

# **AB 1600**

## **DEVELOPMENT FEES ANNUAL REPORT**

**County of Sonoma  
Board of Supervisors  
December 6, 2022**

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## ATTACHMENT 2

December 6, 2022

To: James Gore, 4<sup>th</sup> District Supervisor, Chairperson  
Susan Gorin, 1<sup>st</sup> District Supervisor  
David Rabbitt, 2<sup>nd</sup> District Supervisor  
Chris Coursey, 3<sup>rd</sup> District Supervisor  
Lynda Hopkins, 5<sup>th</sup> District Supervisor

From: Bert Whitaker, Director of Regional Parks

Re: 2021-22 Annual Report on Park Mitigation Fees

### INTRODUCTION

This Attachment 2 is our annual report on Park Mitigation Fees for FY 2021-22. 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 2021-22. These fees are submitted by developers and home builders for each new residential unit in the unincorporated county. The fee rate for FY 2021-22 was \$3,678.00 per developed unit, the same since FY 2015-16. 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 2021-22.

The beginning fund balance on July 1, 2021 of all seven Park Mitigation funds was \$1,324,417.11.

2. Fees collected in 2021-22.

The amount of Park Mitigation fees collected was \$965,529.00. A total of \$622,140.00 was previously allocated to projects, \$3,165.00 was refunded from the Park Mitigation Fee Fund, Area 6. The total of all fees and miscellaneous revenue collected and credited to the Fund was \$965,529.00.

3. Interest earned on funds in FY 2021-22.

A total of \$7,954.59 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.

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4. Appropriations and expenditures in FY 2021-22.

The total amount appropriated and transferred to Capital Projects was \$622,140.00. The total amount of fees refunded to individuals was \$3,165.00 for cancelled building permits. No funding collected on or before FY 2016-17 remains in any of the seven Park Mitigation Fee Trust Accounts as of June 30, 2022.

5. Balance of funds as of June 30, 2022.

The balance of the Park Mitigation Fund as of June 30, 2022 was \$1,672,595.70.

## II. SUMMARY OF ACCOMPLISHMENTS & ACHIEVEMENTS

In FY 2021-22 Park Mitigation fees totaling \$622,140.00 were transferred from the Park Mitigation Fee Trust funds to twenty-nine (29) projects. In most cases, Park Mitigation Fees were used as seed money to leverage grants and other matching contributions at a ratio of over 8 to 1.

The following is a list of those park and recreation projects for which Park Mitigation fees were transferred in FY 2021-22.

### Area #1 (Sonoma Coast)

Beginning Fund Balance:	\$ 27,816.18
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 66,204.00
Total Interest Earned:	\$ 305.82
Total Withdrawals:	(\$21,000.00)
Ending Fund Balance:	\$ 73,326.00

### *Summary of Expenditures*

- \$15,000 in funding was transferred to **Carrington Coast Ranch Preserve** for master planning initial public access to this 335-acre property. This funding leveraged \$150,000 from the State Coastal Conservancy, \$1.3 million in Initial Public Access funding from Ag + Open Space, and \$100,000 in Parks for All Measure M funding.
- \$5,000 in funding was transferred to **Stillwater Cove Expansion** for acquisition and planning to expand this regional park into lands designated for the park and to provide additional trails. This funding leveraged \$50,000 in Parks for All Measure M funding.
- \$1,000 in funding was transferred to **California Coastal Trail** for acquisition and planning work for sections of the California

## ATTACHMENT 2

Coastal Trail not already identified in other Regional Park capital projects. There are active negotiations in several locations. Mitigation funds facilitate securing future grant funds.

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

Beginning Fund Balance:	\$ 130,989.20
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 51,492.00
Total Interest Earned:	\$ 655.47
Total Withdrawals:	(\$ 85,000.00)
Ending Fund Balance:	\$ 98,146.67

#### *Summary of Expenditures*

- \$30,000 in funding was transferred to **Cloverdale Regional Park Phase 4** for design and construction of a new permanent restroom and other park amenities to better serve park visitors. Mitigation Funds leveraged \$75,000 in Parks for All Measure M funding and the Sonoma County Regional Parks Foundation securing local donations for picnic sites, and tree planting, and other amenities. Construction was completed in 2022.
- \$20,000 in funding was transferred to **Shiloh Ranch Phase 4** for designing and engineering the 4+ mile unpaved North Loop Trail included in the approved park Master Plan. Mitigation funding will facilitate securing future grant funds.
- \$20,000 in funding was transferred to **Wohler Beach Improvements** for planning and design for a new regional multi-use trail connecting Riverfront Regional Park to the east side of Wohler Bridge Fishing Access. The project will also include a new restroom, bike and pedestrian improvements across Wohler Bridge, new parking area, possible staff/ caretaker housing, picnic sites and amenities. Mitigation funds leveraged \$1.6 million Natural Resources Agency grant and \$100,000 in Parks for All Measure M funding.
- \$10,000 in funding was transferred to **Preston River Access**, also known as Russian River Parkway, for planning and design to formalize a long-time popular use area along the east side of the Russian River north of Cloverdale. Mitigation funds leveraged a \$1,125,000 Natural Resources Agency grant. Master planning and community engagement is underway. Construction is anticipated for 2023.

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- \$5,000 in funding was transferred to **Russian River Bike Trail Middle Reach** for acquisition and planning a multiuse trail paralleling the Russian River from Healdsburg to Forestville. Work included negotiating a new trail easement area connecting to Riverfront Park. Mitigation Funds facilitate securing future grant funds.

### Area #3 (Russian River: Sebastopol Environs)

Beginning Fund Balance:	\$ 197,012.91
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 134,247.00
Total Interest Earned:	\$ 855.72
Total Withdrawals:	(\$195,000.00)
Ending Fund Balance:	\$ 137,115.63

### *Summary of Expenditures*

- \$80,000 in funding was transferred to **Guerneville River Park Phase 2 & 3** to construct a boat launch, parking, trails, picnic area and other amenities and entry driveway and turn-around on the east side of Highway 116. Mitigation funds leveraged \$650,058 Division of Boating and Waterways grant, \$203,662 State Parks Per Capita grant, \$368,000 Ag + Open Space Matching Grant, and \$150,000 Parks for All Measure M. Construction was completed in 2022.
- \$69,000 in funding was transferred to **West County Trail Bridge Replacement Phase 2** for design, permits, and engineering to replace at least 70 year old bridges 1 and 3 on the Joe Rodota Trail. Mitigation funds leveraged a \$529,000 Metropolitan Transportation Commission grant. Construction is planned for 2023.
- \$16,000 in funding was transferred to **Wohler Beach Improvements** for planning and design for a new regional multi-use trail connecting Riverfront Regional Park to the east side of Wohler Bridge Fishing Access. The project will also include a new restroom, bike and pedestrian improvements across Wohler Bridge, new parking area, possible staff/ caretaker housing, picnic sites and amenities. Mitigation funds leveraged \$1.6 million Natural Resources Agency grant and \$100,000 in Parks for All Measure M funding.
- \$10,000 in funding was transferred to **Russian River Water Trail Lower Reach** for river access site, acquisition negotiations and related feasibility planning. Mitigation Funds facilitate securing

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willing seller letter and future grant funds.

- \$10,000 in funding was transferred to **West County Trail – Green Valley Road** for planning for a 0.26-mile Class 1 trail paralleling Green Valley Road between Ross Road and Atascadero Creek. This trail segment will close the gap between the Forestville and Graton, increasing safety and improving trail user experience. Mitigation funds leveraged a \$800,000 Metropolitan Transportation Commission grant, \$5,000 Sonoma County Regional Parks Foundation grant, and \$5,000 in Measure M Parks for All funding. Construction is expected in 2025-26.
- \$5,000.00 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 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.
- \$5,000 in funding was transferred to **Steelhead Beach Phase 3** for disabled access improvements, construction of two camp host site, campsites, and installation of shower fixtures in the existing restroom supporting increased safety and stewardship at Steelhead and the Russian River Water Trail. Mitigation funds leveraged \$75,000 in community development block grant funds, \$100,000 in County disabled access funds, and \$75,000 in Parks for All Measure M funding. Construction of the camp host sites was completed in 2021 and construction of additional disabled access improvements is anticipated in 2023.

### **Area #4 (Santa Rosa Area Environs)**

Beginning Fund Balance:	\$ 393,957.48
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 77,238.00
Total Interest Earned:	\$ 2,151.12
Total Withdrawals:	(\$ 90,010.00)
Ending Fund Balance:	\$ 383,336.60

### *Summary of Expenditures*

- \$50,000 in funding was transferred to **Hood Mountain Expansion** project for acquisition and acquisition efforts for park

## ATTACHMENT 2

expansion to the north, west, and east, and trail linkages to Sugarloaf Ridge State Park. Funding contributed to acquisition of the 120-acre Cougar Landing property. Mitigation fees leveraged a \$550,000 Moore foundation grant, \$5,000 Sonoma County Regional Park Foundation grant, and \$500,000 in Parks for All Measure M funding. Additional acquisition efforts are ongoing. These efforts facilitate securing grant funding in 2023.

- \$25,000 in funding was transferred to **Taylor Mountain Cooper Creek Phase 1** for completing a master plan and constructing the first phase of development for this addition to Taylor Mountain Regional Park & Open Space Preserve. Mitigation funds leveraged a \$203,663 State Parks Per Capita grant. Construction is planned for 2022-23.
- \$8,000 in funding was transferred to **Laguna Trail Phase 3 – Balletto to Occidental Road** for planning access to the 15.6-acre Occidental Road property acquired by Ag + Open Space in 2008 and planned for transfer to Regional Parks in 2023 or 2024. Mitigation Funds facilitate securing future grant funds to implement access improvements, construct a trailhead and non-motorized boat launch, short trail, and other amenities.
- \$5,000 in funding was transferred to **Bay Area Ridge Trail** for acquisition and planning Sonoma County's portions of the continuous 550-mile trail. Mitigation funds leveraged a \$40,000 Bay Area Ridge Trail Council grant for acquisition and construction planning for future trail segments. Mitigation Funds facilitate securing future grant funds.
- \$1,010 in funding was transferred to **Andy's Unity Park Disabled Access Improvements** to provide improvements to enhance the path of travel into and through the playground in this new neighborhood park. Mitigation fees leveraged \$75,000 in Park Access Funds and \$30,000 Parks for All Measure M funding. Construction was completed in 2021.
- \$1,000 in funding was transferred to **Joe Rodota Trail Linear Park** for considering new improvements and safety enhancements. Mitigation fees leveraged \$5,000 in funding from insurance for cleanup efforts. Mitigation Funds facilitate securing future grant funds.

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

Beginning Fund Balance:	\$ 75,210.39
Total Revenue (Incl. Fees, Misc less Refunds):	\$115,911.00
Total Interest Earned:	\$ 481.14
Total Withdrawals:	(\$93,630.00)
Ending Fund Balance:	\$ 97,972.53

#### *Summary of Expenditures*

- \$81,630 in funding was transferred to **Copeland Creek Trail** for design and engineering of a 2.6-mile Class 1 trail from Sonoma State University to Crane Creek Regional Park. This project is in partnership with the City of Rohnert Park. Mitigation funds leveraged a \$200,000 Metropolitan Transportation Commission grant, \$200,000 Parks for All Measure M funding, and \$36,000 from an Ag + Open Space District Matching Grant. Construction is planned for 2023.
- \$5,000 in funding was transferred to **Helen Putnam Renovation** for improving trails for all-season use, trailhead staging area enhancements, pond restoration and fishing access, habitat restoration, and signage. Mitigation funds leveraged \$88,000 in Sonoma County Regional Parks Foundation funding, \$142,000 of in-kind support and construction by California Corps North Bay, a \$97,000 State Parks Habitat Conservation Fund grant, \$200,000 in Parks for All Measure M funding, and \$20,000 in major maintenance funding. Construction is nearly complete and will be completed in 2023.
- \$5,000 in funding was transferred to **Helen Putnam Varnhagen Addition** for construction of a new trail and staging area to connect Windsor Drive to Helen Putnam Regional Park through a 40-acre expansion. Mitigation funds leveraged \$150,00 Parks for All Measure M funds and a \$5,000 grant from Sonoma County Regional Parks Foundation. The trail and staging area opened in 2022 and improvements will be completed in late 2022.
- \$2,000 in funding was transferred to **Sonoma Mountain Environs** for acquisition and 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.

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### Area #6 (Sonoma Valley)

Beginning Fund Balance:	\$ 133,723.54
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 489,687.00
Total Interest Earned:	\$ 1,263.69
Total Withdrawals:	(\$137,500.00)
Ending Fund Balance:	\$ 487,174.23

### *Summary of Expenditures*

- \$80,000 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 engineering and permitting grant, a \$754,000 construction grant from Wildlife Conservation Board, and a \$754,000 construction grant from Division of Boating and Waterways. Construction is planned for 2023.
- \$35,000 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 leveraged \$100,000 in Sonoma County Transportation Authority Measure M funding and these efforts facilitate securing additional grant funding in 2021. Acquisition of the remaining available railroad right of way from Union Pacific is scheduled for 2023.
- \$10,000 in funding was transferred to **Calabazas Creek Preserve** for acquisition, master planning, and developing initial public access to this 1,290-acre property. Mitigation funds leveraged \$874,000 Ag + Open Space Initial Public Access grant, \$60,000 grant through the Sonoma Resource Conservation District, and \$50,000 in Parks for All Measure M funding.
- \$7,500 in funding was transferred to **San Francisco Bay Trail – Sonoma** for trail acquisition and planning Sonoma County’s sections of the 500-mile shoreline trail for hiking and bicycling around the bay. Mitigation Funds facilitate securing future grant funds.
- \$5,000 in funding was transferred to **North Sonoma Mountain Regional Park and Open Space Preserve** for master planning and environmental compliance for initial public access to the entire property. Completion of the Master Plan is anticipated in 2022-23. Mitigation funds leveraged \$2.1 million from Ag + Open Space and \$227,000 in cell tower funds. Mitigation Funds

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facilitate securing future grant funds.

### **Area #7 (Larkfield-Wikiup)**

Beginning Fund Balance:	\$ 365,707.41
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 27,585.00
Total Interest Earned:	\$ 2,231.63
Total Withdrawals:	(\$ 0.00)
Ending Fund Balance:	\$ 395,524.04

### *Summary of Expenditures*

- There are no projects that received park mitigation fees during FY 2021-22, although improvement projects have advanced using other funding. Funding will be transferred to the Maddux Park project for Phase 4 construction, and to the Mark West Creek Trail project for planning, environmental review, and trail construction.

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

California Government Code §66001(d) requires that counties specifically report on fees and make certain findings with respect to the portion of the fund that remains unexpended for a total of five years.

**Fund Information.** In FY 2021-22 there was \$78,397.00 in Park Mitigation Area 7 (Larkfield/Wikiup Park Mitigation Trust Account) fees that were collected in or before FY 2016-17 and remain unexpended.

**Purpose.** The unexpended Larkfield/Wikiup park mitigation fees (“Unexpended Fees”) were collected to pay the cost of acquiring and developing parks to meet the growing population as a direct correlation to the development and construction of new homes. The Unexpended Fees are committed to the Maddux Park Phase 4 park project and the Mark West Creek Trail capital project.

**Relationship Between the Fee and Purpose for Which it is Charged.** There is a reasonable relationship between the Unexpended Fee and the purpose for which it is charged in that park mitigation fees provide funds needed to acquire and develop park facilities, in conformance with Sonoma County General and Specific Plan requirements, to meet the demands caused by the increasing

## ATTACHMENT 2

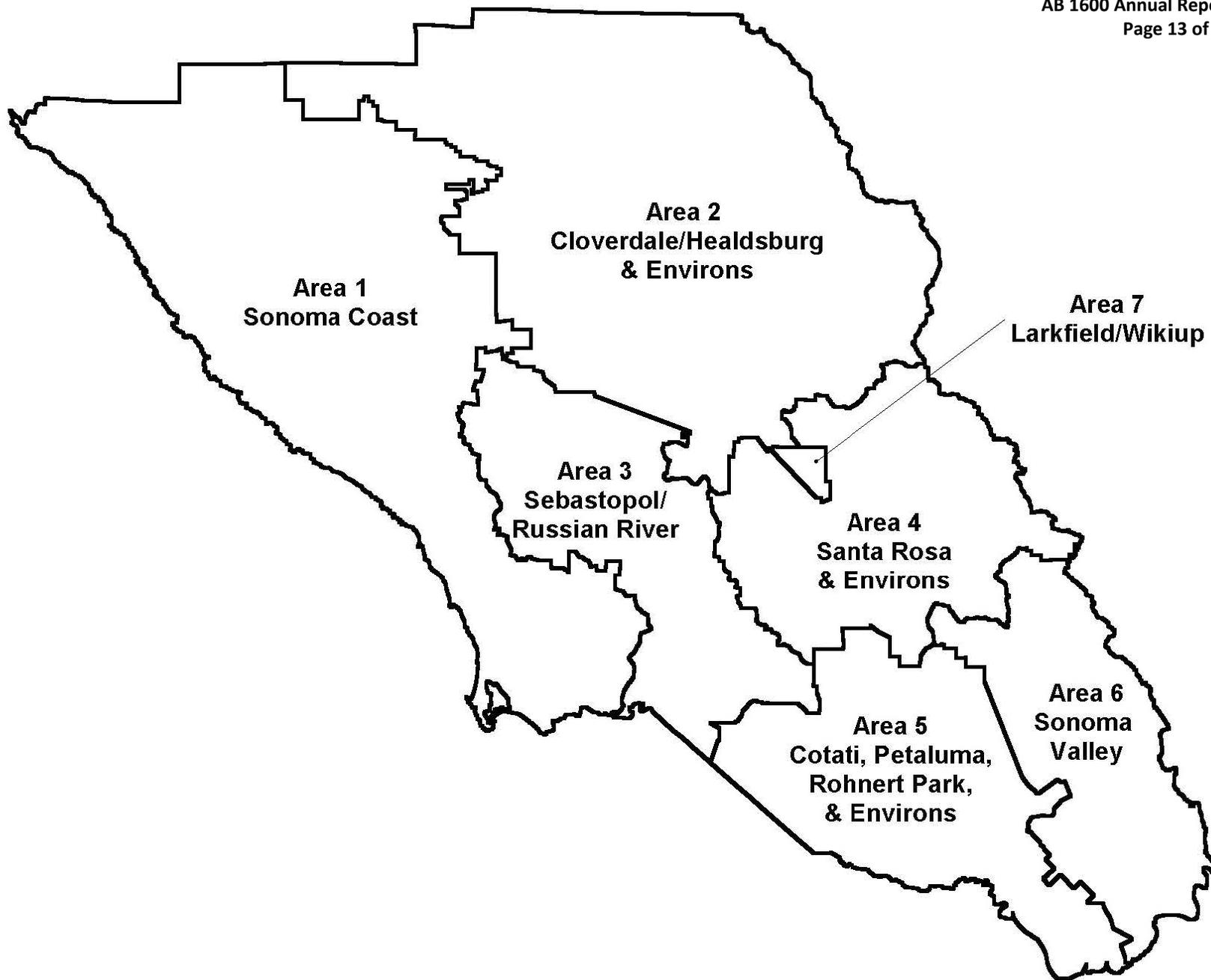
urbanization of Sonoma County's unincorporated areas. The fee is based on estimated cost of developing regional and community park facilities to service the county.

**Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements.** Funds from Park Mitigation Area 7 Larkfield/Wikiup Park Mitigation Trust Account will be used for the following capital projects:

- Maddux Park Phase 4 (\$250,000) is set to begin design and environmental review of the final phase of improvements in the adopted park master plan in Fiscal Year 2022-23 and construction is planned for Fiscal Year 2024-25.
- Mark West Creek Trail (\$20,000) is set to initiate preliminary right-of-way engineering for connecting existing trail easements in Fiscal Year 2022-23, engineering is planned for Fiscal Year 2023-24 and construction is planned for Fiscal Year 2024-25.

**Approximate Date in Which Funding Will Be Deposited.** Funds for the Larkfield/Wikiup Park Mitigation Trust Account have been or will be deposited into the corresponding Regional Parks Capital Fund Index at the time construction and landscape architecture and engineering contracts for these projects are expended, right-of-way acquisition agreements are processed, or staff time is charged to the project. The approximate dates are from Fiscal Year 2022-23 to Fiscal Year 2024-25.

No funding collected on or before FY 2016-17 remain unspent in the other six Park Mitigation Fee Trust Accounts as of June 30, 2022.



# Park Mitigation Fee Areas



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



ATTACHMENT- #3

Summary of Park Mitigation Fees  
Sonoma County Regional Parks  
Fiscal Year 2021-22

Area	Area Name	Dept ID	Fund	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	Fees Transferred to Capital Projects	Refunds	PY A/R PRMD	A/R PRMD	Ending Cash Balance
1	Sonoma Coast Park MIT	29010800	11112	\$ 27,816.18	\$ 66,204.00	\$ -	\$ 305.82	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 73,326.00
2	Cloverdale/Healdsburg Park MIT	29010900	11113	\$ 130,989.20	\$ 51,492.00	\$ -	\$ 665.47	\$ 85,000.00	\$ -	\$ -	\$ -	\$ 98,146.67
3	Russian River/Seb. Park MIT	29011000	11114	\$ 197,012.91	\$ 134,247.00	\$ -	\$ 855.72	\$ 195,000.00	\$ -	\$ -	\$ -	\$ 137,115.63
4	Santa Rosa Park MIT	29011100	11115	\$ 393,957.48	\$ 77,238.00	\$ -	\$ 2,151.12	\$ 90,010.00	\$ -	\$ -	\$ -	\$ 383,336.60
5	Petaluma/Rohnert Pk/Cot Pk MIT	29011200	11116	\$ 75,210.39	\$ 115,911.00	\$ -	\$ 481.14	\$ 93,630.00	\$ -	\$ -	\$ -	\$ 97,972.53
6	Sonoma Valley Park MIT	29011300	11117	\$ 133,723.54	\$ 492,852.00	\$ -	\$ 1,263.69	\$ 137,500.00	\$ 3,165.00	\$ -	\$ -	\$ 487,174.23
7	Larkfield/Wikiup Park MIT	29011400	11118	\$ 365,707.41	\$ 27,585.00	\$ -	\$ 2,231.63	\$ -	\$ -	\$ -	\$ -	\$ 395,524.04
				<b>\$ 1,324,417.11</b>	<b>\$ 965,529.00</b>	<b>\$ -</b>	<b>\$ 7,954.59</b>	<b>\$ 622,140.00</b>	<b>\$ 3,165.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,672,595.70</b>

AB 1600 Annual Report  
Park Mitigation Area 1  
Dept ID 29010800 / Fund 11112  
Fund Name: Sonoma Coast/Gualala Basin Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 27,816.18
July						\$ 27,816.18
August	\$ 11,034.00					\$ 38,850.18
September	\$ 14,712.00					\$ 53,562.18
October	\$ 7,356.00		\$ 43.98			\$ 60,962.16
November						\$ 60,962.16
December	\$ 3,678.00			\$ (21,000.00)		\$ 43,640.16
January	\$ 3,678.00		\$ 71.17			\$ 47,389.33
February	\$ 7,356.00					\$ 54,745.33
March	\$ 3,678.00					\$ 58,423.33
April	\$ 7,356.00		\$ 65.39			\$ 65,844.72
May	\$ 3,678.00					\$ 69,522.72
June	\$ 3,678.00		\$ 125.28			\$ 73,326.00
<b>Total FY</b>	<b>\$ 66,204.00</b>	<b>\$ -</b>	<b>\$ 305.82</b>	<b>\$ (21,000.00)</b>	<b>\$ -</b>	<b>\$ 73,326.00</b>
<b>Units</b>		18	\$ 66,509.82			\$ 73,326.00

**Withdrawal Detail**

Date	Journal ID	Dept ID	Description	Amount
12/22/2021	257649	40906800	California Coastal Trail	\$ 1,000.00
12/22/2021	257649	40906900	Carrington Coast Ranch Ranch Preserve	\$ 15,000.00
12/22/2021	257649	40901500	Stillwater Cove Expansion	\$ 5,000.00
<b>Total FY</b>				<b>\$ 21,000.00</b>

**Refunds**

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

AB 1600 Annual Report  
Park Mitigation Area 2  
Dept ID 29010900 / Fund 11113  
Fund Name: North County (Cloverdale & Healdsburg) Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 130,989.20
July						\$ 130,989.20
August	\$ 14,712.00					\$ 145,701.20
September	\$ 3,678.00					\$ 149,379.20
October	\$ 7,356.00		\$ 178.92			\$ 156,914.12
November	\$ 3,678.00					\$ 160,592.12
December	\$ 3,678.00			\$ (85,000.00)		\$ 79,270.12
January	\$ 7,356.00		\$ 190.79			\$ 86,816.91
February	\$ 7,356.00					\$ 94,172.91
March						\$ 94,172.91
April			\$ 116.07			\$ 94,288.98
May						\$ 94,288.98
June	\$ 3,678.00		\$ 179.69			\$ 98,146.67
<b>Total FY</b>	<b>\$ 51,492.00</b>	<b>\$ -</b>	<b>\$ 665.47</b>	<b>\$ (85,000.00)</b>	<b>\$ -</b>	<b>\$ 98,146.67</b>
<b>Units</b>	14		\$ 52,157.47			\$ 98,146.67

**Withdrawal Detail**

Date	Journal ID	Dept ID	Description	Amount
12/22/2021	257649	40903700	Cloverdale Regional Park Phase 4	\$ 30,000.00
12/22/2021	257649	40914700	Preston River Access	\$ 10,000.00
12/22/2021	257649	40905700	Russian River Bike Trail Middle Reach	\$ 5,000.00
12/22/2021	257649	40905800	Shiloh Ranch Phase 4	\$ 20,000.00
12/22/2021	257649	40912100	Wohler Beach Improvements	\$ 20,000.00
<b>Total FY</b>				<b>\$ 85,000.00</b>

**Refunds**

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

AB 1600 Annual Report  
Park Mitigation Area 3  
Dept ID 29011000 / Fund 11114  
Fund Name: Russian River/Sebastopol Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 197,012.91
July						\$ 197,012.91
August	\$ 7,356.00					\$ 204,368.91
September	\$ 7,356.00					\$ 211,724.91
October	\$ 18,390.00		\$ 262.10			\$ 230,377.01
November	\$ 9,673.02					\$ 240,050.03
December	\$ 11,034.00			\$ (195,000.00)		\$ 56,084.03
January	\$ 7,356.00		\$ 278.41			\$ 63,718.44
February	\$ 25,746.00					\$ 89,464.44
March	\$ 11,034.00					\$ 100,498.44
April	\$ 10,555.98		\$ 100.19			\$ 111,154.61
May	\$ 7,356.00					\$ 118,510.61
June	\$ 18,390.00		\$ 215.02			\$ 137,115.63
<b>Total FY</b>	<b>\$ 134,247.00</b>	<b>\$ -</b>	<b>\$ 855.72</b>	<b>\$ (195,000.00)</b>	<b>\$ -</b>	<b>\$ 137,115.63</b>
<b>Units</b>		37	\$ 135,102.72			\$ 137,115.63

**Withdrawal Detail**

Date	Journal ID	Dept ID	Description	Amount
12/22/2021	257649	40910400	Dutch Bill Creek Bikeway	\$ 5,000.00
12/22/2021	257649	40904200	Guerneville River Park Phase 2 & 3	\$ 80,000.00
12/22/2021	257649	40908800	Russian River Water Trail Lower Reach	\$ 10,000.00
12/22/2021	257649	40903600	Steelhead Beach Phase 3	\$ 5,000.00
12/22/2021	257649	40912800	West County Trail Bridge Replacement Phase 2	\$ 69,000.00
12/22/2021	257649	40913000	West County Trail Green Valley Road	\$ 10,000.00
12/22/2021	257649	40923200	Wohler Beach Improvements	\$ 16,000.00
<b>Total FY</b>				<b>\$ 195,000.00</b>

**Refunds**

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

AB 1600 Annual Report  
Park Mitigation Area 4  
Dept ID 29011100 / Fund 11115  
Fund Name: Santa Rosa Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 393,957.48
July						\$ 393,957.48
August	\$ 7,356.00					\$ 401,313.48
September	\$ 1,839.00					\$ 403,152.48
October	\$ 16,551.00		\$ 514.85			\$ 420,218.33
November						\$ 420,218.33
December	\$ 3,678.00			\$ (90,010.00)		\$ 333,886.33
January			\$ 509.14			\$ 334,395.47
February	\$ 3,678.00					\$ 338,073.47
March	\$ 14,712.00					\$ 352,785.47
April	\$ 3,678.00		\$ 442.56			\$ 356,906.03
May	\$ 7,356.00					\$ 364,262.03
June	\$ 18,390.00		\$ 684.57			\$ 383,336.60
<b>Total FY</b>	<b>\$ 77,238.00</b>	<b>\$ -</b>	<b>\$ 2,151.12</b>	<b>\$ (90,010.00)</b>	<b>\$ -</b>	<b>\$ 383,336.60</b>
<b>Units</b>		21	\$ 79,389.12			\$ 383,336.60

**Withdrawal Detail**

Date	Journal ID	Dept ID	Description	Amount
12/22/2021	257649	40914800	Andy's Unity Park ADA	\$ 1,010.00
12/22/2021	257649	40910200	Bay Area Ridge Trail	\$ 5,000.00
12/22/2021	257649	40900100	Hood Expansion	\$ 50,000.00
12/22/2021	257649	40915400	Joe Rodota Trail Linear Park	\$ 1,000.00
12/22/2021	257649	40907800	Laguna Trail Phase 3 Balletto to Occidental Rc	\$ 8,000.00
12/22/2021	257649	40915500	Taylor Mountain Cooper Creek Phase 1	\$ 25,000.00
<b>Total FY</b>				<b>\$ 90,010.00</b>

**Refunds**

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

AB 1600 Annual Report  
Park Mitigation Area 5  
Dept ID 29011200 / Fund 11116  
Fund Name: Rohnert Park/Cotati/Petaluma Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 75,210.39
July						\$ 75,210.39
August	\$ 18,390.00					\$ 93,600.39
September	\$ 7,356.00					\$ 100,956.39
October	\$ 12,927.00		\$ 110.69			\$ 113,994.08
November	\$ 14,712.00					\$ 128,706.08
December	\$ 7,356.00			\$ (93,630.00)		\$ 42,432.08
January	\$ 3,678.00		\$ 143.78			\$ 46,253.86
February	\$ 11,034.00					\$ 57,287.86
March	\$ 7,356.00					\$ 64,643.86
April	\$ 18,390.00		\$ 68.45			\$ 83,102.31
May						\$ 83,102.31
June	\$ 14,712.00		\$ 158.22			\$ 97,972.53
<b>Total FY</b>	<b>\$ 115,911.00</b>	<b>\$ -</b>	<b>\$ 481.14</b>	<b>\$ (93,630.00)</b>	<b>\$ -</b>	<b>\$ 97,972.53</b>
<b>Units</b>		32	\$ 116,392.14			\$ 97,972.53

**Withdrawal Detail**

Date	Journal ID	Dept ID	Description	Amount
12/22/2021	257649	40901200	Copeland Creek Trail	\$ 81,630.00
12/22/2021	257649	40912300	Helen Putnam Renovation	\$ 5,000.00
12/22/2021	257649	40900200	Helen Putnam Varnhagen Addition	\$ 5,000.00
12/22/2021	257649	40909100	Sonoma Mountain Acquisition & Planning	\$ 2,000.00
<b>Total FY</b>				<b>\$ 93,630.00</b>

**Refunds**

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

AB 1600 Annual Report  
Park Mitigation Area 6  
Dept ID 29011300 / Fund 11117  
Fund Name: Sonoma Valley Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 133,723.54
July						\$ 133,723.54
August	\$ 18,390.00					\$ 152,113.54
September	\$ 18,390.00					\$ 170,503.54
October	\$ 11,034.00		\$ 182.39			\$ 181,719.93
November	\$ 27,585.00					\$ 209,304.93
December	\$ 5,517.00			\$ (137,500.00)		\$ 77,321.93
January	\$ 11,034.00		\$ 128.94			\$ 88,484.87
February	\$ 11,034.00					\$ 99,518.87
March	\$ 3,678.00					\$ 103,196.87
April	\$ 349,410.00		\$ 121.34			\$ 452,728.21
May	\$ 18,390.00					\$ 471,118.21
June	\$ 18,390.00		\$ 831.02		\$ (3,165.00)	\$ 487,174.23
<b>Total FY</b>	<b>\$ 492,852.00</b>	<b>\$ -</b>	<b>\$ 1,263.69</b>	<b>\$ (137,500.00)</b>	<b>\$ (3,165.00)</b>	<b>\$ 487,174.23</b>
<b>Units</b>	134		\$ 494,115.69			\$ 487,174.23

**Withdrawal Detail**

Date	Journal ID	Dept ID	Description	Amount
12/22/2021	257649	40901400	North Sonoma Mountain Park and Preserve	\$ 5,000.00
12/22/2021	257649	40902200	Hudeman Slough Boat Launch	\$ 80,000.00
12/22/2021	257649	40906700	Calabazas Creek Preserve	\$ 10,000.00
12/22/2021	257649	40909000	San Francisco Bay Trail Sonoma	\$ 7,500.00
12/22/2021	257649	40902800	Sonoma Schellville Trail	\$ 35,000.00
<b>Total FY</b>				<b>\$ 137,500.00</b>

**Refunds**

Date	Journal ID	Dept ID	Description	Amount
6/22/2022	AP00272792	29011300	Refund	\$ 3,165.00
<b>Total FY</b>				<b>\$ 3,165.00</b>

AB 1600 Annual Report  
Park Mitigation Area 7  
Dept ID 29011400 / Fund 11118  
Fund Name: Larkfield/Wikiup Park Mitigation Trust  
Fiscal Year 2021-22

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
<b>Beg Balance</b>						\$ 365,707.41
July						\$ 365,707.41
August	\$ 25,746.00					\$ 391,453.41
September						\$ 391,453.41
October	\$ 1,839.00		\$ 487.57			\$ 393,779.98
November						\$ 393,779.98
December						\$ 393,779.98
January			\$ 482.75			\$ 394,262.73
February						\$ 394,262.73
March						\$ 394,262.73
April			\$ 514.75			\$ 394,777.48
May						\$ 394,777.48
June			\$ 746.56			\$ 395,524.04
<b>Total FY</b>	<b>\$ 27,585.00</b>	<b>\$ -</b>	<b>\$ 2,231.63</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 395,524.04</b>
<b>Units</b>		8				\$ 395,524.04

**Withdrawal Detail**

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

**Refunds**

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



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:** October 1, 2022

**TO:** Board of Supervisors

**FROM:** Johannes J. Hoevertsz, P.E., Director of Sonoma County Public Infrastructure

**SUBJECT: Fiscal Year 2021-2022 Report -- Countywide Development Traffic Impact Fees**  
(Countywide TIF; Countywide Traffic Mitigation Fund)

**BACKGROUND:** In May 1990, the Board established the Countywide Traffic Mitigation Development Fee pursuant to adopted ordinance ("Ordinance", presently codified at Sonoma County Code section 26-98-600 et seq). Said fees are kept in a single, segregated capital facilities fund (currently, the "Countywide Traffic Mitigation Fund," #11054). 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 the Ordinance consistent with other fee ordinances in the County.

**REPORT:** Under the Ordinance, the Department is required to provide an annual report to the Board of Supervisors on specific information as to these development fees. In addition, AB1600 (Government Code section 66000 et seq.) mandates certain reporting requirements for each fund established for collection of these types of development fees.

**FEE DESCRIPTION:** The Countywide Traffic Mitigation Development Fee is a fair-share fee established to finance public improvements needed to implement the goals and objectives of the County's General Plan, including the circulation and transit element of that General Plan, and to mitigate the traffic impacts caused by new development in Sonoma County (see SCC section 26-98-600).

**FEE AMOUNT AND ANNUAL ADJUSTMENT (Govt Code 66006(b)(1)(B)):** As established in the Ordinance, fees are assessed based on the new, project-related Average Daily Trips (ADT) estimated to be generated by the project/use type (Residential, Commercial, Industrial), with ADTs generally calculated according to rates and multipliers published by the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

ADTs applied in the subject report year are as follows:

Land Use Category	Adjusted Daily Trip Rate
<b>Residential Uses</b>	
Single Family Residential Detached	9.44
Multi-Family Residential (Low Rise)	7.32
Multi-Family Residential (High Rise)	5.44
Second Home (ADU <750 sq ft.)	4.45
Mobile Home	5.00
Senior Adult Housing	4.27
<b>Commercial Uses</b>	
Retail Uses	24.54
Office Uses	9.74
Lodging	8.36
<b>Industrial Uses</b>	
Light Industrial/Service Uses	4.96

Fee amounts charged for each ADT were initially established by the Ordinance in 1990 and, as required by Sonoma County Code section 26-98-650, are automatically adjusted on January 1st each year based on the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. In calendar year 2021 the Construction Cost Index increased by 7.4% and fees were increased for 2022 as prescribed by the Ordinance.

Accordingly, the subject fees during Fiscal Year 21-22 were as follows:

July 1, 2021 - December 31, 2021:

<b>Residential Fee</b>	\$857
<b>Commercial Fee</b>	\$262
<b>Industrial Fee</b>	\$239

In accordance with the automatic annual adjustment under the Ordinance, the subject fees for January 1, 2022 – June 30, 2022 were increased 7.4% over 2021 rates, as follows:

<b>Residential Fee</b>	\$920
<b>Commercial Fee</b>	\$281
<b>Industrial Fee</b>	\$257

**FUND BALANCES; INTEREST, EXPENDITURES & REFUNDS** (Govt Code 66006(b)(1)): Beginning and ending balances (rounded to nearest whole dollar) for the Countywide Traffic Mitigation Fund (11054) for fiscal year 2021-2022 (July 1, 2021 – June 30, 2022) are as follows:

BEGINNING BALANCE	DEPOSITS (Fees Collected)	INTEREST EARNED	EXPENDITURES (Project Costs)	REFUNDS	ACCOUNTING ADJUSTMENTS*	ENDING BALANCE
10,379,604	1,113,659	62,800	(79,455)	(9,128)	(2,257)	11,465,224

\*Accounting adjustments include corrections to entries or other non-substantial fund management amounts.

For details, refer to Countywide Traffic Mitigation Fund FY 2021-22 Financial Statement, attached hereto.

**IMPROVEMENT PROJECTS ON WHICH SUBJECT FEES WERE EXPENDED; AMOUNTS & PERCENTAGES; STATUS (Govt Code 66006(b)(1)(E))**

1. The following construction projects using subject fees were completed in FY 2021-22:

None.

2. Eligible project-related design engineering, right-of-way negotiations and construction engineering funded with subject fees in FY 2021-22:

Project C19003 - Improvements to Lighting and Pedestrian Signals on Old Redwood Highway in Larkfield (\$79,455). The expenditure represents 97% of project costs during the reporting period. Project activities during the reporting period included finalizing project plans, specifications, and estimates as well as preparation of construction bid documents and contract award. Construction costs were \$17,342 for contractor mobilization.

**INTERFUND TRANSFERS OR LOANS (Govt. Code 66006(b)(1)(G))**

In FY 2021-22, the Countywide Traffic Mitigation fund (11054-34010300) transferred \$79,455 to the Roads Capital Improvements fund (11051-34010103) for expenses associated with the Improvements to Lighting and Pedestrian Signals on Old Redwood Highway in Larkfield project (C19003).

**AB 1600 FIVE-YEAR REPORTING FOR UNEXPENDED FEES:**

Government Code Section 66001(d)(1) requires that for each separate account or fund established pursuant to AB 1600, the local agency shall make certain findings every five years (after the first deposit of collected fees) as to any remaining unexpended funds. A "5 Year report" and required findings were provided to your Board with regard to Fiscal Year 2018-19 on December 11, 2018. Accordingly, no findings or further action is required for the FY 2021-22 reporting period.

**IMPROVEMENT PROJECTS: STATUS OF FUNDING AND CONSTRUCTION:**

The FY 2022-23 adopted budget contains appropriations estimated to be sufficient to commence and/or complete several eligible improvement projects, as follows:

1. Airport Boulevard Widening Project (Project No. C20152 ): Construction commenced January 2020; estimated completion FY 2023.

2. Improvements to Lighting and Pedestrian Signals on Old Redwood Highway in Larkfield (Project No. C19003): Construction commenced June 2022; estimated completion FY 2023.



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Johannes Hovertsz, P.E., Director  
Sonoma County Public Infrastructure

AB 1600 Annual Report Countywide  
Mitigation Fees

Fund Name: Countywide Traffic Mitigation (Fund 11054)  
Fiscal Year: 2021-22

<u>Date</u>	<u>Deposits (Fees Collected)</u>	<u>Interest Earned</u>	<u>Expenditures (Project Costs)</u>	<u>Refunds</u>	<u>Accounting Adjustments</u>	<u>Fund Balance</u>
						\$ 10,379,604.17
Jul-21	\$ -	\$ -	\$ -	\$ (7,142.03)	\$ -	\$ 10,372,462.14
Aug-21	\$ 166,129.89	\$ -	\$ -	\$ (1,985.84)	\$ -	\$ 10,536,606.19
Sep-21	\$ 116,046.94	\$ -	\$ -	\$ -	\$ -	\$ 10,652,653.13
Oct-21	\$ 163,899.79	\$ 13,545.20	\$ -	\$ -	\$ -	\$ 10,830,098.12
Nov-21	\$ 79,672.68	\$ -	\$ -	\$ -	\$ (2,257.31)	\$ 10,907,513.49
Dec-21	\$ 67,703.99	\$ -	\$ -	\$ -	\$ -	\$ 10,975,217.48
Jan-22	\$ 46,792.20	\$ 13,298.65	\$ -	\$ -	\$ -	\$ 11,035,308.33
Feb-22	\$ 90,811.56	\$ -	\$ -	\$ -	\$ -	\$ 11,126,119.89
Mar-22	\$ 59,469.77	\$ -	\$ -	\$ -	\$ -	\$ 11,185,589.66
Apr-22	\$ 134,197.29	\$ 14,465.12	\$ -	\$ -	\$ -	\$ 11,334,252.07
May-22	\$ 65,887.28	\$ -	\$ -	\$ -	\$ -	\$ 11,400,139.35
Jun-22	\$ 123,048.09	\$ 21,491.45	\$ (79,454.73)	\$ -	\$ -	\$ 11,465,224.16
<b>Totals</b>	<b>\$ 1,113,659.48</b>	<b>\$ 62,800.42</b>	<b>\$ (79,454.73)</b>	<b>\$ (11,385.18)</b>	<b>\$ (2,257.31)</b>	<b>\$ 11,465,224.16</b>

Summary of Expenditures (Project Costs)

<u>Job Number</u>		<u>FY 21-22 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
C19003	Lighting/Pedestrian Signal	79,454.73	50%	50%
	Old Redwood Hwy	<b>79,454.73</b>		



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:** October 1, 2022

**TO:** Board of Supervisors

**FROM:** Johannes J. Hoevertsz, P.E., Director Sonoma County Public Infrastructure

**SUBJECT: Fiscal Year 2021-22 Status Report of the Sonoma Valley Development Fees**  
(Sonoma Valley TIF, Sonoma Valley Traffic Mitigation Fund)

**BACKGROUND:** In 1989, the Board established the Sonoma Valley Development Fee Program pursuant to adopted ordinance (“Ordinance”, presently codified at Sonoma County Code section 26-98-010 et seq). Said fees are kept in a single, segregated capital facilities fund (currently, the “Sonoma Valley Traffic Mitigation Fund,” #11053). 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 the Ordinance consistent with other fee ordinances in the County.

**REPORT:** Under the Ordinance, the Department is required to provide an annual report to the Board of Supervisors on specific information as to these development fees. In addition, AB1600 (Government Code section 66000 et seq.) mandates certain reporting requirements for each fund established for collection of these types of development fees.

**FEE DESCRIPTION:** The Sonoma Valley Traffic Mitigation Development Fee is a fair-share fee established to finance public improvements needed to implement the goals and objectives of the County’s General Plan, including the circulation and transit element of that General Plan, and to mitigate the traffic impacts caused by new development within the Sonoma Valley area (see SCC section 26-98-010).

**FEE AMOUNT AND ANNUAL ADJUSTMENT (Govt Code 66006(b)(1)(B)):** As established in the Ordinance, fees are assessed based on the new, project-related Average Daily Trips (ADT) estimated to be generated by the project/use type (Residential, Commercial, Industrial), with ADTs generally calculated according to rates and multipliers published by the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

ADTs applied in the subject report year are as follows:

Land Use Category	Adjusted Daily Trip Rate
<b>Residential Uses</b>	
Single Family Residential Detached	9.44
Multi-Family Residential (Low Rise)	7.32
Multi-Family Residential (High Rise)	5.44
Second Home (ADU <750 sq ft.)	4.45
Mobile Home	5.00
Senior Adult Housing	4.27
<b>Commercial Uses</b>	
Retail Uses	24.54
Office Uses	9.74
Lodging	8.36
<b>Industrial Uses</b>	
Light Industrial/Service Uses	4.96

Fee amounts charged for each ADT were initially established by the Ordinance in 1989 and, as required by Sonoma County Code section 26-98-070, are automatically adjusted on January 1st each year based on the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. In calendar year 2021 the Construction Cost Index increased by 7.4% and fees were increased for 2022 as prescribed by the Ordinance.

Accordingly, the subject fees during Fiscal Year 21-22 were as follows:

July 1, 2021 - December 31, 2021:

<b>Residential Fee</b>	\$857
<b>Commercial Fee</b>	\$262
<b>Industrial Fee</b>	\$239

In accordance with the automatic annual adjustment under the Ordinance, the subject fees for January 1, 2022 – June 30, 2022 were increased 7.4% over 2021 rates, as follows:

<b>Residential Fee</b>	\$920
<b>Commercial Fee</b>	\$281
<b>Industrial Fee</b>	\$257

**FUND BALANCES; INTEREST, EXPENDITURES & REFUNDS** (Govt Code 66006(b)(1)): Beginning and ending balances (rounded to nearest whole dollar) for the Sonoma Valley Traffic Mitigation Fund (11053) for fiscal year 2021-2022 (July 1, 2021 – June 30, 2022) are as follows:

BEGINNING BALANCE	DEPOSITS (Fees Collected)	INTEREST EARNED	EXPENDITURES (Project Costs)	REFUNDS	ACCOUNTING ADJUSTMENTS*	ENDING BALANCE
356,829	28,789	2,108	-	(6,778)	-	380,947

\*Accounting adjustments include corrections to entries or other non-substantial fund management amounts.

For details, refer to Sonoma Valley Traffic Mitigation Fund FY 2021-22 Financial Statement, attached hereto.

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

1. The following construction projects were completed in FY 2021-22:

No construction was performed on eligible projects during the reporting period.

2. Design engineering, right-of-way negotiations and construction engineering funded with, or eligible for, Sonoma Valley fees, were performed on the following projects in FY 2021-22:

No design engineering, right-of-way negotiations, or construction engineering was performed on eligible projects during the reporting period.

**INTERFUND TRANSFERS OR LOANS** (Govt. Code 66006(b)(1)(G))

In FY 2021-22, the Sonoma Valley Traffic Mitigation Fund (11053-34010400) made no interfund transfers or loans.

**AB 1600 FIVE-YEAR REPORTING FOR UNEXPENDED FEES:**

Government Code Section 66001(d)(1) requires that for each separate account or fund established pursuant to AB 1600, the local agency shall make certain findings every five years (after the first deposit of collected fees) as to any remaining unexpended funds.

In FY 2021-22, no fees remained unexpended for five years within the Sonoma Valley Traffic Mitigation fund.

**IMPROVEMENT PROJECTS: STATUS OF FUNDING AND CONSTRUCTION:**

The FY 2022-23 Revised budget contains a \$250,000 contribution to help finance a \$500,000 cooperative funding agreement with the Sonoma County Transportation Authority (SCTA).

1. An Agreement with SCTA to fund a Project Initiation Document (PID) associated with proposed intersection improvements at State Route 121/12 and 8<sup>th</sup> Street East (Project No. G22802) in accordance with the California Department of Transportation (Caltrans) requirements was approved by the Board of Supervisors on August 2, 2022.



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Johannes Hovertsz, P.E., Director  
Sonoma County Public Infrastructure

AB 1600 Annual Report Sonoma Valley  
Development Fees

Fund Name: Sonoma Valley Traffic Mitigation Fund (Fund 11053) Fiscal Year: 2021-22

<u>Date</u>	<u>Deposits (Fees Collected)</u>	<u>Interest Earned</u>	<u>Expenditures (Project Costs)</u>	<u>Refunds</u>	<u>Accounting Adjustments</u>	<u>Fund Balance</u>
						\$ 356,828.98
Jul-21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,828.98
Aug-21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,828.98
Sep-21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,828.98
Oct-21	\$ 3,852.80	\$ 461.84	\$ -	\$ -	\$ -	\$ 361,143.62
Nov-21	\$ 1,926.40	\$ -	\$ -	\$ -	\$ -	\$ 363,070.02
Dec-21	\$ 5,779.20	\$ -	\$ -	\$ -	\$ -	\$ 368,849.22
Jan-22	\$ 1,818.28	\$ 444.64	\$ -	\$ -	\$ -	\$ 371,112.14
Feb-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371,112.14
Mar-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371,112.14
Apr-22	\$ 7,705.60	\$ 484.36	\$ -	\$ -	\$ -	\$ 379,302.10
May-22	\$ 3,852.80	\$ -	\$ -	\$ -	\$ -	\$ 383,154.90
Jun-22	\$ 3,852.80	\$ 717.47	\$ -	\$ (6,778.24)	\$ -	\$ 380,946.93
<b>Totals</b>	<b>\$ 28,787.88</b>	<b>\$ 2,108.31</b>	<b>\$ -</b>	<b>\$ (6,778.24)</b>	<b>\$ -</b>	<b>\$ 380,946.93</b>

Summary of Expenditures (Project Costs)

<u>Job Number</u>	<u>FY 21-22 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
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No Eligible Projects In  
FY 2021-22



# Sonoma Valley Fire District

*Serving the communities of*  
Sonoma, Valley of the Moon, Glen Ellen, and Mayacamas

**DATE:** October 26, 2022

**TO:** Sonoma County Board of Supervisors

**FROM:** Jennifer Jason, Finance Officer of Sonoma Valley Fire District

**SUBJECT:** 2021-2022 AB 1600 Annual Report- SVFD Fire Impact Fees

**BACKGROUND:**  
*66006(b)(1)(A)*

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for Sonoma Valley Fire District, California for the fiscal year (FY) ended June 30, 2022.

DIFs are charged by local governmental agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project. The legal requirements for enactment of a DIF program are set forth in Government Code §§ 66000- 66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's AB 1600 and thus commonly referred to as "AB 1600 requirements".

For Sonoma Valley Fire District, DIFs are collected by the County of Sonoma on behalf of the district for the purpose of mitigating the impacts caused by new development on the district's infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund (10196) has been established to account for the impact of new development.

Fees imposed on new development within the Sonoma Valley Fire District within Sonoma County have been in place since July, 1 2021. In 2021, the district contracted with SCI Consulting Group in which they conducted a Fire Impact Fee Nexus Study that detailed the impacts of future growth on local facilities. This report provided the analysis and support for the DIFs imposed by the Sonoma Valley Fire District. This study was adopted by the Sonoma Valley Fire District's Board of Directors by resolution on February 9, 2021. An agreement for services dated March 23, 2021 was entered between the County of Sonoma, a political subdivision of the State of California, and Sonoma Valley Fire District to establish and administer development impact fees for fire protection services.



# Sonoma Valley Fire District

*Serving the communities of*

Sonoma, Valley of the Moon, Glen Ellen, and Mayacamas

State law requires the district prepare and make available to the public the DIF Report within 180 days after the last day of each fiscal year. The County Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. This report was filed with the County Administrator's Office and available for public review on October 26, 2022.

## SUMMARY OF FINANCIAL STATEMENT:

**66006(b)(1)(B)**

Fees:

### Residential Development Per Living Area Sq. Ft.

Single Family Housing	\$1.72
Multi-Family Housing	\$2.91
Mobile Home	\$1.90
Accessory Dwelling Unit	exempt pursuant to
Less than 750 square feet are	Government Code §65852.2(f)(3)(A)

### Nonresidential Development Per Building Square Feet

Retail/Commercial	\$1.95
Office	\$3.23
Industrial	\$1.36

<i>Beginning Fund Balance</i>	<i>Deposits</i>	<i>County Accessed Admin Fee (2%)</i>	<i>Interest</i>	<i>Withdrawals</i>	<i>Returned</i>	<i>Ending Fund Balance</i>
\$0.00	\$10,187.56	\$(203.75)	\$0.00	\$(9,983.81)	\$0.00	\$0.00

## PROJECT STATUS STATEMENT:

The fees collected in FY21/22 in the amount of \$9,983.81 were transferred to our general fund for the purchase of a new Type 3 engine that added overall capacity to our district. The new Type 3 was already purchased in full as of 7/20/2021 using general funds. Future Fire Impact Fees collected will go towards reimbursement of the district for this Type 3 purchase until reimbursed in full.



# Sonoma Valley Fire District

*Serving the communities of*

Sonoma, Valley of the Moon, Glen Ellen, and Mayacamas

Project/Purchase	Amount	Allowable funding percentage	Impact Fee Amount Applied	Amount still able to apply using Fire Impact Fees
Type 3 Engine-Adding Capacity	\$463,209.62	100%	\$9,983.81	\$453,225.81

During FY21/22 (July 1, 2021- June 30, 2022) no refunds were issued.

Please see attached financial statement and resolution approving the annual report.

Jennifer Jason, Finance Officer  
Sonoma Valley Fire District

AB 1600 Annual Report  
Fire Impact Fee  
799-10196  
Fund Name: Fire Impact Fee Checking  
Fiscal Year 2021-22

Month	Deposits	County Accessed			Withdrawals	Refunds	Cash Balance
		Admin Fee 2%	Interest				
<b>Beg Balance</b>							\$ -
July	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
August	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
September	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
October	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
November	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
December	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
January	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
February	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
March	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
April	\$ 1,628.84	\$ (32.58)	\$ -	\$ (1,596.26)	\$ -	\$ -	\$ 0.00
May	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00
June	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00
July, 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00
August, 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00
September, 2023	\$ 8,558.72	\$ (171.17)	\$ -	\$ (8,387.55)	\$ -	\$ -	\$ 0.00
<b>Total FY</b>	<b>\$ 10,187.56</b>	<b>\$ (203.75)</b>	<b>\$ -</b>	<b>\$ (9,983.81)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0.00</b>

**Withdrawal Detail**

Date	Journal ID	Description	Amount
4/30/2022	90428.04.2022 (Springbrook)	Transfer of funds to general fund for reimbursement of a Type 3 engine purchase	\$ 1,596.26
9/30/2022	JV022 (MIP)	Transfer of funds to general fund for reimbursement of a Type 3 engine purchase	\$ 8,387.55
<b>Total FY</b>			<b>\$ 9,983.81</b>



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**DATE:** October 25, 2022  
**TO:** Sonoma County Board of Supervisors  
**FROM:** Terri Bolduc, Finance Manager of Sonoma County Fire District  
**SUBJECT:** 2021-2022 AB 1600 Annual Report- SCFD Fire Impact Fees

**BACKGROUND:**

**66006(b)(1)(A)**

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for Sonoma County Fire District, California for the fiscal year (FY) ended June 30, 2022.

DIFs are charged by local governmental agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project. The legal requirements for enactment of a DIF program are set forth in Government Code §§ 66000- 66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's AB 1600 and thus commonly referred to as "AB 1600 requirements".

For Sonoma County Fire District, DIFs are collected by the County of Sonoma on behalf of the District for the purpose of mitigating the impacts caused by new development on the Districts infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund (111) has been established to account for the impact of new development.

Fees imposed on new development within the Sonoma County Fire District within Sonoma County have been in place since July 1, 2021. In 2021, the district contracted with SCI Consulting Group in which they conducted a Fire Impact Fee Nexus Study that detailed the impacts of future growth on local facilities. This report provided the analysis and support for the DIFs imposed by the Sonoma County Fire District. This study was adopted by the Sonoma County Fire District's Board of Directors by resolution on October 20, 2020 and the Board of Directors confirmed administrative corrections to the fire impact nexus study by resolution on February 16, 2021. An agreement for services dated March 23, 2021, was entered between the County of Sonoma, a political subdivision of the State of California, and Sonoma County Fire District to establish and administer development impact fees for fire protection services.



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State law requires the District prepare and make available to the public the DJF Report within 180 days after the last day of each fiscal year. The County Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. This report was filed with the County Administrator's Office and available for public review on October 25, 2022.

**SUMMARY OF FINANCIAL STATEMENT:**

**66006(b)(1)(B)**

**Fees:**

Residential Development Per Living Area Sq. Ft.

Single Family Housing	\$1.62
Multi-Family Housing	\$2.14
Mobile Home	\$1.19
Accessory Dwelling Unit Less than 750 square feet are	exempt pursuant to Government Code §65852.2(f)(3)(A)

Nonresidential Development Per Building Square Feet

Retail/Commercial	\$1.81
Office	\$2.96
Industrial	\$1.26



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<i>Beginning Fund Balance</i>	<i>Deposits</i>	<i>County Accessed Admin Fee (2%)</i>	<i>Interest</i>	<i>Withdrawals</i>	<i>Returned</i>	<i>Ending Fund Balance</i>
\$0.00	\$71,534.96	\$(1,430.70)	\$0.00	\$0.00	\$0.00	\$70,104.26

**PROJECT STATUS STATEMENT:**

The fees were collected in FY21/22 in the amount of \$71,534.96. A County of Sonoma administrative fee was held at the County of Sonoma in the amount of \$1,430.70. The remaining fees in the amount of \$70,104.26 were remitted to our Sonoma County Fire District Fire Impact Fund. The funds will remain in the dedicated fund until such time as a compliant project is approved by our Board of Directors. During FY21/22 (July 1, 2021- June 30, 2022) no refunds were issued.

Please see attached financial statement for the annual report.



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Terri Bolduc, Finance Manager  
Sonoma County Fire District

**AB 1600 Annual Report**  
**Fund 111: Fire Impact Fees- Sonoma County Fire District (Unincorporated Areas)**

**Fund 111: Fire Impact Fees- Sonoma County Fire District (Unincorporated Areas)**

Date	Deposits	Interest	Withdrawals	Returned	Fund Balance
Jul-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aug-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sep-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Oct-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Nov-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dec-21	\$9,353.88	\$0.00	-\$187.08	\$0.00	\$9,166.80
Jan-22	\$892.50	\$0.00	-\$17.85	\$0.00	\$10,041.45
Feb-22	\$0.00	\$0.00	\$0.00	\$0.00	\$10,041.45
Mar-22	\$11,785.50	\$0.00	-\$235.71	\$0.00	\$21,591.24
Apr-22	\$0.00	\$0.00	\$0.00	\$0.00	\$21,591.24
May-22	\$47,560.70	\$0.00	-\$951.21	\$0.00	\$68,200.73
Jun-22	\$1,942.38	\$0.00	-\$38.85	\$0.00	\$70,104.26
<b>Totals</b>	<b>\$71,534.96</b>	<b>\$0.00</b>	<b>-\$1,430.70</b>	<b>\$0.00</b>	<b>\$70,104.26</b>