

AB 1600

DEVELOPMENT FEES ANNUAL REPORT

**County of Sonoma
Board of Supervisors
December 11, 2018**

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December 11, 2018

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

From: Bert Whitaker, Director of Regional Parks

Re: 2017/18 Annual Report on Park Mitigation Fees

INTRODUCTION

This Attachment 1 is our annual report on Park Mitigation Fees for FY 2017/18. Attachment 2 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 2017/18. These fees are submitted by developers and home builders for each new residential unit in the unincorporated county. The fee rate for FY 2017/18 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 2017/18.

The beginning fund balance on July 1, 2017 of all seven Park Mitigation funds was \$1,420,722.54.

2. Fees collected in 2017/18.

The amount of Park Mitigation fees collected was \$679,004.00. The total of all fees and miscellaneous revenue collected and credited to the Fund was \$679,004.00.

3. Interest earned on funds in FY 2017/18.

A total of \$23,559.82 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 2017/18.

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The total amount appropriated and transferred to Capital Projects was \$665,675. There were no fees refunded to individuals for canceled building permits. No funding collected on or before FY 2012/13 remains in any of the seven Park Mitigation Fee Trust Accounts as of June 30, 2018.

- 5. Balance of funds as of June 30, 2018.

The balance of the Park Mitigation Fund as of June 30, 2018 was \$1,457,611.36.

II. SUMMARY OF ACCOMPLISHMENTS & ACHIEVEMENTS

In FY 2017/18 Park Mitigation fees totaling \$665,675.00 were transferred from the Park Mitigation Fee Trust funds to thirty seven (37) projects. In most cases, Park Mitigation Fees were used as seed money 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 2017/18.

Area #1 (Sonoma Coast)

Beginning Fund Balance:	\$ 157.41
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 77,751.00
Total Interest Earned:	\$ 428.64
Total Withdrawals:	(\$ 28,913.00)
Ending Fund Balance:	\$ 49,424.05

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.
- \$5,735.00 in funding was transferred to **Gualala Point Regional Park Expansion** for ongoing acquisition negotiation efforts with Gualala Redwoods, Inc. for remaining lands held with the company near Gualala Point Regional Park and for access opportunities on the South Fork Gualala River. Mitigation funds

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leveraged collaboration and partnership funding discussions with Save the Redwoods League, State Coastal Conservancy, Sonoma Land Trust, and Sonoma County Agricultural Preservation & Open Space District.

- \$3,003.00 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 late 2018 or early 2019.
- \$3,000.00 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 2020.
- \$2,500.00 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.
- \$2,175.00 in funding was transferred to **Bodega Bay Trail – Smith Brothers Road** for planning and design of the next 0.37 mile phase of the Bodega Bay Trail project primarily on county and some on state road right of way to Bird Walk Coastal Access.
- \$2,000.00 in funding was transferred to **Timber Cove California Coastal Trail** for reviewing a potential offer to dedicate a future segment of the California Coastal Trail and responding to a planning referral for California Coastal Trail related to Timber Cove Inn. Work included negotiating trail alignment with the property owners.
- \$500.00 in funding was transferred to **Bodega Bay Trail – Coastal Harbor** for reviewing a potential offer to dedicate a future segment of the California Coastal Trail. Work included negotiating trail alignment with the property owner.

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

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Beginning Fund Balance:	\$ 185,155.28
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 97,467.00
Total Interest Earned:	\$ 3,261.82
Total Withdrawals:	(\$ 96,064.00)
Ending Fund Balance:	\$ 189,820.10

Summary of Expenditures

- \$50,000.00 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 2018.
- \$19,564.00 in funding was transferred to **Shiloh Ranch Phase 4** for designing the 2 mile unpaved North Loop Trail. Design work is underway in partnership with Redwood Empire Mountain Bike Alliance. These efforts will facilitate securing grant funding in the future for trail development.
- \$15,000.00 in funding was transferred to **Russian River Water Trail – Upper Reach** for acquisition work to create a coordinated system of river access sites between the Mendocino County line and Healdsburg Memorial Beach. Work included researching and evaluating property title information for former Caltrans property with Russian River access and negotiating with 5 property owners north and south of Cloverdale.
- \$10,000.00 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 2018 and negotiations will continue into future years.
- \$1,500.00 in funding was transferred to **Shiloh Ranch Renovation** for design to improve a damaged creek crossing, restoring eroded creek channels, trail renovation, and reconditioning roads and trails used for emergency access. Mitigation funds were used for design after some slope stabilization and restoration work funded by others in response to October 2017 wildfire damage. These efforts facilitate securing grant funding in 2020.

Area #3 (Russian River: Sebastopol Environs)

Beginning Fund Balance:	\$ 397,318.59
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 115,857.00
Total Interest Earned:	\$ 6,167.09
Total Withdrawals:	(\$122,910.00)
Ending Fund Balance:	\$ 396,432.68

Summary of Expenditures

- \$72,984.00 in funding was transferred to **West County Trail – Forestville Trails** for acquisition and 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.
- \$20,000.00 in funding was transferred to **Russian River Bike Trail – Lower Reach** for planning and acquisition work to create a multi-use trail paralleling the Russian River from Forestville to Jenner. Work included creating a project scope and securing local matching funds to apply for state transportation planning grant funding in 2017. Mitigation funds leveraged a \$620,000 Caltrans Sustainable Communities Planning Grant, \$120,000 Northern Sonoma County Air Quality Control District grant, and \$25,000 Russian River Recreation & Parks District, \$5,000 Monte Rio Recreation & Park District, \$5,000 Regional Parks Foundation, and \$5,000 Korbek funding.
- \$19,926.00 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 2020.
- \$5,500.00 in funding was transferred to **Dutch Bill Creek Bikeway** for planning and acquisition work for a 5.5 mile trail from Occidental to Monte Rio. Work included negotiations with a property owner and evaluating existing site conditions to

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determine feasible trail routes and trail connections to other public lands. These efforts facilitate securing grant funding in 2018.

- \$2,000.00 in funding was transferred to **West County Trail Bridge Replacement** for removal of two former railroad trestle bridges and replacing with single span bridges and concrete abutments and retaining walls. Mitigation funds leveraged a \$770,000 Metropolitan Transportation Commission’s One Bay Area grant. Construction is planned for 2021.
- \$1,000.00 in funding was transferred to **West County Trail - Green Valley Road** for acquisition and planning for a 0.26 mile trail paralleling Green Valley Road between Ross Road and Atascadero Creek. This trail segment will close the gap between Forestville and Graton. These efforts facilitate securing future grant funding.
- \$1,000.00 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. These efforts facilitate securing future grant funding.
- \$500.00 in funding was transferred to **West County Trail – Wright Road to Sebastopol Road** for acquisition for trail alignment between North Wright Road and Sebastopol Road. Work included with private property for a future trail easement and crosswalk when the property develops. These efforts facilitate securing future grant funding.

Area #4 (Santa Rosa Area Environs)

Beginning Fund Balance:	\$ 249,886.82
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 69,882.00
Total Interest Earned:	\$ 3,667.30
Total Withdrawals:	(\$257,000.00)
Ending Fund Balance:	\$ 66,436.12

Summary of Expenditures

- \$230,000.00 in funding was transferred to **Andy’s Unity Park** to complete construction of this new community park south of Santa Rosa. Mitigation funds leveraged a \$1,084,239 Matching Grant from the Sonoma County Agricultural Preservation and Open

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Space District.

- \$27,000.00 in funding was transferred to **Taylor Mountain Phase 1** construction including a new park entrance, 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 and restroom is planned for completion in 2018.

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

Beginning Fund Balance:	\$ 255,124.03
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 75,399.00
Total Interest Earned:	\$ 3,943.14
Total Withdrawals:	(\$ 53,574.00)
Ending Fund Balance:	\$ 280,892.17

Summary of Expenditures

- \$25,000.00 in funding was transferred to **Helen Putnam Varnhagen Addition** for design, environmental review and construction of a new trail and staging area to connect Windsor Drive to Helen Putnam Regional Park through a 40-acre expansion acquired in 2003. These efforts facilitate securing grant funding in 2018. With additional funding trail construction could begin in 2018.
- \$7,500.000 in funding was transferred to **Crane Creek 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 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 2019.
- \$5,000.00 in funding was transferred to **Helen Putnam – Kelly Creek Trail** for design of a trail within park boundaries to a Developer-planned trail along Kelly Creek within Petaluma city limits. Mitigation Fees leveraged \$800,000 in recommended Matching Grant funding from the Sonoma County Agricultural Preservation & Open Space District. This trail construction could

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begin in 2019.

- \$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 to 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 **Sonoma Mountain Environs** for property evaluation for acquisition and trail connection opportunities for work in partnership with Sonoma County Agricultural Preservation and Open Space District, Sonoma Land Trust, and other partners. These efforts facilitate securing grant funding in 2019.
- \$3,000.00 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 transferring \$340,000 Open Space District matching grant to Regional Parks for trail construction.
- \$2,000.00 in funding was transferred to **Bellevue Creek Trail** for property evaluation for acquisition and constructing a trail from Stony Point Road to Petaluma Hill Road along the Sonoma County Water Agency's Bellevue-Wilfred channel. These efforts facilitate collaboration with the Water Agency and securing grant funding in 2019.
- \$1,074.00 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 2020.

Area #6 (Sonoma Valley)

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Beginning Fund Balance:	\$ 241,018.22
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 117,696.00
Total Interest Earned:	\$ 3,979.14
Total Withdrawals:	(\$107,214.00)
Ending Fund Balance:	\$ 255,479.36

Summary of Expenditures

- \$36,500.00 in funding was transferred to the **Maxwell Farms Redevelopment** for community engagement and preparing the master plan update. Mitigation funds leveraged 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 a recommendation for \$250,000 from the Sonoma County Agricultural Preservation and Open Space District matching grant program.
- \$30,214.00 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 2018.
- \$20,000.00 in funding was transferred to the **Larson Park Improvements** project for community engagement and preparing the master plan update. These efforts facilitate securing grant funding in 2019.
- \$10,000.00 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.
- \$9,500 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

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National Wildlife Refuge.

- \$1,000.00 in funding was transferred to the **Hood Mountain Graywood Trail** project for planning, permitting, and developing a trail and trailhead on an existing easement on the former Graywood Ranch property. Funding was used to negotiate the preferred trail alignment. The trail will be constructed from Highway 12 to the Ceanothus Preserve and connect with Hood Mountain Regional Park and Open Space Preserve. These efforts facilitate securing grant funding in 2019.

Area #7 (Larkfield-Wikiup)

Beginning Fund Balance:	\$ 92,062.19
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 124,952.00
Total Interest Earned:	\$ 2,112.69
Total Withdrawals:	(\$ 0.00)
Ending Fund Balance:	\$ 219,126.88

Summary of Expenditures

- There are no current projects involving park mitigation fees. As additional park mitigation fees are accrued, funding will be transferred to the Schopflin Fields project for Phase 3 construction and to the Mark West Creek Trail project for trail 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 2017/18 there were no park mitigation fees that were collected in or before FY 2012/13 and remain unspent.

Summary of Park Mitigation Fees

Sonoma County Regional Parks

Fiscal Year 2017-2018

Area	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	Fees		PY		Ending Cash Balance
					Transferred to Capital Projects	Refunds	A/R PRMD	A/R PRMD	
1	157.41	77,751.00	-	428.64	28,913.00	-	-	-	\$ 49,424.05
2	185,155.28	97,467.00	-	3,261.82	96,064.00	-	-	-	\$ 189,820.10
3	397,318.59	115,857.00	-	6,167.09	122,910.00	-	-	-	\$ 396,432.68
4	249,886.82	69,882.00	-	3,667.30	257,000.00	-	-	-	\$ 66,436.12
5	255,124.03	75,399.00	-	3,943.14	53,574.00	-	-	-	\$ 280,892.17
6	241,018.22	117,696.00	-	3,979.14	107,214.00	-	-	-	\$ 255,479.36
7	92,062.19	124,952.00	-	2,112.69	-	-	-	-	\$ 219,126.88
	\$ 1,420,722.54	\$ 679,004.00	\$ -	\$ 23,559.82	\$ 665,675.00	\$ -	\$ -	\$ -	\$ 1,457,611.36

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Park Mitigation Area 1
Dept ID 29010800 / Fund 11112
Fund Name: Sonoma Coast/Gualala Basin Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 157.41
July	\$ 7,356.00							\$ 7,513.41
August								\$ 7,513.41
September	\$ 3,678.00							\$ 11,191.41
October			\$ 18.58					\$ 11,209.99
November	\$ 4,191.00							\$ 15,400.99
December	\$ 11,034.00							\$ 26,434.99
January			\$ 49.52					\$ 26,484.51
February	\$ 7,356.00							\$ 33,840.51
March	\$ 3,678.00							\$ 37,518.51
April	\$ 25,746.00		\$ 109.98					\$ 63,374.49
May	\$ 11,034.00			\$ (8,738.00)				\$ 65,670.49
June	\$ 3,678.00		\$ 250.56	\$ (20,175.00)				\$ 49,424.05
Total FY	\$ 77,751.00	\$ -	\$ 428.64	\$ (28,913.00)	\$ -	\$ -	\$ -	\$ 49,424.05

Units 22 \$ 78,179.64

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	140941	40904100	Bodega Bay Bike & Pedestrian Trail - Coastal North Harbor	\$ 2,500.00
5/25/2018	140941	40904400	Bodega Bay Bike & Pedestrian Trail - Coastal Harbor	\$ 500.00
5/25/2018	140941	40906500	Gualala Park Expansion	\$ 2,735.00
5/25/2018	140941	40906800	California Coastal Trail	\$ 2,500.00
5/25/2018	140941	40906900	Carrington Ranch Preserve	\$ 503.00
6/4/2018	141726	40901500	Stillwater Cove Park Expansion	\$ 3,000.00
6/4/2018	141726	40902100	Timber Cove California Coastal Trail	\$ 2,000.00
6/4/2018	141726	40904100	Bodega Bay Bike & Pedestrian Trail - Coastal North Harbor	\$ 7,500.00
6/4/2018	141726	40905300	Bodega Bay Bike & Pedestrian Trail - Smith Bros	\$ 2,175.00
6/4/2018	141726	40906400	Carrington Ranch Preserve	\$ 2,500.00
6/4/2018	141726	40906500	Gualala Park Expansion	\$ 3,000.00
Total FY				\$ 28,913.00

Refunds

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

AB 1600 Annual Report
Park Mitigation Area 3
Dept ID 29011000 / Fund 11114
Fund Name: Russian River/Sebastopol Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 397,318.59
July	\$ 11,034.00							\$ 408,352.59
August	\$ 3,678.00							\$ 412,030.59
September								\$ 412,030.59
October	\$ 7,356.00		\$ 1,232.34					\$ 420,618.93
November	\$ 14,712.00							\$ 435,330.93
December	\$ 14,712.00							\$ 450,042.93
January	\$ 14,712.00		\$ 1,365.59					\$ 466,120.52
February	\$ 7,356.00							\$ 473,476.52
March	\$ 7,356.00							\$ 480,832.52
April	\$ 3,678.00		\$ 1,663.17					\$ 486,173.69
May	\$ 14,712.00			\$ (24,000.00)				\$ 476,885.69
June	\$ 16,551.00		\$ 1,905.99	\$ (98,910.00)				\$ 396,432.68
Total FY	\$ 115,857.00	\$ -	\$ 6,167.09	\$ (122,910.00)	\$ -	\$ -	\$ -	\$ 396,432.68

Units 32 \$ 122,024.09

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	0000140941	40909500	West County Trail - Forestville Trailhead	\$ 2,500.00
5/25/2018	0000140941	40910400	Dutch Bill Creek Bikeway	\$ 5,500.00
5/25/2018	0000140941	40903200	Petaluma to Sebastopol Trail	\$ 16,000.00
6/30/2018	0000141726	40901600	Russian River Bike Trail Lower Reach	\$ 20,000.00
6/30/2018	0000141726	40903200	Petaluma to Sebastopol Trail	\$ 3,926.00
6/30/2018	0000141726	40909500	West County Trail - Forestville Trailhead	\$ 70,484.00
6/30/2018	0000141726	40909600	West County Trail - Wright to Sebastopol Road	\$ 500.00
6/30/2018	0000141726	40912800	West County Trail - Bridge Replacement Ph2	\$ 2,000.00
6/30/2018	0000141726	40913000	West County Trail - Green Valley Road	\$ 1,000.00
6/30/2018	0000141726	40913100	West County Trail - Occidental Road	\$ 1,000.00
Total FY				\$ 122,910.00

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 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 249,886.82
July								\$ 249,886.82
August								\$ 249,886.82
September	\$ 25,746.00							\$ 275,632.82
October			\$ 767.08					\$ 276,399.90
November	\$ 7,356.00							\$ 283,755.90
December	\$ 3,678.00							\$ 287,433.90
January	\$ 3,678.00		\$ 891.42					\$ 292,003.32
February	\$ 7,356.00							\$ 299,359.32
March	\$ 7,356.00							\$ 306,715.32
April	\$ 3,678.00		\$ 1,057.88					\$ 311,451.20
May	\$ 7,356.00			\$ (225,000.00)				\$ 93,807.20
June	\$ 3,678.00		\$ 950.92	\$ (32,000.00)				\$ 66,436.12
Total FY	\$ 69,882.00	\$ -	\$ 3,667.30	\$ (257,000.00)	\$ -	\$ -	\$ -	\$ 66,436.12

Units 19 \$ 73,549.30

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	0000140941	40908300	Andy's Unity Park	\$ 205,000.00
5/25/2018	0000140941	40904300	Taylor Mountain Phase 1	\$ 20,000.00
6/30/2018	0000148726	40904300	Taylor Mountain Phase 1	\$ 7,000.00
6/30/2018	0000148726	40908300	Andy's Unity Park	\$ 25,000.00
Total FY				\$ 257,000.00

Refunds

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

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Park Mitigation Area 7
Dept ID 29011400 / Fund 11118
Fund Name: Larkfield/Wikiup Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 92,062.19
July								\$ 92,062.19
August								\$ 92,062.19
September	\$ 3,678.00							\$ 95,740.19
October			\$ 279.37					\$ 96,019.56
November								\$ 96,019.56
December								\$ 96,019.56
January	\$ 110,240.00		\$ 305.04					\$ 206,564.60
February	\$ 7,356.00							\$ 213,920.60
March								\$ 213,920.60
April			\$ 651.59					\$ 214,572.19
May	\$ 3,678.00							\$ 218,250.19
June			\$ 876.69					\$ 219,126.88
Total FY	\$ 124,952.00	\$ -	\$ 2,112.69	\$ -	\$ -	\$ -	\$ -	\$ 219,126.88

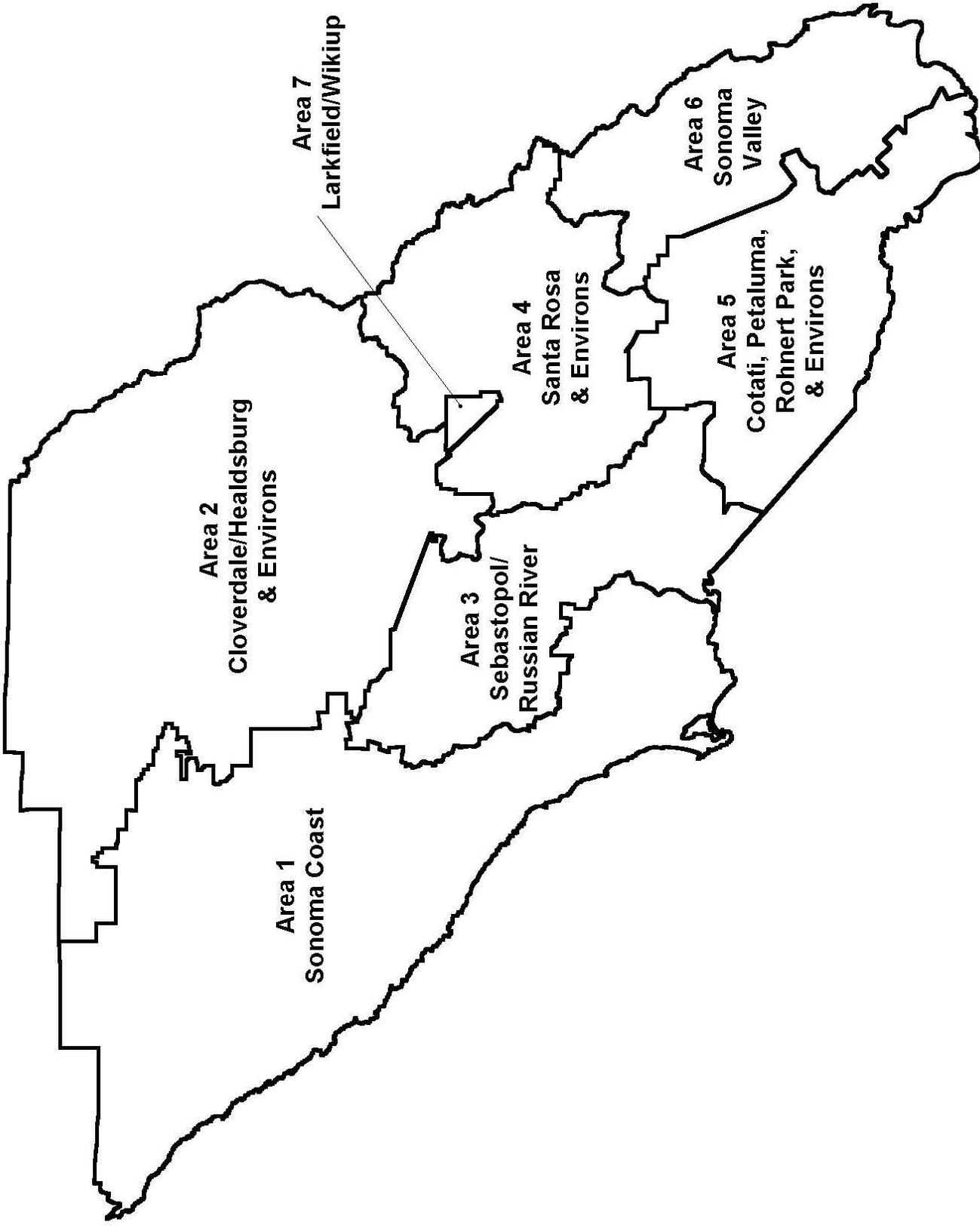
Units 34

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
Total FY				<u>\$ -</u>

Refunds

Date	Journal ID	Dept ID	Description	Amount
Total FY				<u>\$ -</u>



Park Mitigation Fee Areas



Sonoma County Regional Parks
2300 County Center Drive #120A
Santa Rosa, Ca. 95403
(707) 565-2041
ATTACHMENT- #3





DATE: October 23, 2018

TO: Board of Supervisors

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

SUBJECT: 2017-18 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, 2017 and June 30, 2018):
(for detail, refer to the AB1600 Annual Report Countywide Mitigation Fees)

<u>BEGINNING</u>					<u>ENDING</u>
<u>FUND BALANCE</u>	<u>DEPOSITS</u>	<u>INTEREST</u>	<u>WITHDRAWALS</u>	<u>RETURNED</u>	<u>FUND BALANCE</u>
5,881,033	1,350,495	72,300	(0)	(84,176)	7,219,652

Overall, the cash balance in the fund has increased by \$1,338,619 over the past year.

2017-18 Status Report of the Countywide Development Fee Program

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SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED FOR EACH AREA OF THE COUNTY (between July 1, 2017 and June 30, 2018):

Trip Type	North	Central	West	South	Total
Residential	344.58	171.62	377.74	340.09	1,234.04
Commercial	561.78	52.44	28.72	54.89	1,703.36
Total New Trips	906.36	224.06	406.46	394.98	2,937.40

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 3.2%; therefore, the fees as of January 1, 2018, were as follows:

Fee Type	January 2017	3.2% Increase	January 2018
Residential Fee	\$776	X 1.032 =	\$801
Commercial Fee	\$237	X 1.032 =	\$245
Industrial Fee	\$217	X 1.032 =	\$224

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

1. The following construction projects were completed in FY 2017-18:

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 2017-18:

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

3. The following projects are scheduled for/or currently under construction in FY 2018-19:

Dry Creek Road and Highway 101 Traffic Improvement Project

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FINDINGS FOR FEES WHICH REMAIN UNEXPENDED FOR FIVE YEARS: A balance of \$1,149,047 is under spent. This balance is planned to be spent on the following projects:

- # C18002 Traffic Improvements at intersection of Dry Creek Road and Highway 101
- # C18502 Airport Boulevard Widening Project

The Dry Creek Road and Highway 101 project was delayed from starting in 2017-18 and is expected to begin in 2018-19. A payment to the City of Healdsburg for the Dry Creek Road and Highway 101 project of \$160,000 will be made in Fiscal Year 18-19. The remaining amount shall be encompassed in the funding for the Airport Boulevard widening project with preliminary engineering beginning in Fiscal Year 18-19 and construction planned for Fiscal Year 20-21.

CONCLUSIONS: In the FY 2018-19 adopted budget for the Countywide Improvement Funds, expenditure appropriations were included for the project at Dry Creek Road and Highway 101 intersection and at Airport Boulevard totaling \$681,000. This is estimated to result in the current \$7,219,652 fund balance to approximately \$7,548,652 in anticipation of deposits and interest earnings of \$1,010,000 in FY 2018-19.

The fee schedule, as adjusted in January 2018 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. Attached for reference is the most up to date list of projects within the traffic mitigation program including estimates for construction cost and dates. The Department is currently working with the CAO's Office and a consultant to update the traffic mitigation fee program and expects to bring it to the Board for approval in 2019.

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: 2017-18**

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
					\$ 5,881,033
Jul-17	\$ 84,954	\$ -	\$ -	\$ -	\$ 5,965,987
Aug-17	\$ 60,540	\$ -	\$ -	\$ (9,534)	\$ 6,016,993
Sep-17	\$ 103,736	\$ -	\$ -	\$ -	\$ 6,120,729
Oct-17	\$ 88,244	\$ -	\$ -	\$ (3,733)	\$ 6,205,240
Nov-17	\$ 230,629	\$ -	\$ -	\$ (6,778)	\$ 6,429,091
Dec-17	\$ 84,425	\$ -	\$ -	\$ (11,082)	\$ 6,502,434
Jan-18	\$ 211,365	\$ 20,028	\$ -	\$ (1,806)	\$ 6,732,022
Feb-18	\$ 79,951	\$ -	\$ -	\$ -	\$ 6,811,973
Mar-18	\$ 52,630	\$ -	\$ -	\$ -	\$ 6,864,603
Apr-18	\$ 87,117	\$ 23,800	\$ -	\$ -	\$ 6,975,520
May-18	\$ 143,869	\$ -	\$ -	\$ (6,712)	\$ 7,112,677
Jun-18	\$ 123,035	\$ 28,472	\$ -	\$ (44,531)	\$ 7,219,652
	<u>\$ 1,350,495</u>	<u>\$ 72,300</u>	<u>\$ -</u>	<u>\$ (84,176)</u>	<u>\$ 7,219,652</u>

Summary of Withdrawals

<u>Job Number</u>	<u>FY 17-18 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
	0	0%	0
	<u>0</u>		

No.	Project	Est. schedule	Est. Total Cost	From Traffic Mitigation Program	Percent Allocation
1	Adobe Rd. (Casa Grande)	2030	200,000	-	0%
2	Adobe Rd. (Old Redwood Hwy to Hwy 116)	2028	25,000,000	4,500,000	18%
3	Airport Blvd. Corridor (Sonoma County Airport entrance to)	2026	12,500,000	4,500,000	36%
4	Alexander Valley Rd. (Healdsburg Ave. to Hwy 128)	2030	4,000,000	2,800,000	70%
5	Bennett Valley Rd. (Matanza Creek to Enterprise)	2035	7,500,000	1,500,000	20%
6	Bodega Hwy (Hwy 1 to Barnett Valley to City of the Sebasto	2040	24,000,000	6,500,000	27%
7	Brickway Extension/Laughlin Rd. (River Rd. to Airport Blvd.)	0	10,000,000	3,000,000	30%
8	Dry Creek Rd. (the vicinity of the US 101 interchange)	2030	700,000	550,000	79%
9	East Shiloh Rd Bridge	2030	300,000	300,000	100%
10	East Washington Street (Adobe Rd. to City of Petaluma)	2035	2,100,000	1,200,000	57%
11	Faught Rd. (Old Redwood Hwy to East Shiloh Rd.)	2035	2,000,000	1,500,000	75%
12	Forestville Bypass (Hwy 116 to Mirabel Intersection)	0	10,000,000	4,000,000	40%
13	Fulton Rd. (Old Redwood Hwy to City of Santa Rosa)	0	6,500,000	3,000,000	46%
14	Graton Rd. (Hwy 116 to Brush Street)	2030	1,500,000	1,000,000	67%
15	Guerneville Rd. (Laguna de Santa Rosa to City of Santa Rosa	0	3,500,000	2,700,000	77%
16	Hwy 1 (coastal locations - Sea Ranch & Bodega Bay)	2040	5,500,000	2,000,000	36%
17	Hwy 116 (Stagegulch @ Landfill Access Rd.)	0	6,000,000	1,200,000	20%
18	Hwy 116 (Vine Hill)	0	500,000	500,000	100%
19	Lakeville Road (Hwy 37 extending 3 miles north)	2035	6,400,000	1,000,000	16%
20	Llano Rd. (Hwy 12 to Hwy 16)	2035	3,000,000	1,500,000	50%
21	Mark West Springs Rd. Corridor (US 101 interchange/Old R	0	7,500,000	4,200,000	56%
22	Mirabel Rd. (Hwy 116 to Davis)	2022	4,000,000	3,000,000	75%
23	Old Redwood Hwy Corridor North (Windsor/Healdsburg/La	0	3,500,000	2,500,000	71%
24	Old Redwood Hwy South (City of Petaluma to Adobe)	0	7,500,000	6,800,000	91%
25	Penngrove/Main St. Improvements (Old Redwood Hwy to A	0	600,000	150,000	25%
26	Petaluma Hill Rd. (Rohnert Park Expressway to Roberts La.)	0	6,000,000	2,500,000	42%
27	Porter Creek Rd. (Mark West Spring Rd. to Petrified Forest F	2040	5,000,000	1,000,000	20%
28	River Rd. (Armstrong Woods Rd. to Laughlin)	2040	14,000,000	7,500,000	54%
29	Santa Rosa Ave. (Todd Rd. to US 101)	0	3,700,000	3,000,000	81%
30	Stony Point Rd. (Pepper to City of Petaluma & Meacham to	2026	3,700,000	800,000	22%
31	Todd Rd. (Stony Point to Llano & @ Standish)	2028	5,000,000	4,000,000	80%
32	Westside Rd. (South of Healdsburg)	2030	2,500,000	1,200,000	48%
33	Western Ave. (Cleveland La. To Chileno Valley Rd.)	0	1,500,000	600,000	40%
34	Penngrove Sidewalks (from Adobe Rd. to Old Redwood Higt	0	400,000	400,000	100%
35	State Route 116 @ the Sonoma Transfer Station Access (Sta	0	750,000	750,000	100%
36	Adobe Road @ Casa Grande Avenue Intersection Improvem	2030	200,000	200,000	100%
37	State Route 116 @ Vinehill Road Sgnalization	0	500,000	500,000	100%
TOTAL			\$197,550,000	\$82,350,000	42%
TOTAL (Roughly Escalated to 2018\$)			\$266,692,500	\$111,172,500	42%

 Project completed
 Project cancelled



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

Johannes J. Hoevertsz,
 Director

DATE: October 23, 2018

TO: Board of Supervisors

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

SUBJECT: 2017-18 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, 2017 and June 30, 2018):
 (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>
1,063,267	279,373	14,954	(429,445)	(4,403)	923,746

Overall, the fund balance in the fund has decreased \$139,521 over the past year.

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED IN THE SONOMA VALLEY. (between July 1, 2017 and June 30, 2018):

Trip Type	Sonoma Valley
Residential	28.66
Commercial	1221.61
Total New Trips	1,250.27

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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 3.2%; therefore, the fees as of January 1, 2018, were as follows:

Fee Type	January 2017	3.2% Increase	January 2018
Residential Fee	\$776	X 1.032 =	\$801
Commercial Fee	\$237	X 1.032 =	\$245
Industrial Fee	\$217	X 1.032 =	\$224

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

1. The following construction projects were completed in FY 2017-18:

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 2017-18:

C01147 Boyes Bridge Replacement Project

3. The following projects are scheduled for/or currently under construction in FY 2018-19:

C01147 Boyes Boulevard Bridge Replacement should begin construction by the end of FY 2018-19.

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

2017-18 Status Report of the Sonoma Valley Development Fee Program

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CONCLUSIONS: Expenditure appropriations in the amount of \$475,000 for the Boyes Boulevard Bridge Replacement were included in the Adopted FY 2018-19 Road Division budget for the Sonoma Valley Fund. The Boyes Boulevard Bridge Project has been a project going on for a long time with construction expecting to begin towards the end of FY18-19 or beginning of FY19-20. This combination of estimated expenditures is estimated to reduce the current \$923,746 fund balance to approximately \$576,746 in anticipation of deposits and interest earnings of \$128,000 in FY 2018-19.

The fee schedule, as adjusted in January 2018 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. Attached for reference is the most up to date list of Sonoma Valley projects within the traffic mitigation program including estimates for construction cost and dates. The Department is currently working with the CAO's Office and a consultant to update the traffic mitigation fee program and expects to bring it to the Board for approval in 2019.

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

Fund Name: Sonoma Valley Traffic Mitigation
 Fiscal Year: 2017-18

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
					1,063,267.00
Jul-17	\$ 4,403	\$ -	\$ -	\$ -	1,067,669.96
Aug-17	\$ -	\$ -	\$ -	\$ -	1,067,669.96
Sep-17	\$ -	\$ -	\$ -	\$ -	1,067,669.96
Oct-17	\$ -	\$ 3,208	\$ -	\$ -	1,070,878.42
Nov-17	\$ -	\$ -	\$ -	\$ -	1,070,878.42
Dec-17	\$ 11,082	\$ -	\$ -	\$ -	1,081,960.42
Jan-18	\$ 11,414	\$ 3,397	\$ -	\$ -	1,096,771.66
Feb-18	\$ 25,083	\$ -	\$ -	\$ -	1,121,854.76
Mar-18	\$ 223,539	\$ -	\$ (296,945)	\$ -	1,048,448.39
Apr-18	\$ -	\$ 4,097	\$ -	\$ -	1,052,545.63
May-18	\$ 1,926	\$ -	\$ -	\$ -	1,054,472.03
Jun-18	\$ 1,926	\$ 4,252	\$ (132,500)	\$ (4,403)	923,747.65
	<u>\$ 279,373</u>	<u>\$ 14,954</u>	<u>\$ (429,445)</u>	<u>\$ (4,403)</u>	<u>923,746.00</u>

Summary of Withdrawals

<u>Job Number</u>	<u>FY 17-18 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
C01147 Boyes Bridge	(429,445)	1%	2020
	<u>(429,445)</u>		

No.	Project	Est. schedule	Est. Total Cost	From Traffic	
				Mitigation Program	Percent Allocation
1	8th Street East (Napa St. to Napa Rd.)	2040	5,000,000	4,000,000	80%
2	Arnold Dr. Corridor (Hwy 12 to Gibson St. in Glen Ellen)	2040	14,500,000	12,600,000	87%
3	Bennett Valley Rd. (Sonoma Mountain Rd. to Warm Spring Rd.)	2040	2,400,000	2,200,000	92%
4	Boyes Boulevard (Arnold Dr. to Hwy 12)	2023	3,400,000	1,500,000	44%
5	Hwy 12 (Redevelopment area, Agua Caliente to Verano & various i	0	6,000,000	1,000,000	17%
6	Hwy 116 (Arnold Dr. - Watmaugh to Hwy 121)	2040	12,000,000	2,000,000	17%
7	Hwy 121 (@Napa Rd.)	0	2,500,000	500,000	20%
8	Napa Rd. (Town of Sonoma to Hwy 12/121)	0	3,500,000	3,500,000	100%
9	Napa Street East (Town of Sonoma to 8th Street East)	2028	600,000	450,000	75%
10	Petaluma Ave. (Arnold to Riverside)	2030	1,800,000	1,700,000	94%
11	Railroad Ave. (Verano to Boyes)	2030	500,000	350,000	70%
12	Watnaugh Rd. (Arnold Hwy 12)	2030	2,500,000	1,500,000	60%
13	State Route 12 @ Trinity Road	2040	500,000	500,000	100%
14	State Route 121 @ Millerick Road	2040	500,000	500,000	100%
15	State Route 121 @ Millerick Road	2040	500,000	500,000	100%
16	State Route 12 @ Trinity Road Signal	2040	500,000	500,000	100%
TOTAL			\$56,700,000	\$33,300,000	59%
TOTAL (Roughly Escalated to 2018\$)			\$76,545,000	\$44,955,000	59%

 Project completed