March	\$ 1,839.00							\$ 339,699.66
April	\$ 14,447.51		\$ 2,096.60					\$ 356,243.77
May	\$ 264.49							\$ 356,508.26
June	\$ 31,263.00		\$ 2,018.49					\$ 389,789.75
Total FY	\$ 395,385.00	\$ -	\$ 5,968.63	\$ (78,000.00)	\$ -	\$ -	\$ -	\$ 389,789.75

Units 108 \$ 401,353.63

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/22/2019	166645	40900100	Hood Mountain Expansion	\$ 50,000.00
2/22/2019	166645	40900500	Hood Mountain Lower Johnson Ridge Trail	\$ 5,000.00
2/22/2019	166645	40904300	Taylor Mountain Phase 1	\$ 10,000.00
2/22/2019	166645	40909600	West County Trail North Wright Road to Sebastopol Road	\$ 3,000.00
2/22/2019	166645	40912500	Hood Mountain McCormick Addition	\$ 10,000.00
Total FY				\$ 78,000.00

Refunds			
Date	Journal ID	Dept ID	Description
Total FY			\$ -

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Park Mitigation Area 5
Dept ID 29011200 / Fund 11116
Fund Name: Rohnert Park/Cotati/Petaluma Park Mitigation Trust
Fiscal Year 2018-19

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 280,892.17
July	\$ -							\$ 280,892.17
August								\$ 280,892.17
September	\$ 11,034.00							\$ 291,926.17
October	\$ 14,712.00	\$ (3,678.00)	\$ 1,257.56					\$ 304,217.73
November								\$ 304,217.73
December	\$ 3,678.00							\$ 307,895.73
January	\$ 3,678.00		\$ 1,510.85					\$ 313,084.58
February				\$ (232,567.00)				\$ 80,517.58
March								\$ 80,517.58
April	\$ 3,678.00		\$ 1,246.68					\$ 85,442.26
May	\$ 11,034.00							\$ 96,476.26
June			\$ 506.44					\$ 96,982.70
Total FY	\$ 47,814.00	\$ (3,678.00)	\$ 4,521.53	\$ (232,567.00)	\$ -	\$ -	\$ -	\$ 96,982.70

Units 13 \$ 52,335.53

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/22/2019	166645	40900200	Helen Putnam Expansion Varnhagen Addition	\$ 95,000.00
2/22/2019	166645	40901200	Copeland Creek Trail	\$ 62,000.00
2/22/2019	166645	40902500	Crane Creek Park Expansion	\$ 17,500.00
2/22/2019	166645	40903200	Petaluma to Sebastopol Trail	\$ 5,000.00
2/22/2019	166645	40904600	San Francisco Bay Trail Petaluma	\$ 48,067.00
2/22/2019	166645	40910200	Bay Area Ridge Trail	\$ 2,000.00
2/22/2019	166645	40913900	San Francisco Bay Water Trail	\$ 3,000.00
Total FY				\$ 232,567.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
				\$ -
Total FY				\$ -

**AB 1600 Annual Report
Park Mitigation Area 6
Dept ID 29011300 / Fund 11117
Fund Name: Sonoma Valley Park Mitigation Trust
Fiscal Year 2018-19**

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 255,479.36
July	\$ 11,034.00							\$ 266,513.36
August	\$ 1,839.00							\$ 268,352.36
September								\$ 268,352.36
October	\$ 12,873.00		\$ 1,183.05					\$ 282,408.41
November	\$ 7,356.00							\$ 289,764.41
December	\$ 22,068.00							\$ 311,832.41
January	\$ 3,678.00		\$ 1,432.91					\$ 316,943.32
February	\$ 5,517.00			\$ (143,000.00)				\$ 179,460.32
March	\$ 5,517.00							\$ 184,977.32
April	\$ 18,390.00		\$ 1,465.21					\$ 204,832.53
May	\$ 19,907.56							\$ 224,740.09
June	\$ 16,551.00		\$ 1,197.46					\$ 242,488.55
Total FY	\$ 124,730.56	\$ -	\$ 5,278.63	\$ (143,000.00)	\$ -	\$ -	\$ -	\$ 242,488.55

Units 36 \$ 130,009.19

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/22/2019	166645	40902800	Sonoma Schellville Bike Trail	\$ 60,000.00
2/22/2019	166645	40902900	Sonoma Valley Trail	\$ 5,000.00
2/22/2019	166645	40903800	Sonoma Valley Regional Park Expansion	\$ 50,000.00
2/22/2019	166645	40905600	Maxwell Redevelopment	\$ 20,000.00
2/22/2019	166645	40909000	San Francisco Bay Trail Sonoma	\$ 5,000.00
2/22/2019	166645	40913900	San Francisco Bay Water Trail	\$ 3,000.00
Total FY				\$ 143,000.00

Refunds

Date	Journal ID	Dept ID	Description
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AB 1600 Annual Report
Park Mitigation Area 7
Dept ID 29011400 / Fund 11118
Fund Name: Larkfield/Wikiup Park Mitigation Trust
Fiscal Year 2018-19

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 219,126.88
July								\$ 219,126.88
August	\$ 919.50							\$ 220,046.38
September								\$ 220,046.38
October			\$ 980.61					\$ 221,026.99
November								\$ 221,026.99
December	\$ 3,678.00							\$ 224,704.99
January	\$ 3,678.00		\$ 1,103.06					\$ 229,486.05
February				\$ (5,000.00)				\$ 229,486.05
March								\$ 229,486.05
April	\$ 1,839.00		\$ 1,244.25					\$ 232,569.30
May								\$ 232,569.30
June			\$ 1,274.46					\$ 233,843.76
Total FY	\$ 10,114.50	\$ -	\$ 4,602.38	\$ (5,000.00)	\$ -	\$ -	\$ -	\$ 228,843.76

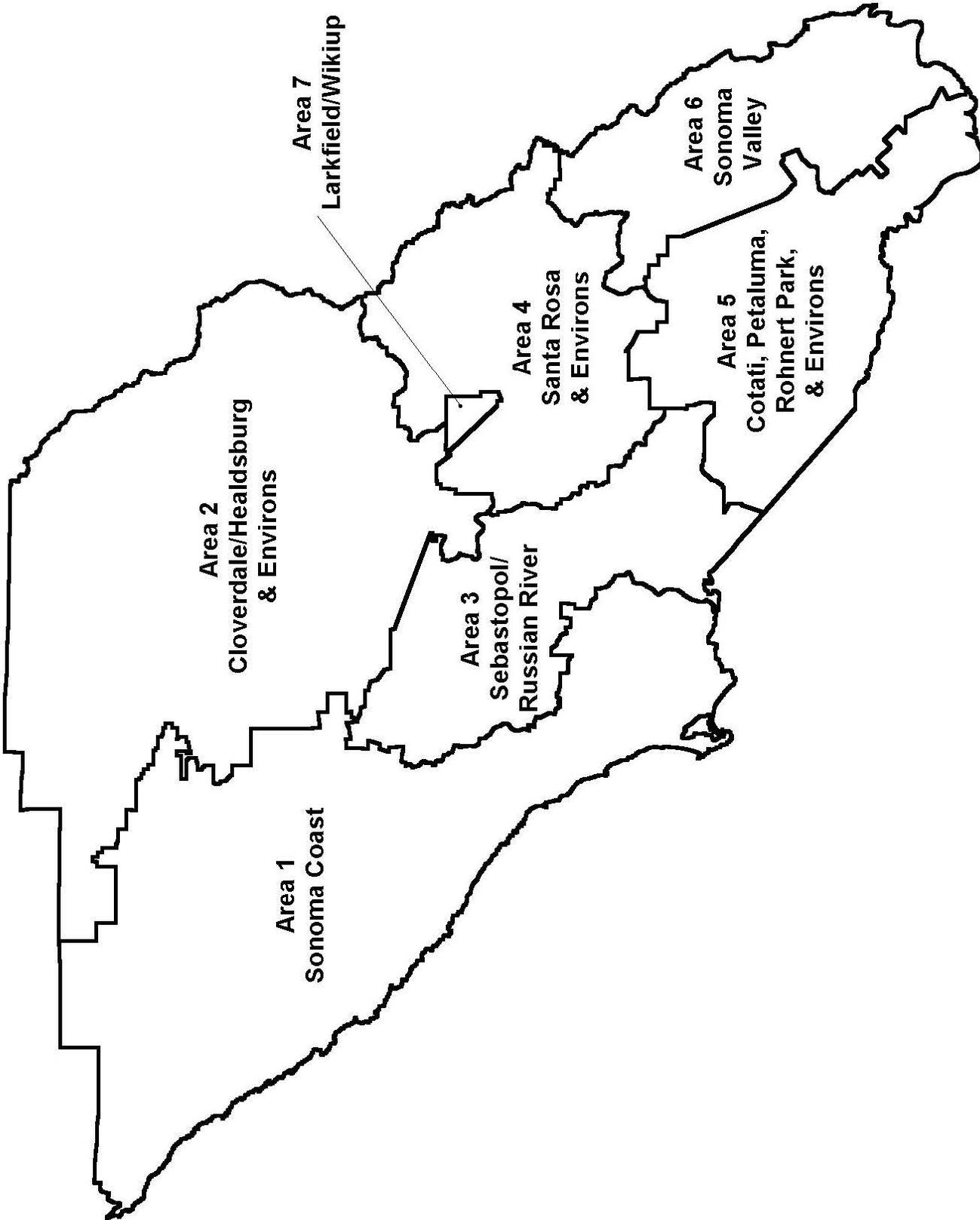
Units 4

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
	166645	40904000	Schopflin Fields	\$ 5,000.00
Total FY				\$ 5,000.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
				\$ -
Total FY				\$ -

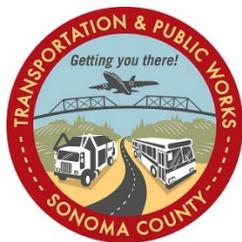


Sonoma County Regional Parks
2300 County Center Drive #120A
Santa Rosa, Ca. 95403
(707) 565-2041



Park Mitigation Fee Areas

ATTACHMENT- #3



**Integrated Waste
Road & Bridge Operations
Sonoma County Airport
Sonoma County Transit**

Johannes J. Hoevertsz, Director

**Trish Pisenti, Deputy Director- Transportation & Operations
Janice Thompson, Deputy Director- Engineering & Maintenance**

DATE: November 19, 2019
TO: Board of Supervisors
FROM: Johannes Hoevertsz, P.E., Director of Transportation and Public Works
SUBJECT: **2018-19 Status Report of the Countywide Development Fee Program**
(Traffic Mitigation Fee)

BACKGROUND: In May 1990, the Board established the Countywide Development Fees. These fees are kept in a separate fund account. In subsequent years, the Board has adopted revisions to the ordinance, which includes modifying the Road Improvement Summary, modifying the boundaries, increasing the fees, modifying language in the ordinance, changing how the fees are calculated, and making this ordinance consistent with others in the County.

The Department of Transportation and Public Works is required by the ordinance governing these fees to provide the Board of Supervisors with an annual review of the adequacy of these development fees. The following are results of the annual review, as well as required AB1600 information.

There is a reasonable relationship between the fee and the purpose for which it is charged in that development fees are used to finance traffic mitigation for capacity increasing/congestion reducing improvements to roadways as a result of a development project.

SUMMARY OF FINANCIAL ACTIVITY (between July 1, 2018 and June 30, 2019):
(for detail, refer to the AB1600 Annual Report Countywide Mitigation Fees)

<u>BEGINNING</u> <u>FUND BALANCE</u>	<u>DEPOSITS</u>	<u>INTEREST</u>	<u>WITHDRAWALS</u>	<u>RETURNED</u>	<u>ENDING</u> <u>FUND BALANCE</u>
7,219,652	1,243,597	275,018	(0)	(64,801)	8,673,466

Overall, the cash balance in the fund has increased by \$1,453,814 over the past year.

2018-19 Status Report of the Countywide Development Fee Program

Page Two

November 19, 2019

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED FOR EACH AREA OF THE COUNTY (between July 1, 2018 and June 30, 2019):

Trip Type	North	Central	West	South	Total
Residential	186.83	354.02	191.93	277.07	1,009.85
Commercial	217.08	17.80	28.28	438.90	702.06
Total New Trips	403.91	371.82	220.21	715.97	1,711.91

Note: Traffic mitigation fees are assessed based on the ADT expected to be generated by the project and on the type of area in which the development is occurring. Due to deferred payments and refunds, the Average Daily Traffic (ADT) totals may not equate to the amount of deposits.

ANNUAL, AUTOMATIC ADJUSTMENT OF FEES: The ordinance mandates an annual adjustment of the fees to reflect increases or decreases in the cost of construction. The increase to the fees reflects the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. This increase was 2.9%; therefore, the fees as of January 1, 2019, were as follows:

Fee Type	January 2018	2.9% Increase	January 2019
Residential Fee	\$801	X 1.029 =	\$824
Commercial Fee	\$245	X 1.029 =	\$252
Industrial Fee	\$224	X 1.029 =	\$230

STATUS OF PROJECTS WITHIN THE BOUNDARIES OF THIS DEVELOPMENT FEE AREA:

1. The following construction projects were completed in FY 2018-19:

No eligible projects were completed during the fiscal period.

2. Design engineering, right-of-way negotiations and construction engineering funded with, or eligible for, County-wide fees, was performed on the following projects in FY 2018-19:

No eligible projects were in-progress during the fiscal period.

3. The following projects are scheduled for/or currently under construction in FY 2019-20:

Dry Creek and Highway 101 Traffic Improvements.

2018-19 Status Report of the Countywide Development Fee Program

Page Three

November 19, 2019

FINDINGS FOR FEES WHICH REMAIN UNEXPENDED FOR FIVE YEARS: A balance of \$2,200,651 is under spent. This balance is planned to be spent on the following projects:

- Dry Creek Road and Highway 101 Traffic Improvements (C18002). TPW will be making a payment to the City of Healdsburg for \$160,000 in Fiscal Year 19-20 as a match to the City of Healdsburg's \$320,000 obligation for the project. This payment was planned to be made in 2018-19 however the project was delayed. The department will be requesting additional appropriations from the Board for this payment at the FY 2019-20 2nd quarter Consolidated Budget Adjustments.
- Airport Boulevard Widening Project (C18502). \$1,000,000 is budgeted to be expended for preliminary engineering on this project in 2019-20. The estimated cost for this project is \$5,400,000 and with \$2,000,000 coming from Measure M and \$3,400,000 coming from Countywide Mitigation fund. This project has been delayed due funding shortfalls and increased cost. The under spent funds from the last five years will be expended as this project moves to construction and is expected to be completed in 2021.

CONCLUSIONS: In the FY 2019-20 adopted budget for the Countywide and Sonoma Valley Traffic Improvement Funds, expenditure appropriations were included for the Airport Boulevard Widening Project totaling \$1,000,000 and \$160,000 for the Dry Creek and Hwy 101 Traffic Improvements. This is estimated to result in the current \$8,673,466 fund balance to end the fiscal year at approximately \$8,513,466 after the \$1,000,000 in anticipation of deposits and interest earnings and \$1,160,000 in expenditures.

The fee schedule, as adjusted in January 2019 by the Construction Cost Index and as called for in the existing ordinance, is adequate to meet eligible Road Improvement Program needs of the Countywide Traffic Mitigation Area and no ordinance modifications are proposed at this time.

Johannes Hoevertsz, P.E., Director
Department of Transportation and Public Works

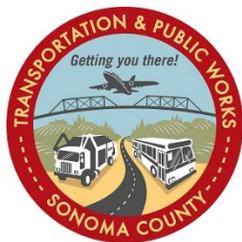
**AB 1600 Annual Report
Countywide Mitigation Fees**

**Fund Name: Countywide Traffic Mitigation
Fiscal Year: 2018-19**

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
					\$7,219,652
Jul-18	\$ 65,873	\$ 40,678	--	--	\$7,326,203
Aug-18	\$ 61,589	--	--	--	\$7,387,792
Sep-18	\$ 61,965	--	--	\$ (64,801)	\$7,384,957
Oct-18	\$187,415	\$ 32,589	--	--	\$7,604,960
Nov-18	\$ 24,772	--	--	--	\$7,629,732
Dec-18	\$439,263	--	--	--	\$8,068,995
Jan-19	\$ 55,759	\$ 38,899	--	--	\$8,163,653
Feb-19	\$ 39,488	--	--	--	\$8,203,141
Mar-19	\$ 36,237	--	--	--	\$8,239,378
Apr-19	\$ 97,625	\$ 44,596	--	--	\$8,381,599
May-19	\$ 63,966	--	--	--	\$8,445,566
Jun-19	\$109,646	\$118,255	--	--	\$8,673,467
	<u>\$ 1,243,597</u>	<u>\$ 275,018</u>	<u>\$ --</u>	<u>\$ (64,801)</u>	<u>\$ 8,673,466</u>

Summary of Withdrawals

<u>Job Number</u>	<u>FY 18-19 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
	0	0%	0
	0		



Integrated Waste
Road & Bridge Operations
Sonoma County Airport
Sonoma County Transit

Johannes J. Hovertsz, Director

Trish Pisenti, Deputy Director- Transportation & Operations
Janice Thompson, Deputy Director- Engineering & Maintenance

DATE: November 19, 2019
TO: Board of Supervisors
FROM: Johannes Hovertsz, P.E., Director of Transportation and Public Works
SUBJECT: 2018-19 Status Report of the Sonoma Valley Development Fee Program
(Traffic Mitigation Fee)

BACKGROUND: In 1989, the Board of Supervisors adopted Ordinance No. 4073 establishing development fees to finance the improvements of certain public facilities and services within the Sonoma Valley area. These fees are kept in a separate fund account. In subsequent years, the Board has adopted revisions to the ordinance, which include modifying the Road Improvement Summary, increasing the fees, modifying language in the ordinance, changing how the fees are calculated, and making this ordinance consistent with others in the County.

The Department of Transportation and Public Works is required by the ordinance governing these fees to provide the Board of Supervisors with an annual review of the adequacy of these development fees. The following are results of the annual review, as well as required AB1600 information.

SUMMARY OF FINANCIAL ACTIVITY (between July 1, 2018 and June 30, 2019):
(for detail, refer to the AB1600 Annual Report Sonoma Valley Mitigation Fees)

<u>BEGINNING</u> <u>FUND BALANCE</u>	<u>DEPOSITS</u>	<u>INTEREST</u>	<u>WITHDRAWALS</u>	<u>RETURNED</u>	<u>ENDING</u> <u>FUND BALANCE</u>
923,746	77,713	31,616	(165,477)	-	867,598

Overall, the fund balance in the fund has decreased \$56,148 over the past year.

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED IN THE SONOMA VALLEY. (between July 1, 2018 and June 30, 2019):

Trip Type	Sonoma Valley
Residential	0
Commercial	28.28
Total New Trips	28.28

2018-19 Status Report of the Sonoma Valley Development Fee Program

Page Two

November 19, 2019

Note: Traffic mitigation fees are assessed based on the ADT expected to be generated by the project and on the type of area in which the development is occurring. Due to deferred payments and refunds, the Average Daily Traffic (ADT) totals may not equate to the amount of deposits.

ANNUAL, AUTOMATIC ADJUSTMENT OF FEES: The ordinance mandates an annual adjustment of the fees to reflect increases or decreases in the cost of construction. The increase to the fees reflects the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. This increase was 2.9%; therefore, the fees as of January 1, 2019, were as follows:

Fee Type	January 2018	2.9% Increase	January 2019
Residential Fee	\$801	X 1.029 =	\$824
Commercial Fee	\$245	X 1.029 =	\$252
Industrial Fee	\$224	X 1.029 =	\$230

STATUS OF PROJECTS WITHIN THE BOUNDARIES OF THIS DEVELOPMENT FEE AREA:

1. The following construction projects were completed in FY 2018-19:

No eligible projects were completed during the fiscal period.

2. Design engineering, right-of-way negotiations and construction engineering funded with, or eligible for, County-wide fees, was performed on the following projects in FY 2018-19:

C01147 Boyes Bridge Replacement Project

3. The following projects are scheduled for/or currently under construction in FY 2019-20:

C01147 Boyes Boulevard Bridge Replacement should begin construction by the end of FY 2019-20.

FINDINGS FOR FEES WHICH REMAIN UNEXPENDED FOR FIVE YEARS: No fees remained unexpended for five years within the Sonoma Valley Traffic Mitigation fund.

2018-19 Status Report of the Sonoma Valley Development Fee Program

Page Three

November 19, 2019

CONCLUSIONS: Expenditure appropriations in the amount of \$300,000 were included in the Adopted FY 2019-20 Road Division budget for the Sonoma Valley Fund. This combination of estimated expenditures is estimated to reduce the current \$867,598 fund balance to approximately \$692,598 in anticipation of deposits and interest earnings of \$125,000 in FY 2019-20.

The fee schedule, as adjusted in January 2019 by the Construction Cost Index and as called for in the existing ordinance, is adequate to meet eligible Road Improvement Program needs of the Sonoma Valley Traffic Mitigation Area and no ordinance modifications are proposed at this time.

Johannes Hoevertsz, P.E., Director
Department of Transportation and Public Works

**AB 1600 Annual Report
Sonoma Valley Mitigation Fees**

**Fund Name: Sonoma Valley Traffic Mitigation
Fiscal Year: 2018-19**

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
					\$923,746.00
Jul-18	\$ 3,853	\$ 5,960	--	--	\$933,559.08
Aug-18	\$ 14,358	--	--	--	\$947,917.48
Sep-18	\$ 5,779	--	--	--	\$953,696.68
Oct-18	\$ 3,853	\$ 4,213	--	--	\$961,762.68
Nov-18	\$ 3,853	--	--	--	\$965,616.02
Dec-18	\$ 15,267	--	--	--	\$980,883.05
Jan-19	\$ 3,853	\$ 4,774	--	--	\$989,510.26
Feb-19	\$ 3,853	--	(165,477)	--	\$827,885.76
Mar-19	--	--	--	--	\$827,885.76
Apr-19	\$ 3,781	\$ 4,851	--	--	\$836,517.07
May-19	\$ 11,558	--	--	--	\$848,075.47
Jun-19	\$ 7,706	\$11,817	--	--	\$867,598.00
	<u>\$ 77,713</u>	<u>\$ 31,616</u>	<u>\$ (165,477)</u>	<u>\$ --</u>	<u>\$ 867,598.00</u>

Summary of Withdrawals

<u>Job Number</u>	<u>FY 18-19 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
C01147 Boyes Bridge	(165,477)	1%	2021
	(165,477)		