

AB 1600

DEVELOPMENT FEES ANNUAL REPORT

**County of Sonoma
Board of Supervisors
December 15, 2020**

TABLE OF CONTENTS

Page

Regional Parks

Narrative Summary of Financial Statement	1
Summary of Accomplishments & Achievements.....	2
Financial Statements.....	12
Park Mitigation Fee Areas Map	20

Transportation & Public Works

Countywide Development Fee Program:

Narrative Summary of Financial Statement.....	21
Project Status Statement	22
Financial Statements	24

Sonoma Valley Development Fee Program:

Narrative Summary of Financial Statement.....	25
Project Status Statement	26
Financial Statements	28

December 8, 2019

To: Susan Gorin, 1st District Supervisor, Chairperson
David Rabbitt, 2nd 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: 2019/20 Annual Report on Park Mitigation Fees

INTRODUCTION

This Attachment 2 is our annual report on Park Mitigation Fees for FY 2019/20. 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 2019/20. These fees are submitted by developers and home builders for each new residential unit in the unincorporated county. The fee rate for FY 2019/20 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 2019/20.

The beginning fund balance on July 1, 2019 of all seven Park Mitigation funds was \$1,510,411.79.

2. Fees collected in 2019/20.

The amount of Park Mitigation fees collected was \$996,986.65. A total of \$21,773.16 was previously allocated to projects, \$12,122.98 was returned the Park Mitigation Fee Fund, Area 3, and \$9,660.18 was returned to Park Mitigation Fee Fund, Area 4. The total of all fees and miscellaneous revenue collected and credited to the Fund was \$1,018,759.81.

3. Interest earned on funds in FY 2019/20.

A total of \$31,974.02 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 2019/20.

The total amount appropriated and transferred to Capital Projects was \$1,199,820.25. The total amount of fees refunded to individuals was \$7,356 for cancelled building permits. No funding collected on or before FY 2014/15 remains in any of the seven Park Mitigation Fee Trust Accounts as of June 30, 2020.

5. Balance of funds as of June 30, 2020.

The balance of the Park Mitigation Fund as of June 30, 2020 was \$1,353,969.37.

II. SUMMARY OF ACCOMPLISHMENTS & ACHIEVEMENTS

In FY 2019/20 Park Mitigation fees totaling \$1,199,820.25 were transferred from the Park Mitigation Fee Trust funds to forty (40) 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 2019/20.

Area #1 (Sonoma Coast)

Beginning Fund Balance:	\$ 71,300.10
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 55,170.00
Total Interest Earned:	\$ 1,389.08
Total Withdrawals:	(\$110,000.00)
Ending Fund Balance:	\$ 17,859.18

Summary of Expenditures

- \$45,000.00 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.
- \$30,000.00 in funding was transferred to **Carrington Coast Ranch Preserve** 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 Ag + Open Space District, \$150,000 State Coastal Conservancy grant, and \$10,000 from Sonoma County Regional Parks Foundation. The property transfer was completed in 2020.

- \$25,000.00 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.
- \$5,000.00 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.
- \$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 Main and South Fork of the Gualala River. Mitigation funds leveraged an acquisition adjacent to the park by the Redwood Coast Land Conservancy, as well as supported ongoing acquisition efforts with the Save the Redwoods League, State Coastal Conservancy, Sonoma Land Trust, Mendocino Land Trust, and Sonoma County Ag + Open Space District.
- \$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 Ag + Open Space District. The property transfer is planned for 2021.

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

Beginning Fund Balance:	\$ 136,798.18
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 90,023.60
Total Interest Earned:	\$ 2,586.79
Total Withdrawals:	(\$156,000.00)
Ending Fund Balance:	\$ 73,408.57

Summary of Expenditures

- \$60,000.00 in funding was transferred to **Riverfront Park Phase 3** for design and construction of lake and Russian River access. Mitigation funds leveraged a Lytton Tribal Mitigation Funds of \$1,000,000 and \$53,300 State Boating and Waterways grant. Minor construction work was completed and remaining construction is anticipated for 2021.
- \$40,000.00 in funding was transferred to **Preston River Access** for planning and design to formalize a long time popular use area along the east side of the Russian River north of Cloverdale to the Sonoma-Mendocino county line. Mitigation funds leveraged a \$1,125,000 Natural Resources Agency grant. Master planning and community engagement is underway. Construction is anticipated for 2024.
- \$20,000.00 in funding was transferred to **Wohler Beach 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 Water and a \$1,675,000 Natural Resources Agency grant for design and future construction.
- \$10,000.00 in funding was transferred to Cloverdale Regional Park Phase 4 for design of a new permanent restroom and other park amenities to better serve park visitors. Mitigation Funds are leveraging the Sonoma County Regional Parks Foundation in securing funding for picnic sites and tree planting. Construction is anticipated for 2021.
- \$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 acquisition of a key trail easement adjacent to Riverfront Regional Park, and negotiating with additional property owners for possible trail connections. These efforts facilitated securing grant funding for the Wohler Beach Improvement project and Riverfront Park Phase 3. Negotiations will continue into future years.
- \$10,000.00 in funding was transferred to **Shiloh Ranch Phase 4** for planning and constructing the four-mile unpaved North Loop Trail connecting multi-use trail users of varying abilities with the back wildland of the park. Mitigation Fees facilitate securing future grant funding.

- \$6,000.00 in funding was transferred to **Russian River Water Trail – Middle Reach** for acquisition work for four river access sites between Healdsburg and Forestville. These efforts are ongoing and will facilitate securing future grant funding.

Area #3 (Russian River: Sebastopol Environs)

Beginning Fund Balance:	\$ 344,208.75
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 102,129.98
Total Interest Earned:	\$ 6,094.36
Total Withdrawals:	(\$307,737.02)
Ending Fund Balance:	\$ 144,696.07

Summary of Expenditures

- \$100,000.00 in funding was transferred to **Guerneville River Park Phase 2 and 3** for design and construction. Mitigation funds leveraged a \$650,058 State Boating & Waterways and a \$368,000 Sonoma County Ag + Open Space District grant. Construction is anticipated for 2021.
- \$70,000.00 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. Mitigation funds leveraged a \$500,000 grant from the State Coastal Conservancy, \$954,028 recommended Land and Water Conservation Fund grant, and \$2,100,000 contribution from Ag + Open Space for acquisition completed fall 2020. Additional \$250,000 from Ag + Open Space was provided for initial public access and management over three years.
- \$50,000.00 in funding was transferred to **Wohler Beach Improvements** for design for a new permanent restroom, establishing a new multiuse trail, and other public access amenities. Mitigation funds leveraged collaboration and partnership funding discussions with the Sonoma Water and a \$1,675,000 Natural Resources Agency grant for design and future construction.
- \$31,000.00 in funding was transferred to **West County Trail – Bridge Replacement Phase 2** for engineering and construction to replace deteriorated bridges #1 and #3, including temporary bridges during construction for this heavily-used recreational and commuter trail. Mitigation funds leveraged a \$770,000 Metropolitan Transportation Commission One Bay Area grant. Construction is anticipated in 2023,

- \$25,000.00 in funding was transferred to **Russian River Bike Trail – Lower Reach** for planning a multi-use trail paralleling the Russian River from Forestville to Jenner. Mitigation funds leveraged a \$620,000 Caltrans grant, \$120,000 Northern Sonoma County Air Quality Control District grant, \$5,000 from the Monte Rio Recreation & Park District, \$2,500 from the Russian River Recreation & Parks District, \$5,000 from the Sonoma County Regional Parks Foundation, \$1,000 from Wildlands Conservancy, and \$5,000 from Korbel. The plan was completed February 2020, providing priorities for next acquisition and design projects.
- \$20,000.00 in funding was transferred to **Steelhead Beach Phase 3** for design and construction of two camp host sites, 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 **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.
- \$1,737.02 in funding was transferred to **West County Trail Bridge Replacement** to improve public safety by replacing decking and improving the abutments for bridge #2. This completed work was the first of the three bridges to receive substantial improvements.

Area #4 (Santa Rosa Area Environs)

Beginning Fund Balance:	\$ 389,789.75
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 318,612.18
Total Interest Earned:	\$ 9,495.71
Total Withdrawals:	(\$235,464.23)
Ending Fund Balance:	\$ 482,433.41

Summary of Expenditures

- \$87,000.00 in funding was transferred to **Taylor Mountain**

Expansion for acquisition of 54 acres along Cooper Creek as an addition to Taylor Mountain Park and Preserve. Working in partnership with Sonoma Land Trust, acquisition was completed in spring 2020. Mitigation funds leveraged significant partnership funding. This included \$742,000 Ag + Open Space Matching Grant, \$220,000 State Parks Habitat Conservation Fund grant, \$200,000 Coastal Conservancy grant, \$73,057 from City of Santa Rosa share of Park Acquisition Trust Fund, \$17,000 from the Sonoma County Regional Parks Foundation, \$2,000 contribution from Sonoma County Trails Council and \$750 from Redwood Empire Mountain Bike Alliance.

- \$43,464.23 in funding was transferred to **Andy's Unity Park** to complete construction of this new neighborhood park. Mitigation fees leveraged a \$483,475 State Housing and Community Development grant and \$1,084,239 Ag + Open Space District Matching Grant. The park opened in summer 2018 with final completion in 2019.
- \$35,000.00 in funding was transferred to **Hood Mountain Expansion** project for acquisition and acquisition efforts for park expansion to the north, west, 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. Additional acquisition efforts are ongoing. These efforts facilitate securing grant funding in 2021.
- \$25,000.00 in funding was transferred to **Hood Mountain – Santa Rosa Creek Headwaters Addition** for planning for trails and other improvements identified in the planning documents for this 162-acre addition to Hood Mountain. Mitigation funds facilitate securing grant funding in 2021.
- \$25,000.00 in funding was transferred to **Andy's Unity Park Disabled Access Improvements** for design and construction to enhance the path of travel into and through the playground. Construction is planned for 2021.
- \$20,000.00 in funding was transferred to **Hood Mountain McCormick Addition** project for 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 2021.

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

Beginning Fund Balance:	\$ 96,982.70
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 84,594.00
Total Interest Earned:	\$ 2,280.59
Total Withdrawals:	(\$101,619.00)
Ending Fund Balance:	\$ 82,238.29

Summary of Expenditures

- \$40,000.00 in funding was transferred to **Tolay Lake Regional Park – Gathering area** for design and construction of an outdoor education area in an amphitheater setting, interpretive elements, site preparation, restoration planting, and disabled access improvements. This project is a partnership project with Federated Indians of Graton Rancheria. Mitigation funds leveraged a \$389,850 Natural Resources Agency grant and \$80,000 funding from Sonoma County Regional Parks Foundation. Construction is planned for 2022.
- \$30,000.00 in funding was transferred to **Tolay Lake Regional Park Phase 1** for design and construction of improvements based on the 2018 Tolay Lake Master Plan. This includes trail improvements and extensions, rangeland fencing and trail access gate improvements, well certification, equestrian staging area, and signs. Mitigation funds leveraged \$25,000 in funding from the Sonoma County Regional Parks Foundation and efforts to secure additional grant funding to complete this first phase of improvements.
- \$15,000.00 in funding was transferred to **Helen Putnam – Kelly Creek Trail** for design and environmental compliance work of a park expansion to connect the trail system to D Street along Kelly Creek. This project is in partnership with the Kelly Creek Protection Project, a local nonprofit who received a matching grant from Sonoma County Ag + Open Space District to assist with acquisition. Mitigation funds leveraged the partnership and matching grant and securing additional funding for trail and staging area construction. Acquisition could be completed by 2021.
- \$11,619.00 in funding was transferred to **Sonoma Mountain Environs** for acquisition planning efforts for parks and trail connections identified in the General Plan. Mitigation funds

leverage collaboration with the Sonoma Land Trust and Sonoma County Ag + Open Space District and securing future grant funding.

- \$5,000.00 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:	\$ 242,488.55
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 237,661.05
Total Interest Earned:	\$ 5,410.68
Total Withdrawals:	(\$264,000.00)
Ending Fund Balance:	\$ 221,560.28

Summary of Expenditures

- \$90,000.00 was transferred to **Hudeman Slough Boat Launch** for design and engineering to replace the closed boat launch, rehabilitate paved parking areas, add new overflow parking area, install a permanent restroom, and improve disabled access. Mitigation funds leveraged a \$130,000 Wildlife Conservation Board design and permitting grant and grant applications for construction.
- \$50,000.00 in funding was transferred to the **Sonoma Valley Regional Park Expansion** for 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 and \$10,000 from the Sonoma County Regional Parks Foundation. Restroom and group picnic area construction is planned for completion in 2020.
- \$40,000.00 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.
- \$40,000.00 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 leveraged \$100,000 in Sonoma County Transportation Authority Measure M funding and these efforts facilitate securing additional grant funding in 2021.

- \$24,000.00 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 planning grant. The feasibility study was completed in February 2016. With future grant funding for design, acquisition, and development or developer work along the corridor will lead to future construction.
- \$10,000.00 in funding was transferred to **Maxwell Farms Redevelopment** for design and construction of park improvements identified in the 2019 Master Plan. The first phase of improvements include replacing a baseball field, a soccer field, adding restroom/concession buildings, adding parking, improving pathways, and creek restoration. Mitigation funds leveraged a \$573,621 State Housing & Community Development 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 Ag + Open Space District matching grant program. Construction is anticipated to begin once additional funding is secured.
- \$5,000.00 in funding was transferred to **Calabazas Creek Preserve** for acquisition negotiations and planning public access. Mitigation funds leveraged collaboration with Sonoma County Ag + Open Space District who acquired the property in 2004. Property transfer is planned for 2021.
- \$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.

Area #7 (Larkfield-Wikiup)

Beginning Fund Balance:

\$ 228,843.76

Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 123,213.00
Total Interest Earned:	\$ 4,716.81
Total Withdrawals:	(\$ 25,000.00)
Ending Fund Balance:	\$ 331,773.57

Summary of Expenditures

- \$25,000.00 in funding was transferred to the **Schopflin Fields Phase 3** project for collaboration with a non-profit sports organization for planning field construction and to develop additional pathways.

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 2019/20 there were no park mitigation fees that were collected in or before FY 2014/15 and remain unspent.

Summary of Park Mitigation Fees
Sonoma County Regional Parks
Fiscal Year 2019-2020

Area	Area Name	Dept ID	Fund	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	Fees Transferred to Capital Projects	Refunds	PY		Ending Cash Balance
										A/R PRMD	A/R PRMD	
1	Sonoma Coast Park MIT	29010800	11112	71,300.10	58,848.00	-	1,389.08	110,000.00	3,678.00	-	-	\$ 17,859.18
2	Cloverdale/Healdsburg Park MIT	29010900	11113	136,798.18	90,023.60	-	2,586.79	156,000.00	-	-	-	\$ 73,408.57
3	Russian River/Seb. Park MIT	29011000	11114	344,208.75	90,017.00	12,112.98	6,094.36	307,737.02	-	-	-	\$ 144,696.07
4	Santa Rosa Park MIT	29011100	11115	389,789.75	308,952.00	9,660.18	9,495.71	235,464.23	-	-	-	\$ 482,433.41
5	Petaluma/Rohnert Pk/Cot Pk MIT	29011200	11116	96,982.70	84,594.00	-	2,280.59	101,619.00	-	-	-	\$ 82,238.29
6	Sonoma Valley Park MIT	29011300	11117	242,488.55	241,339.05	-	5,410.68	264,000.00	3,678.00	-	-	\$ 221,560.28
7	Larkfield/Wikiup Park MIT	29011400	11118	228,843.76	123,213.00	-	4,716.81	25,000.00	-	-	-	\$ 331,773.57
				\$ 1,510,411.79	\$ 996,986.65	\$ 21,773.16	\$ 31,974.02	\$ 1,199,820.25	\$ 7,356.00	\$ -	\$ -	\$ 1,353,969.37

AB 1600 Annual Report
Park Mitigation Area 1
Dept ID 29010800 / Fund 11112
Fund Name: Sonoma Coast/Gualala Basin Park Mitigation Trust
Fiscal Year 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 71,300.10
July	\$ 3,678.00				\$ (3,678.00)			\$ 71,300.10
August	\$ 20,229.00							\$ 91,529.10
September	\$ 7,356.00							\$ 98,885.10
October	\$ 3,678.00		\$ 471.84					\$ 103,034.94
November								\$ 103,034.94
December	\$ 3,678.00							\$ 106,712.94
January	\$ 3,678.00		\$ 540.75					\$ 110,931.69
February				\$ (110,000.00)				\$ 931.69
March	\$ 5,517.00							\$ 6,448.69
April			\$ 334.00					\$ 6,782.69
May	\$ 7,356.00							\$ 14,138.69
June	\$ 3,678.00		\$ 42.49					\$ 17,859.18
Total FY	\$ 58,848.00	\$ -	\$ 1,389.08	\$ (110,000.00)	\$ (3,678.00)	\$ -	\$ -	\$ 17,859.18
Units	16		\$ 60,237.08					\$ 17,859.18
								\$ -

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/24/2020	200335	40904100	Bodega Bay Trail - Coastal North Harbor	\$ 45,000.00
2/24/2020	200335	40906900	Carrington Coast Ranch Preserve	\$ 30,000.00
2/24/2020	200335	40901500	Stillwater Cove Expansion	\$ 25,000.00
2/24/2020	200335	40906800	California Coastal Trail	\$ 5,000.00
2/24/2020	200335	40906500	Gualala Point Park Expansion	\$ 3,000.00
2/24/2020	200335	40908400	Wright Hill Ranch Preserve	\$ 2,000.00
Total FY				\$ 110,000.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
7/3/2019	AP00179445			\$ 3,678.00
Total FY				\$ 3,678.00

AB 1600 Annual Report
Park Mitigation Area 2
Dept ID 29010900 / Fund 11113
Fund Name: North County (Cloverdale & Healdsburg) Park Mitigation Trust
Fiscal Year 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 136,798.18
July	\$ 7,356.00							\$ 144,154.18
August								\$ 144,154.18
September	\$ 7,356.00							\$ 151,510.18
October	\$ 16,463.60		\$ 801.10					\$ 168,774.88
November	\$ 7,356.00							\$ 176,130.88
December	\$ 3,678.00							\$ 179,808.88
January	\$ 3,678.00		\$ 888.08					\$ 184,374.96
February	\$ 22,068.00			\$ (156,000.00)				\$ 50,442.96
March								\$ 50,442.96
April			\$ 669.48					\$ 51,112.44
May	\$ 3,678.00							\$ 54,790.44
June	\$ 18,390.00		\$ 228.13					\$ 73,408.57
Total FY	\$ 90,023.60	\$ -	\$ 2,586.79	\$ (156,000.00)	\$ -	\$ -	\$ -	\$ 73,408.57
Units	24		\$ 92,610.39					\$ 73,408.57

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/24/2020	200335	40904800	Riverfront Park Ph 3	\$ 60,000.00
2/24/2020	200335	40914700	Preston River Access	\$ 40,000.00
2/24/2020	200335	40912100	Wohler Beach Improvements	\$ 20,000.00
2/24/2020	200335	40903700	Cloverdale River Park Ph 4	\$ 10,000.00
2/24/2020	200335	40908700	Russian River Bike Trail - Middle Reach	\$ 10,000.00
2/24/2020	200335	40905800	Shiloh Ranch Phase 4	\$ 10,000.00
2/24/2020	200335	40908900	Russian River Water Trail - Middle Reach	\$ 6,000.00
Total FY				\$ 156,000.00

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 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 344,208.75
July								\$ 344,208.75
August	\$ 11,034.00	\$ 12,112.98		\$ (1,737.02)				\$ 365,618.71
September	\$ 16,551.00							\$ 382,169.71
October	\$ 3,678.00		\$ 2,006.02					\$ 387,853.73
November	\$ 11,034.00							\$ 398,887.73
December	\$ 10,940.00							\$ 409,827.73
January	\$ 5,517.00		\$ 2,050.90					\$ 417,395.63
February	\$ 3,678.00			\$ (306,000.00)				\$ 115,073.63
March	\$ 7,356.00							\$ 122,429.63
April	\$ 7,356.00		\$ 1,492.39					\$ 131,278.02
May	\$ 1,839.00							\$ 133,117.02
June	\$ 11,034.00		\$ 545.05					\$ 144,696.07
Total FY	\$ 90,017.00	\$ 12,112.98	\$ 6,094.36	\$ (307,737.02)	\$ -	\$ -	\$ -	\$ 144,696.07
Units	24		\$ 96,111.36					\$ 144,696.07

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/24/2020	200335	40904200	Guerneville River Park Phases 2 & 3	\$ 100,000.00
2/24/2020	200335	40910400	Dutch Bill Creek Bikeway	\$ 70,000.00
2/24/2020	200335	40912100	Wohler Beach Improvements	\$ 50,000.00
2/24/2020	200335	40912800	West County Trail Bridge Replacement Ph 2	\$ 31,000.00
2/24/2020	200335	40901600	Russian River Bike Trail - Lower Reach	\$ 25,000.00
2/24/2020	200335	40903600	Steelhead Beach Phase 3	\$ 20,000.00
2/24/2020	200335	40913100	West County Trail - Occidental Road	\$ 10,000.00
8/8/2019	184079	40906000	West County Trail Bridge Replacement	\$ 1,737.02
Total FY				\$ 307,737.02

Refunds

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

AB 1600 Annual Report
Park Mitigation Area 4
Dept ID 29011100 / Fund 11115
Fund Name: Santa Rosa Park Mitigation Trust
Fiscal Year 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 389,789.75
July	\$ 3,678.00							\$ 393,467.75
August	\$ 11,034.00	\$ 9,660.18		\$ (43,464.23)				\$ 370,697.70
September	\$ 7,356.00							\$ 378,053.70
October	\$ 25,746.00		\$ 2,121.34					\$ 405,921.04
November	\$ 189,417.00							\$ 595,338.04
December	\$ 14,712.00							\$ 610,050.04
January	\$ 11,034.00		\$ 2,709.92					\$ 623,793.96
February	\$ 9,195.00			\$ (192,000.00)				\$ 440,988.96
March								\$ 440,988.96
April	\$ 14,712.00		\$ 2,759.00					\$ 458,459.96
May	\$ 3,678.00							\$ 462,137.96
June	\$ 18,390.00		\$ 1,905.45					\$ 482,433.41
Total FY	\$ 308,952.00	\$ 9,660.18	\$ 9,495.71	\$ (235,464.23)	\$ -	\$ -	\$ -	\$ 482,433.41
Units	84		\$ 318,447.71					\$ 482,433.41
								\$ -

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/24/2020	200335	40914000	Taylor Mountain Expansion	\$ 87,000.00
8/8/2019	184079	40908300	Andy's Unity Park	\$ 43,464.23
2/24/2020	200335	40900100	Hood Mountain Expansion	\$ 35,000.00
2/24/2020	200335	40912400	Hood Mountain - Santa Rosa Creek Headwaters Addition	\$ 25,000.00
2/24/2020	200335	40914800	Andy's Unity Park Disabled Access Improvements	\$ 25,000.00
2/24/2020	200335	40912500	Hood Mountain McCormick Addition	\$ 20,000.00
Total FY				\$ 235,464.23

Refunds

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

AB 1600 Annual Report
Park Mitigation Area 5
Dept ID 29011200 / Fund 11116
Fund Name: Rohnert Park/Cotati/Petaluma Park Mitigation Trust
Fiscal Year 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 96,982.70
July	\$ 14,712.00							\$ 111,694.70
August	\$ 14,712.00							\$ 126,406.70
September	\$ 11,034.00							\$ 137,440.70
October	\$ 3,678.00		\$ 660.38					\$ 141,779.08
November	\$ 7,356.00							\$ 149,135.08
December	\$ 3,678.00							\$ 152,813.08
January	\$ 3,678.00		\$ 750.42					\$ 157,241.50
February	\$ 3,678.00			\$ (101,619.00)				\$ 59,300.50
March	\$ 5,517.00							\$ 64,817.50
April			\$ 595.31					\$ 65,412.81
May								\$ 65,412.81
June	\$ 16,551.00		\$ 274.48					\$ 82,238.29
Total FY	\$ 84,594.00	\$ -	\$ 2,280.59	\$ (101,619.00)	\$ -	\$ -	\$ -	\$ 82,238.29
Units		23	\$ 86,874.59					\$ 82,238.29

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/24/2020	200335	40914100	Tolay Lake Regional Park - Gathering Area	\$ 40,000.00
2/24/2020	200335	40909300	Tolay Lake Regional Park Phase 1	\$ 30,000.00
2/24/2020	200335	40907700	Helen Putnam - Kelly Creek Trail	\$ 15,000.00
2/24/2020	200335	40909100	Sonoma Mountain Environs	\$ 11,619.00
2/24/2020	200335	40910200	Bay Area Ridge Trail	\$ 5,000.00
Total FY				\$ 101,619.00

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 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 242,488.55
July	\$ 6,530.90							\$ 249,019.45
August	\$ 14,712.00							\$ 263,731.45
September	\$ 3,678.00							\$ 267,409.45
October	\$ 8,611.15		\$ 1,427.53					\$ 277,448.13
November								\$ 277,448.13
December	\$ 20,229.00							\$ 297,677.13
January	\$ 150,798.00		\$ 1,454.71					\$ 449,929.84
February	\$ 1,839.00			\$ (264,000.00)				\$ 187,768.84
March	\$ 7,356.00							\$ 195,124.84
April			\$ 1,684.96					\$ 196,809.80
May	\$ 14,712.00							\$ 211,521.80
June	\$ 12,873.00		\$ 843.48		\$ (3,678.00)			\$ 221,560.28
Total FY	\$ 241,339.05	\$ -	\$ 5,410.68	\$ (264,000.00)	\$ (3,678.00)	\$ -	\$ -	\$ 221,560.28
Units	66		\$ 246,749.73					\$ 221,560.28
								\$ -

Withdrawal Detail							
Date	Journal ID	Dept ID	Description				Amount
2/24/2020	200335	40902200	Hudeman Slough Boat Launch				\$ 90,000.00
2/24/2020	200335	40903800	Sonoma Valley Regional Park Expansion				\$ 50,000.00
2/24/2020	200335	40913900	San Francisco Bay Water Trail				\$ 40,000.00
2/24/2020	200335	40902800	Sonoma Schellville Bike Trail				\$ 40,000.00
2/24/2020	200335	40902900	Sonoma Valley Trail				\$ 24,000.00
2/24/2020	200335	40905600	Maxwell Farms Redevelopment				\$ 10,000.00
2/24/2020	200335	40906700	Calabazas Creek Preserve				\$ 5,000.00
2/24/2020	200335	40909000	San Francisco Bay Trail Sonoma				\$ 5,000.00
Total FY							\$ 264,000.00

Refunds			
Date	Journal ID	Dept ID	Description

AB 1600 Annual Report
Park Mitigation Area 7
Dept ID 29011400 / Fund 11118
Fund Name: Larkfield/Wikiup Park Mitigation Trust
Fiscal Year 2019-2020

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY		Cash Balance
						A/R PRMD	A/R PRMD	
Beg Balance								\$ 228,843.76
July	\$ 1,839.00							\$ 230,682.76
August								\$ 230,682.76
September								\$ 230,682.76
October			\$ 1,276.69					\$ 231,959.45
November								\$ 231,959.45
December								\$ 231,959.45
January	\$ 3,678.00		\$ 1,203.56					\$ 236,841.01
February	\$ 22,068.00			\$ (25,000.00)				\$ 258,909.01
March								\$ 258,909.01
April			\$ 1,210.62					\$ 260,119.63
May	\$ 3,678.00							\$ 263,797.63
June	\$ 91,950.00		\$ 1,025.94					\$ 264,823.57
Total FY	\$ 123,213.00	\$ -	\$ 4,716.81	\$ (25,000.00)	\$ -	\$ -	\$ -	\$ 331,773.57

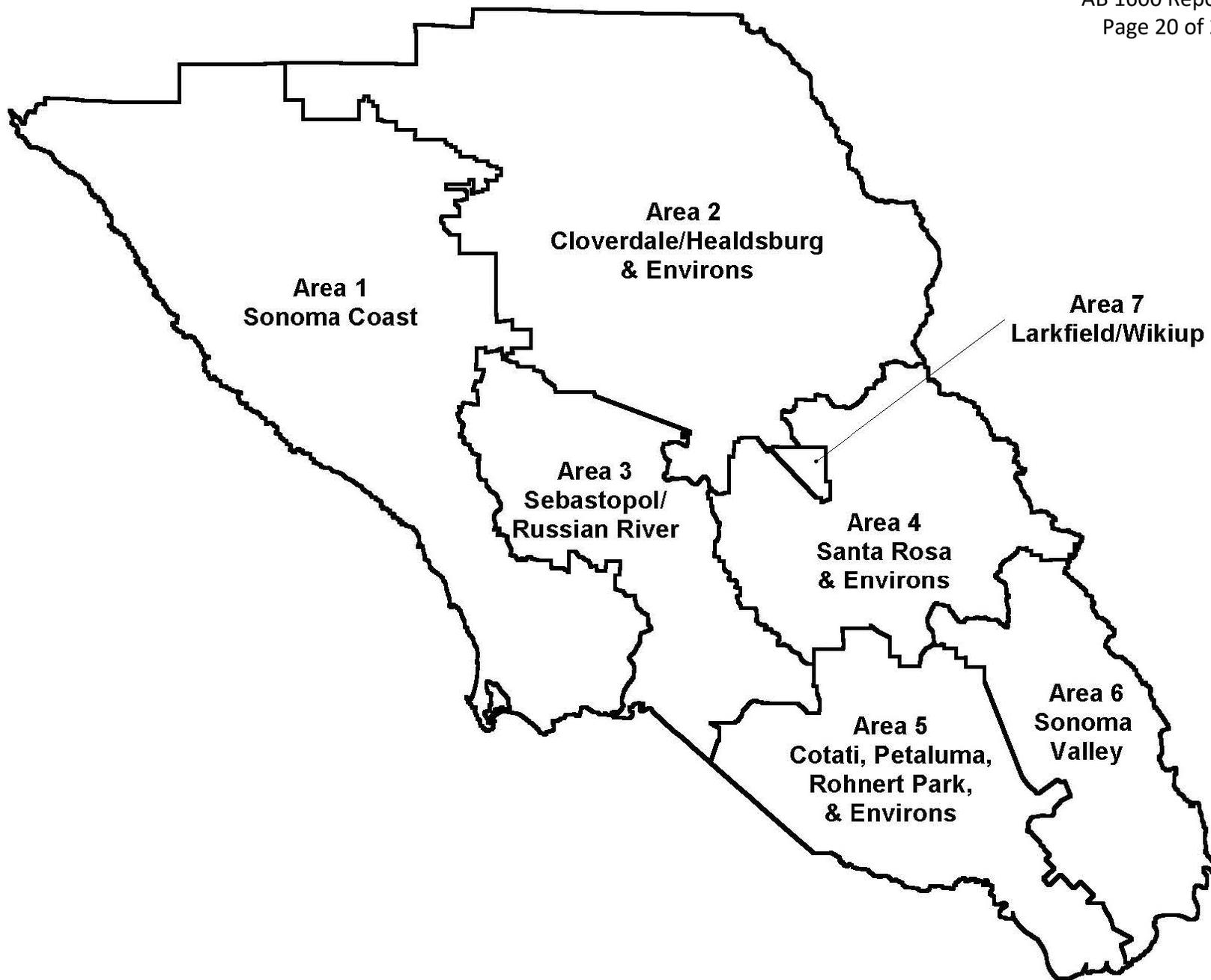
Units 33

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
2/24/2020	200335	40904000	Schopflin Fields Phase 3	\$ 25,000.00
Total FY				\$ 25,000.00

Refunds

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



Park Mitigation Fee Areas



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



ATTACHMENT- #3

DATE: October 2, 2020

TO: Board of Supervisors

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

SUBJECT: 2019-20 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, 2019 and June 30, 2020:
(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>
\$8,632,789	\$1,707,636	\$178,988	\$179,601	\$0	\$10,339,812

Overall, the cash balance in the fund has increased by \$1,707,023 over the past year.

2019-20 Status Report of the Countywide Development Fee Program

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED FOR EACH AREA OF THE COUNTY (between July 1, 2019 and June 30, 2020):

Trip Type	North	Central	West	South	Total
Residential	269.67	674.21	288.73	412.87	1,645.48
Commercial	250.5	285.68	9.97	397.4	943.55
Total New Trips	520.17	959.885	298.7	810.27	2,589.03

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 1.8 %; therefore, the fees as of January 1, 2020, were as follows:

Fee Type	January 2019	1.8% Increase	January 2020
Residential Fee	\$824	X 1.018 =	\$839
Commercial Fee	\$252	X 1.018 =	\$257
Industrial Fee	\$230	X 1.018 =	\$234

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

1. The following construction projects were completed in FY 2019-20:

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 2019-20:

Highway 101 at Dry Creek Improvements
Airport Boulevard Widening Project

3. The following projects are scheduled for/or currently under construction in FY 2020-21:

Airport Boulevard Widening Project

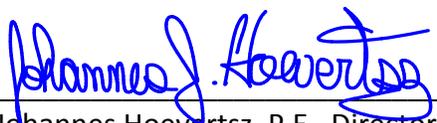
2019-20 Status Report of the Countywide Development Fee Program

FINDINGS FOR FEES WHICH REMAIN UNEXPENDED FOR FIVE YEARS:

California Government Code requires that counties specifically report on fees that have remained unspent for a total of five years. A finding was provided for the FY 2018-19 report and therefore, no finding is required for FY 2019-20.

CONCLUSIONS: In the FY 2020-21 adopted budget for the Countywide, expenditure appropriations were included for the Airport Boulevard Widening Project totaling \$1,000,000. This is estimated to result in the current \$10,339,811 fund balance to end the fiscal year at approximately \$9,649,811 after the \$1,000,000 in expenditures and in anticipation of \$310,000 in deposits and interest earnings.

The fee schedule, as adjusted in January 2020 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 Hovertsz, P.E., Director
Department of Transportation and Public Works

AB 1600 Annual Report Countywide
Mitigation Fees

Fund Name: Countywide Traffic Mitigation Fiscal Year: 2019-20

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
Jul-19	\$ 121,237	\$ (69,059)	\$ -		\$ 8,684,967
Aug-19	\$ 187,250		\$ -		\$ 8,872,217
Sep-19	\$ 82,479	\$ (2,263)	\$ -		\$ 8,952,433
Oct-19	\$ 114,392	\$ 48,988	\$ -		\$ 9,115,813
Nov-19	\$ 439,979		\$ -		\$ 9,555,792
Dec-19	\$ 83,689		\$ -		\$ 9,639,480
Jan-20	\$ 203,742	\$ 48,680	\$ -		\$ 9,891,903
Feb-20	\$ 127,496		\$ -		\$ 10,019,399
Mar-20	\$ 33,248		\$ -		\$ 10,052,647
Apr-20	\$ 86,018	\$ 50,165	\$ -		\$ 10,188,830
May-20	\$ 62,172		\$ -		\$ 10,251,001
Jun-20	\$ 165,935	\$ 102,477	\$ (179,601)		\$ 10,339,812
	<u>\$ 1,707,636</u>	<u>\$ 178,988</u>	<u>\$ (179,601)</u>	\$ -	<u>\$ 10,339,812</u>

Summary of Withdrawals

<u>Job Number</u>		<u>FY 19-20 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
C20152	Airport Widening	179,601	1%	0
		<u>179,601</u>		

DATE: October 2, 2020

TO: Board of Supervisors

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

SUBJECT: 2019-20 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, 2019 and June 30, 2020):
(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>
\$861,640	\$30,822	\$12,666	\$359,898	-	\$545,230

Overall, the fund balance in the fund has decreased \$316,410 over the past year.

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED IN THE SONOMA VALLEY. (between July 1, 2019 and June 30, 2020):

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

2019-20 Status Report of the Sonoma Valley Development Fee Program

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 1.8%; therefore, the fees as of January 1, 2020, were as follows:

Fee Type	January 2019	1.8% Increase	January 2020
Residential Fee	\$824	X 1.018 =	\$839
Commercial Fee	\$252	X 1.018 =	\$257
Industrial Fee	\$230	X 1.018 =	\$234

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

1. The following construction projects were completed in FY 2019-20:

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 2019-20:

C01147 Boyes Bridge Replacement Project

3. The following projects are scheduled for/or currently under construction in FY 2020-21

C01147 Boyes Bridge Replacement Project

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

2019-20 Status Report of the Sonoma Valley Development Fee Program

CONCLUSIONS: Expenditure appropriations in the amount of \$300,000 were included in the Adopted FY 2020-21 Road Division budget for the Sonoma Valley Fund. This combination of estimated expenditures is estimated to reduce the current \$545,230 fund balance to approximately \$379,230 after \$300,000 in expenditures and in anticipation of deposits and interest earnings of \$134,000 in FY 2020-21.

The fee schedule, as adjusted in January 2020 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: 2019-20

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
					861,640.00
Jul-19		\$ (7,127)	\$	-	854,513.49
Aug-19	\$ 5,779		\$	-	860,292.69
Sep-19	\$ 3,853		\$	-	864,145.49
Oct-19	\$ 1,926	\$ 4,788	\$	-	870,859.93
Nov-19	\$ -		\$	-	870,859.93
Dec-19	\$ 15,411		\$	-	886,271.13
Jan-20	\$ -	\$ 4,537	\$	(175,253)	715,554.56
Feb-20	\$ -		\$	-	715,554.56
Mar-20	\$ -		\$	-	715,554.56
Apr-20	\$ -	\$ 3,804	\$	(53,244)	666,114.94
May-20	\$ -		\$	-	666,114.94
Jun-20	\$ 3,853	\$ 6,664	\$	(131,402)	545,230.02
	\$ 30,822	\$ 12,666	\$ -	\$ (359,898)	<u>545,230.02</u>

Summary of Withdrawals

<u>Job Number</u>	<u>FY 19-20 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
C01147 Boyes Bridge	0	40%	2021