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September 9, 2016

City of Napa Council
City Hall Council Chambers
955 School Street
Napa, CA 94559

RE: Parking Impact Fees

Dear Mayor Techel and Councilmembers:

The North Bay Association of REALTORS® (NorBAR) has been active in land use and business issues throughout Napa. Our organization represents the interests of current and future property owners. NorBAR is therefore interested in the city's efforts to support a vibrant downtown.

NorBAR is concerned that the City of Napa is proposing to increase the parking impact fees in the Parking Exempt Zoning Overlay District by too high a price at too fast a pace. We understand that the city must raise significant revenue to maintain the pace of demand for new parking spaces. We are concerned that increasing the individual parking impact fee from \$7,500 to \$23,000 is too big a shock. The significant increase could also impact any builders intending to develop at the previous impact fee price.

NorBAR applauds staff and council for understanding the need to fund infrastructure. The council is correct to adjust parking impact fees; however, this should be one of many revenue sources with impact fees increasing at a more gradual pace.

Please feel free to contact Daniel Sanchez (707) 324-6610 or daniel@northbayrealtors.org, with the North Bay Association of REALTORS®, to discuss this proposal.

Chris Wunderlich
Chair, Local Government Relations Committee
North Bay Association of REALTORS®