

City of Napa

Annual Report on Development Impact Fees with Required Five-Year Findings Fiscal Year Ending June 30, 2018



**Prepared by Finance Department
Presented to City Council on
January 15, 2019**

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Big Ranch Specific Plan Area Development Impact Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to finance public infrastructure facilities, as identified in the Basic Infrastructure Program, which are needed to provide essential public services for new development within the Big Ranch Specific Plan Area. (Napa Municipal Code Chapter 15.98; Res. 2008-57)

(B) The amount of the fee.

Residential	
Single-Family	\$ 10,590.00
Multi-Family	\$ 6,136.00
Commercial	\$ 15.92 per square foot
Medical Office	\$ 7.93 per square foot

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Big Ranch Specific Plan Area Development Fee

Beginning Balance, July 1, 2017	1,759,500.81
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Revenues:

Fees Collected	—
Interest	6,313.78

Expenditures:

Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Big Ranch Road Widening	45,661.39	FY 2018/19	78.33%
Sierra Ave Extension to Villa	39,020.85	FY 2019/20	100.00%
Trower Ave Extension to Big Ranch	1,171.86	FY 2020/21	100.00%
Bank Fees	1,594.45		

Ending Balance, June 30, 2018	<u><u>1,678,366.04</u></u>
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ATTACHMENT 1

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Big Ranch Specific Plan Area Development Impact Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

The current fund balance of \$1.7 million will be fully spent on the three streets projects currently in progress within the Big Ranch Specific Plan Area. These projects will additionally require \$0.6 million more in development impact fees to be collected in future years. The Estimated Total Project Cost for the Trower Ave Extension project below only includes costs for engineering and design; the budget will be increased in the future to include construction costs.

Big Ranch Specific Plan Area Development Fee

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
Big Ranch Road Widening	ST11PW02	2,307,000	347,737	1,459,263	Street Improvement Fee Underground Component
Sierra Ave Extension to Villa	ST14PW07	900,000	122,369	777,631	None
Trower Ave Ext to Big Ranch	ST15PW02	100,000	33,301	66,699	None
	Totals	3,307,000	503,407	2,303,593	
			Fund Balance	1,678,366	

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The Fee Update Report (as referenced in Resolution 2008-57) contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The Big Ranch Road Widening Project budget includes \$0.5 million from the Street Improvement Fee (Underground Component) fund. The other projects are funded 100% by the Big Ranch Area DIF.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We anticipate having all funds necessary by FY 2021/22.

Fire and Paramedic Development Impact Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to provide for the funding of capital facilities for fire and paramedic services, including acquisition of land, cost of construction (which term includes the planning, administration, and design as well as actual building or installation) and equipment necessary for the construction of Fire Station No. 5. (Napa Municipal Code Chapter 15.78, Reso. 2016-164)

(B) The amount of the fee.

Single-Family Residential	\$ 656.00 /dwelling unit
Multi-Family Residential	\$ 589.00 /dwelling unit
Commercial	\$ 0.51 /sq ft
Office	\$ 0.32 /sq ft
Residential Care Facilities (MIN)	\$ 1.17 /sq ft
Residential Care Facilities (MAX)	\$ 6.17 /sq ft
Industrial	\$ 0.05 /sq ft
Governmental	\$ 0.00 /sq ft

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Fire and Paramedic Development Impact Fee

Beginning Balance, July 1, 2017	328,124.59		
Revenues:			
Fees Collected	507,031.90		
Interest	920.63		
Transfer in from Browns Valley Fire Mitigation	7,000.00		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Fire Station #5	1,346,100.00	FY 2016/17	75.00%
Bank Fees	401.36		
Interest on Loan	67,368.45		
Transfer to General Fund	<u>3,300,000.00</u>		
Ending Balance, June 30, 2018	<u>(3,870,792.69)</u>		

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

Pursuant to Resolution No. R2016-165, the City Council authorized a loan from the General Fund to the Fire and Paramedic Development Impact Fee in the amount of \$4,824,940 to fund a portion of the costs of construction for Fire Station No. 5. The loan is required to be repaid from this Fee Fund as revenues are received, with an interest rate on the loan of 1.45%. It is estimated that the loan will be repaid by 2045.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Fire and Paramedic Development Impact Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

All future fees are fully committed to fund the costs of Fire Station No. 5. As those costs were paid by the General Fund via loan to the Fee Fund, all future fees will be used to repay the loan from the General Fund.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The 2016 nexus study as referenced in Reso. 2016-164 described the need for the identified facilities and attributed the portion associated with new development to the various projects. The analysis contained in the nexus study remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

Fire Station No. 5 was completed in FY 2017/18 with the use of an additional \$89,140 of General Fund dollars. The project was funded with \$845,000 from the Development Impact Fee Fund, \$235,000 from the Browns Valley Fire Mitigation Fee, and \$5,732,640 from the General Fund .

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

The Fire Station No. 5 project is fully funded. The loan from the General Fund is estimated to be repaid by 2045.

High Priority Improvement Payback Fee (Linda Vista Specific Plan) Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established for street and storm drainage improvements in the Linda Vista Specific Plan area, along with a recreation center (Las Flores). (Napa Municipal Code Chapter 15.88)

(B) The amount of the fee.

Planning Study Fee	\$ 58.58 /new dwelling unit
Residential Development Fee	\$ 17,132.43 /acre
Recreation Center Fee	\$ 1,160.81 /new dwelling unit

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Residential Development Fee

Beginning Balance, July 1, 2017	1,397,333.56
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Revenues:

Fees Collected	32,967.51
Interest	5,738.96

Expenditures:

Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Trower Ave Widening: Young to Linda Vista	35,219.44	FY 2018/19	70.59%
Linda Vista Widening: Redwood to Trower	250.91	FY 2021/22	100.00%
Bank Fees	1,278.90		

Ending Balance, June 30, 2018	<u><u>1,399,290.78</u></u>
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Recreation Center Fee

Beginning Balance, July 1, 2017	(1,336.28)
Revenues:	
Fees Collected	—
Interest	(553.42)
Expenditures:	
Project Costs	—
Bank Fees	0.65
Ending Balance, June 30, 2018	<u>(1,890.35)</u>

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – High Priority Improvement Payback Fee (Linda Vista Specific Plan)

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

\$1.2 million of the \$1.4 million of Residential Development Fee fund balance will be spent on the planned Trower Avenue and Linda Vista Avenue Widening Projects.

Residential Development Fee

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
Trower Ave Widening: Young to Linda Vista	ST14PW05	850,000	56,782	543,218	Street Improvement Fee Underground Component
Linda Vista Widening: Redwood to Trower	ST18PW01	700,000	251	699,749	None
	Totals	1,550,000	57,033	1,242,967	
			Fund Balance	1,399,291	

The Recreation Center fund balance is currently negative and will be reviewed by Parks and Recreation and Finance staff in FY 2018/19.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The technical reports as referenced in Reso. 2004-51 contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The Trower Avenue Widening project is primarily funded by the Linda Vista Residential Development Fee, but is also budgeted to receive \$250,000 from the Street Improvement Fee Underground Component. The Linda Vista Widening project is funded 100% by the Linda Vista Residential Development Fee.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We currently have full funding for the planned projects.

North Jefferson Park Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to finance the development of a two-acre neighborhood park and to contribute to the cost of development of Garfield Community Park in order to reduce the impact of new residents on the park and recreational facilities and to serve the new residents within the North Jefferson area. (Napa Municipal Code Chapter 15.76)

(B) The amount of the fee.

Park Fees: \$606.14/dwelling unit

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

North Jefferson Park Fee

Beginning Balance, July 1, 2017	1,427.55
Revenues:	
Fees Collected	—
Interest	(9.24)
Expenditures:	
Project Costs	—
Bank Fees	—
Ending Balance, June 30, 2018	<u><u>1,418.31</u></u>

The remaining fund balance will be used to make additional minor improvements and this fee will be subsequently terminated via Council resolution.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – North Jefferson Park Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

The remaining fund balance of \$1,418.31 will be fully expended on planned minor improvements to the park (picnic tables and benches).

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The “Unfunded Park Acquisition and Development Costs” analysis (as referenced in Ordinance 90-4195) contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The planned improvements will be paid 100% with fund balance.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We currently have full funding for the planned projects.

North Jefferson Street Improvement Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established for street and public works improvements to reduce the impacts of traffic generated by new development within the North Jefferson Street Improvement Fee Area. A complete listing of improvements and a map of the fee area can be found in Exhibit X to Resolution 90-077. (Napa Municipal Code Chapter 15.76, Ord. 4165; Res. 90-077)

(B) The amount of the fee.

Single-Family	\$ 10,379.47 /unit
EIR reimbursement	\$ 116.55 /unit
Administrative fee	\$ 11.68 /unit
Apartment	\$ 6,268.79 /unit
EIR reimbursement	\$ 70.39 /unit
Administrative fee	\$ 6.99 /unit
Condominium	\$ 6,063.25 /unit
EIR reimbursement	\$ 68.10 /unit
Administrative fee	\$ 6.76 /unit

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

North Jefferson Street Improvement Fee

Beginning Balance, July 1, 2017	2,861,024.45		
Revenues:			
Fees Collected	—		
Interest	11,859.91		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Salvador Ave Widening	57,314.21	FY 2019/20	100.00%
Bank Fees	2,617.09		
Ending Balance, June 30, 2018	<u>2,812,953.06</u>		

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – North Jefferson Street Improvement Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

Part of the current fund balance will be spent on the Salvador Avenue Widening Project already in progress. The Estimated Total Project Cost for the project below only includes costs for engineering and design; the budget will be increased in the future to include construction costs. Plans for any remaining fund balance include undergrounding the many overhead utilities located within the Salvador Avenue Widening Project.

North Jefferson Street Improvement Fee

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
Salvador Ave Widening	ST16PW02	2,700,000	69,830	2,630,170	None
	Totals	2,700,000	69,830	2,630,170	
			Fund Balance	2,812,953	

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The “North Jefferson Street Improvement Fee” report (as referenced in Resolution 90-077) contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The planned projects will be paid 100% with fund balance.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We currently have full funding for the planned projects.

Orchard Avenue Area Park Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to finance the development of a two acre park to reduce the impacts of new residents on the recreational facilities of the City of Napa and to serve new residents within the Orchard Avenue area. (Napa Municipal Code Chapter 15.72, Ord. 4123; Res. 89-360).

(B) The amount of the fee.

\$570.38/unit

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Orchard Avenue Area Park Fee

Beginning Balance, July 1, 2017	47,762.12
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Revenues:

Fees Collected	—
Interest	242.06

Expenditures:

Project Costs	—
Bank Fees	44.19

Ending Balance, June 30, 2018	47,959.99
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The remaining fund balance will be used to improve the trail system and address nonconforming ADA issues.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Orchard Avenue Park Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

The remaining fund balance will be used to improve the trail system and address nonconforming ADA issues.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The “Open Space Element of the General Plan” analysis (as referenced in Ordinance 89-4123) contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The planned improvements will be paid 100% with fund balance.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We currently have full funding for the planned projects.

Solano Avenue/Orchard Avenue Traffic Mitigation Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to fund improvements at the Solano Ave/Salvador Ave/Highway 29 intersection.

(B) The amount of the fee.

Single Family Home	\$ 2,150.22 /unit
Mobile Home	\$ 795.58 /unit
Manufactured Home	\$ 1,268.64 /unit
Traffic Fee	\$ 215.03 /trip (based on land use)

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Solano Avenue/Orchard Avenue Traffic Mitigation Fee

Beginning Balance, July 1, 2017	45,260.50
Revenues:	
Fees Collected	—
Interest	(706.98)
Expenditures:	
Project Costs	—
Bank Fees	41.01
Ending Balance, June 30, 2018	<u>44,512.51</u>

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund

loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Solano Avenue/Orchard Avenue Traffic Mitigation Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

No current projects are planned.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The “Solano Avenue/Orchard Avenue Area Traffic Mitigation Fee Analysis” (as presented to Council on June 12, 1990) contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The planned improvements will be paid 100% with fund balance.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

No current projects are planned.

Redwood Road Improvement Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to widen a portion of Redwood Road between West Pueblo and four hundred (400) feet westerly of Forest Drive, and to install curb, gutter and sidewalk on the south side of Redwood Road. (Ord. 4009).

(B) The amount of the fee.

\$1,000/lot

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Redwood Road Improvement Fee

Beginning Balance, July 1, 2017	258,755.05
Revenues:	
Fees Collected	—
Interest	1,041.06
Expenditures:	
Project Costs	—
Bank Fees	239.11
Ending Balance, June 30, 2018	<u><u>259,557.00</u></u>

A feasibility study is needed on widening a portion of Redwood Road between West Pueblo and four hundred (400) feet west of Forest Drive and installing curb, gutter and sidewalk on the south side of Redwood Road. Existing terrain poses challenges to widening the road, so an engineering study is required to explore and identify a feasible alternative. Current available fund balance is enough for the project, which will be added to a future budget as manpower allows.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund

loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Redwood Road Improvement Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

Current fund balance will be used to prepare an engineering analysis to construct a portion of Redwood Road between West Pueblo and four hundred (400) feet westerly of Forest Drive, and to install curb, gutter and sidewalk on the south side of Redwood Road. This project is not currently in the budget, but is anticipated to use 100% of the fund balance and can be added to a future budget.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

Ordinance 4009 contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the ordinance remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The project will be funded 100% by the Redwood Road Improvement Fee.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We currently have full funding for the planned project.

Street Improvement Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to finance street improvements to reduce the impacts of traffic generated by new development within the City of Napa. These improvements include, but are not limited to, the construction of new streets and bridges, the reconstruction of existing streets, the installation of traffic signals, and the undergrounding of existing overhead utilities along arterial and collector streets. (Napa Municipal Code Chapter 15.84)

(B) The amount of the fee.

See attached Appendix A.

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Street Improvement Fee

Beginning Balance, July 1, 2017	3,592,855.60
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Revenues:

Fees Collected	637,889.66
Interest	15,262.67

Expenditures:

Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
1st St Bridge at Napa River	(504.13)	FY 2008/09	14.22%
First & Second Street Roundabouts along Calif Blvd	2,049,689.95	FY 2017/18	35.13%
Silverado-Third-Coombsville-East (5-way) Intersect	11,184.42	FY 2014/15	92.59%
Bank Fees	3,710.23		
Loan Repayment to Underground Component *	249,000.00		

Ending Balance, June 30, 2018	<u><u>1,932,927.46</u></u>
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* Per 2013-101, \$747,000 was loaned to SIF from SIF Underground Component, to be repaid no later than June 30, 2019. The FY 2017/18 payment of \$249,000 is the final payment on the loan.

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

Street Improvement Fee Underground Component

Beginning Balance, July 1, 2017	3,683,823.65		
Revenues:			
Fees Collected	304,266.19		
Interest	16,373.63		
Loan Repayment from SIF *	249,000.00		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Rule 20A Project - Jefferson Street	6,089.59	FY 2015/16	100.00%
Park and Ride Facility	(610.94)	FY 2009/10	19.15%
Bank Fees	3,228.16		
Cost Allocation to General Fund	6,600.00		
Ending Balance, June 30, 2018	4,238,156.66		

* Per 2013-101, \$747,000 was loaned to SIF from SIF Underground Component, to be repaid no later than June 30, 2019. The FY 2017/18 payment of \$249,000 is the final payment on the loan.

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

Resolution 2013-101 authorized an interfund loan of \$747,000 from Street Improvement Fees (Underground Component) for the Saratoga Road Extension Project. The interfund loan is fully paid as of June 30, 2018.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Street Improvement Fee and Underground Component

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

The current Street Improvement Fee fund balance of \$1.93 million will be fully spent on the streets projects listed below. These projects will additionally require \$6.5 million more in development impact fees to be collected in future years.

Street Improvement Fee

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
1st St Bridge at Napa River	BR02PW01	15,840,613	1,870,644	382,373	HBRR, Measure A, Gas Tax
First & Second Street Roundabouts along Calif Blvd	ST14PW02	11,540,000	2,049,690	2,004,310	CMAQ, STIP, General Fund, Gas Tax
Silverado-Third-Coombsville-East (5-way) Intersect	ST14PW04	6,750,000	208,233	6,041,767	Street Mitigation, State Grant
	Totals	34,130,613	4,128,567	8,428,450	
			Fund Balance	1,932,927	

The majority of the Street Improvement Fee Underground Component fund balance will be spent on the projects listed below. Plans for remaining fund balance include undergrounding Clay Street and Seminary Street.

Street Improvement Fee Underground Component

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
Rule 20A Project - Jefferson Street	UU12PW01	1,453,760	167,250	1,286,510	None
Trancas Rule 20A (Jefferson to Soscol)	UU17PW01	265,000	—	265,000	None
Jefferson St Undergrounding Project	UU18PW01	675,000	—	675,000	None
Third Street Undergrounding Rule 20B	UU18PW02	1,040,000	—	1,040,000	None
Park and Ride Facility	FC10PW07	1,703,862	326,348	—	TFCA
Trower Ave Widening: Young to Linda Vista	ST14PW05	850,000	—	250,000	Linda Vista Residential Development Fee
Big Ranch Road Widening	ST11PW02	2,307,000	—	500,000	Big Ranch Area Development Fee
	Totals	8,294,622	493,598	4,016,510	
Fund Balance				4,238,157	

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The technical report as referenced in Resolution 89-362 contained a detailed nexus analysis, describing the need for the identified facilities and attributing the portion associated with new development to the various projects. The analysis contained in the technical reports remains valid and is incorporated by reference herein.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

Projects that require future funding from non-DIF sources:

- First & Second Street Roundabouts along California Boulevard: \$2,463,000 from CMAQ, \$1,501,000 from STIP, \$1,023,080 from General Fund
- Silverado-Third-Coombsville-East (5-way) Intersection: \$500,000 from state grant and \$3,000,000 of SHOPP funding
- Trower Avenue Widening: \$600,000 from Linda Vista Residential Development Fee
- Big Ranch Road Widening: \$1,807,000 from Big Ranch Area Development Fee

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

We anticipate that we will collect all required funds by FY 2023/24.

Parking Impact Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to provide public parking facilities in order to mitigate the impacts of non-residential development on public parking in the Parking Exempt District. The fee will be used to finance the acquisition of land and the construction of new public parking facilities to serve new non-residential development in the Parking Exempt Overlay District. (Napa Municipal Code Chapter 15.94)

(B) The amount of the fee.

\$23,000 per parking space (effective 11/21/16). (Based on parking demand generated by net new, non-residential square footage constructed in the Parking Exempt District.)

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Parking Impact Fee

Beginning Balance, July 1, 2017	1,631,124.58
Revenues:	
Fees Collected	1,019,000.00
Interest	6,977.07
Expenditures:	
Project Costs	—
Bank Fees	2,066.30
Ending Balance, June 30, 2018	<u><u>2,655,035.35</u></u>

No expenditures were made for public improvements during this fiscal year. The City must accumulate funds sufficient for the construction of a new parking garage, which is estimated to cost approximately \$15 million for a 350-space structure.

It is uncertain when sufficient additional funds will be accumulated to commence with design and construction of a new parking garage. However, in the coming years, it is estimated that approximately \$4 million to \$5 million in Parking Impact Fees may result from new development.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Parking Impact Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

The fees will be used to construct one or more parking structures to serve parking demand in the Parking Exempt District. Fund balance is not currently sufficient to construct a parking garage. Funds are being held as additional revenue is collected and the City determines the parking demand for the Parking Benefit Improvement District (PBID).

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The Parking Impact Fee was established by ordinance in 2005 and updated in 2016. At inception the fee was established at \$7,500 per space, which was significantly lower than the cost to develop public parking, but at the time the City had a funding strategy through its redevelopment agency to finance a portion of the cost of a new garage, and downtown was in a different economic climate than today. A 2016 nexus study concluded the per-space cost for constructing structured parking is between \$23,000 without and \$32,000 with land acquisition. The City Council established the fee at \$23,000 per space.

The updated fee, combined with additional City parking funds, will achieve the purpose of acquiring land if necessary and designing and developing new parking facilities to serve private development in the Parking Exempt District.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The City has approximately \$10 million in its various parking funds (Flood Project Mitigation; Parking Assessment District; Parking License; and Parking Impact Fee funds collected to date). From July 2018-June 2039, the City will receive an additional \$1.7 million through a license agreement for the leasing of the top level of the Clay Street Garage. The City Council may consider a General Fund contribution to fill the funding gap for the next parking garage if necessary. Possible future financing mechanisms to be developed by the City to address future parking needs may include formation of a community facilities district or infrastructure financing district, other assessments or impact fees, or public-private partnerships.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

It is anticipated that the City may have sufficient funds to commence design and construction of a parking structure in FY 2026/27.

Water Capacity Fees Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to fund costs of capital infrastructure for the City's water system, proportionate to the demand generated by new development. (Napa Municipal Code Section 13.04.110, R2015-69)

(B) The amount of the fee.

See attached Appendix B.

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Water Capacity Fees

Beginning Balance, July 1, 2017

Revenues:

Fees Collected	2,210,149.00
Interest	—

Expenditures:

Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Water Asset Management System	32,648.69	FY 2010/11	100.00%
Asset Management Hardware	77.53	FY 2011/12	100.00%
Cathodic Protection	3,410.92	FY 2011/12	100.00%
Development/CalTrans CIP Expenditure	2,278.91	FY 2013/14	35.90%
FY15 Minor Water Main Projects	59,468.45	FY 2014/15	100.00%
FY15 Appurtenance Imp	(485.51)	FY 2014/15	100.00%
Hydrant Valve Maintenance	371.74	FY 2015/16	100.00%
Corp Yard Covered Storage	40.18	FY 2015/16	98.38%
2016 Minor Water Main	658,687.59	FY 2015/16	100.00%
Automated Meter Reading 2016	286,451.46	FY 2015/16	100.00%
2017 Appurtenance Improve	58,131.30	FY 2016/17	100.00%
2017 Minor Water Main	32,919.26	FY 2016/17	100.00%
Minor Water Main Proj 18-19	10,227.22	FY 2017/18	100.00%
Appurtenance Improve 18-19	119,271.12	FY 2017/18	100.00%
Hydrant/Valve Upgrades 18-19	5,172.71	FY 2017/18	100.00%
SCADA Improvements Ph 1	20,504.03	FY 2011/12	100.00%
Barwick Jamieson Sludge	253,199.61	FY 2014/15	100.00%
Hennessey Treatment Impr 2016	74,487.41	FY 2015/16	100.00%
Jamieson Treatment Improve	66,981.49	FY 2016/17	100.00%
Jamieson Cooling Closed System	74,999.60	FY 2017/18	100.00%
Milliken Div Dam Access Rd	57,352.80	FY 2017/18	100.00%
Dwyer Road Pump Station 2015	35,964.17	FY 2015/16	100.00%
Transmission Main Improve 2015	10,465.23	FY 2014/15	30.06%
Transmission System Imp 2016	15,469.47	FY 2015/16	100.00%
Bank Fees	—		
Ending Balance, June 30, 2018	<u>332,053.62</u>		

The “% of Total Project Funded by DIF” column above shows the percentage of total project costs that are planned to be funded by the Development Impact Fee.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Water Capacity Fees

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

All revenues collected each year are spent on identified capital improvement projects; the projects identified below support the improvement of the water system for new water customers. These projects listed below are a sample of the forty-two currently budgeted projects planning to use water capacity fees as a funding source.

Water Capacity Fees

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
2016 Minor Water Main	WD16PW10	1,230,000	684,603	545,397	None
Automated Meter Reading 2016	WD16PW11	1,625,000	802,812	822,188	None
Hennessey Treatment Impr 2016	WQ16PW06	575,000	140,801	434,199	None
Dwyer Road Pump Station 2015	WT15PW01	1,142,112	566,146	575,966	None
Transmission Main Improve 2015	WT15PW03	2,224,000	163,242	505,258	State Grant
Totals		6,796,112	2,357,604	2,883,008	
		Fund Balance		332,054	

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

As documented in Resolution 2015-69, Water Capacity Fees fund the reasonable and proportional costs of the impact that new developments impose on the City's water system.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

All projects with the exception of the Milliken Filter Rehab project are funded 100% from Water Capacity Fees. The Milliken Filter Rehab project has received partial funding (\$0.13 million) from the Water Fund CIP Reserve.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

Based on estimated future revenue, we anticipate having all funds necessary by FY 2023/24.

Park Land Dedication Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to provide for new park or recreational facilities reasonably related to serving the development by way of the acquisition of necessary land. If it is determined that there is sufficient land available the funds may be used for developing new or rehabilitating existing park and recreational facilities; the improvement of the existing park and recreational facility; or the improvement of other local parks and recreational facilities in the area serving the development. (Napa Municipal Code Section 16.32.040)

(B) The amount of the fee.

See attached Appendix C (Napa Municipal Code Chapter Section 16.32.040, R2004-113)

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Quadrant 1

Beginning Balance, July 1, 2017	1,470,761.83
Revenues:	
Fees Collected	1,792,029.00
Interest	5,470.15
Expenditures:	
Project Costs	—
Bank Fees	1,889.76
Ending Balance, June 30, 2018	<u><u>3,266,371.22</u></u>

Quadrant 2

Beginning Balance, July 1, 2017	1,366,310.14
Revenues:	
Fees Collected	178,617.00
Interest	5,164.77
Expenditures:	
Project Costs	—
Bank Fees	1,307.83
Ending Balance, June 30, 2018	<u>1,548,784.08</u>

Quadrant 3

Beginning Balance, July 1, 2017	1,658,442.31
Revenues:	
Fees Collected	—
Interest	2,776.48
Loan Repayment from Park Development *	9,894.17
Expenditures:	
Project Costs	—
Bank Fees	696.25
Ending Balance, June 30, 2018	<u>1,670,416.71</u>

*Per R2008-23, repayment of \$975,000 loan from Park Land Dedication Fee Quadrant 3 to Park Development Fee Quadrant 4 to begin 3/1/12, with final payment on 3/1/26.

Quadrant 4

Beginning Balance, July 1, 2017	1,527,545.26
Revenues:	
Fees Collected	—
Interest	5,507.14
Expenditures:	
Project Costs	—
Bank Fees	1,410.92
Ending Balance, June 30, 2018	<u>1,531,641.48</u>

ATTACHMENT 1

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

On February 5, 2008, City Council approved an inter-fund loan from the Quadrant 3 Park Acquisition Fund to the Quadrant 4 Park Development Fund in the amount of \$975,000 for the construction of the Napa River Oxbow Preserve. The first payment on the loan was made on March 1, 2012 and the final payment is scheduled to occur on March 1, 2026. As of June 30, 2018, \$264,820 of the loan amount has been repaid.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Park Land Dedication Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

Parks and Recreation staff is currently assessing the need for future park acquisition and other development or rehabilitation needs.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

When available, funds are to be utilized to provide for new park or recreational facilities reasonably related to serving the community by way of the acquisition of necessary land. In circumstances where there is sufficient land available, the funds can be utilized for developing or rehabilitating new or existing park and recreational facilities.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

No other sources of funding.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

As fees are collected, funds are deposited into account for future expenditure.

Park Development Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

The fee is established to provide for the development and construction of park and recreational facilities in connection with the construction of new residential developments. (Napa Municipal Code Chapter 15.68)

(B) The amount of the fee.

See attached Appendix D (Napa Municipal Code Chapter 15.68)

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Quadrant 1

Beginning Balance, July 1, 2017	33,645.79		
Revenues:			
Fees Collected	261,327.00		
Interest	203.93		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Sutherland Park Play Area	15,000.00	FY 2016/17	51.89%
Bank Fees	105.96		
Ending Balance, June 30, 2018	<u>280,070.76</u>		

Quadrant 2

Beginning Balance, July 1, 2017	7,372.19		
Revenues:			
Fees Collected	26,199.00		
Interest	(276.92)		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Sutherland Park Play Area	15,000.00	FY 2016/17	51.89%
Bank Fees	11.18		
Ending Balance, June 30, 2018	<u>18,283.09</u>		

Quadrant 3

Beginning Balance, July 1, 2017	167,777.80		
Revenues:			
Fees Collected	—		
Interest	715.20		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Sutherland Park Play Area	15,000.00	FY 2016/17	51.89%
Bank Fees	153.51		
Ending Balance, June 30, 2018	<u>153,339.49</u>		

Quadrant 4

Beginning Balance, July 1, 2017	(114,951.70)		
Revenues:			
Fees Collected	—		
Interest	2,218.67		
Expenditures:			
Project Costs		Est. Construction Start Date	% of Total Project Funded by DIF
Sutherland Park Play Area	15,000.00	FY 2016/17	51.89%
Loan Repayment to Park Land Dedication Fee *	9,894.17		
Bank Fees	558.36		
Ending Balance, June 30, 2018	<u>(138,185.56)</u>		

ATTACHMENT 1

*Per R2008-23, repayment of \$975,000 loan from Park Land Dedication Fee Quadrant 3 to Park Development Fee Quadrant 4 to begin 3/1/12, with final payment on 3/1/26.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

On February 5, 2008, City Council approved an inter-fund loan from the Quadrant 3 Park Acquisition Fund to the Quadrant 4 Park Development Fund in the amount of \$975,000 for the construction of the Napa River Oxbow Preserve. The first payment on the loan was made on March 1, 2012 and the final payment is scheduled to occur on March 1, 2026. As of June 30, 2018, \$264,820 of the loan amount has been repaid.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Park Development Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

a) Identifying the purpose to which the fee is to be put.

Quadrant funds will be spent on the following projects:

All Quadrants

Improvements	Account	Estimated Total Project Cost	DIF Funding: Inception through FY 17/18	Projected Future DIF in CIP Budget	Anticipated Other Funding Sources
Sutherland Park Play Area	PK15PR02	115,619	60,000	—	General Fund, All Quadrants of Park Development (\$15k each)
	Totals	115,619	60,000	—	
Total Fund Balance				313,508	

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

When available, funds are to be utilized for development of new park or recreational facilities or the rehabilitation or improvement of existing park or recreational facilities.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

The Sutherland Park Play Area project is funded 92% (\$60,000) from the Park Development Fee and 8% (\$5,000) from the General Fund.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

As fees are collected, funds are deposited into account for future expenditure.

Affordable Housing Impact Fee Fiscal Year Ending June 30, 2018

For purpose of complying with Government Code Section 66006(b)(1), the following information is presented:

(A) Brief description of the fee.

This fee is designed to help fund the creation of affordable housing units for very low and low-income households. (Napa Municipal Code Chapter 15.94, Reso. 2016-69)

(B) The amount of the fee.

Condo	\$	4.75 /sq ft
Single-Family	\$	4.75 /sq ft
Multi-Family	\$	4.05 /sq ft
Office	\$	3.55 /sq ft
Hotel	\$	6.00 /sq ft
Retail	\$	3.55 /sq ft
Industrial	\$	3.50 /sq ft

(C) Beginning and ending balance of the account or fund.

(D) The amount of the fees collected and the interest earned.

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Affordable Housing Impact Fee

Beginning Balance, July 1, 2017	5,206,591.32
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Revenues:

Fees Collected	3,561,857.47
Interest	35,061.99
Reimbursements	6.62

Expenditures:

Project Costs	1,464,333.28
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Ending Balance, June 30, 2018	<u>7,339,184.12</u>
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Project Costs Description

Staff time working on Affordable Housing Developments and Monitoring of Affordable Housing Projects	84,858.93
Office Space Rental, Copier Lease, Professional Consultant Services, and Loan-Grant	1,364,034.35
Transfer out to General Fund per Cost Allocation Plan	15,440.00
Total Program Costs	<u>1,464,333.28</u>

The following is a list of the public facilities the City plans to provide using the fees collected:

Stoddard West: 50 units of new construction rental housing affordable to very-low and low-income households that commenced construction in early 2018 with an anticipated opening date of July 2019.

Manzanita: Approximately 52 new units of rental housing for low- and very-low income households on a site which is currently excess-right-of-way. Construction should begin once all other financing is secured hopefully by December 2019.

Innovating Housing: A Request for Proposal is proposed to be issued in early 2019 for innovative affordable housing proposals.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfer or loans have been made utilizing these funds.

(H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

No refunds have been paid out of this fund.

Five-Year Findings – Affordable Housing Impact Fee

For purposes of complying with Government Code Section 66001(d)(1), the City hereby finds as follows:

(A) Identifying the purpose to which the fee is to be put.

This fee is designed to help fund the creation of affordable housing units for very low and low-income households. (Napa Municipal Code Chapter 15.94, Reso. 2016-69)

All fees collected will be used for the creation of affordable housing in the city of Napa.

Current planned projects are:

- Stoddard West: \$1,284,829
- Manzanita: \$16,940

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

Per Resolution 2016-69, the city commissioned multiple detailed nexus studies, describing the need for the identified facilities and attributing the portion associated with new development to the various projects.

(C) Identify all sources and amounts of funding anticipated to complete financing for improvements not completed.

From the available fund balance as of June 30, 2018, grants/loans totaling approximately \$7,601,769 either have been committed or are anticipated to be committed to affordable housing projects.

(D) Designate the approximate date when such funding for incomplete improvements is expected to be deposited into the appropriate account or fund.

An approximate date for receipt of available funding will be determined as projects are prioritized and alternate funding sources are identified. As there continues to be an unmet need for affordable housing in the City of Napa, additional funds will be collected as development occurs in order to provide funding for additional affordable housing for very low and low-income households.

APPENDIX A

Street Improvement Fee Schedule

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

DESCRIPTION	CURRENT FEES					Unit of Measure
	Improvement Fee/unit					
	(A)	(B)	(C)	(A + C)	(B + C)	
	Street Component General	Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total	
Basic Fee Rate Adopted per Trip \$321.06 \$200.22						
<u>INDUSTRIAL/AGRICULTURAL</u>						
General Light Industrial	\$1,798	\$1,121	\$120	\$1,918	\$1,241	1000SF
Industrial Park	\$1,002	\$625	\$67	\$1,069	\$692	1000SF
Manufacturing	\$1,002	\$625	\$67	\$1,069	\$692	1000SF
Warehousing	\$1,259	\$784	\$84	\$1,343	\$868	1000SF
<u>RESIDENTIAL</u>						
Single Family Detached Housing	\$2,465	\$1,538	\$2,258	\$4,723	\$3,796	DU
Apartment	\$1,669	\$1,042	\$1,529	\$3,198	\$2,571	DU
Granny Unit (Mobile Home)	\$1,233	\$769	\$1,127	\$2,360	\$1,896	DU
Residential Condominium	\$1,516	\$945	\$1,388	\$2,904	\$2,333	DU
Mobile Home	\$1,233	\$769	\$1,127	\$2,360	\$1,896	DU
Retirement Community	\$849	\$528	\$776	\$1,625	\$1,304	DU
Congregate Care Facility	\$565	\$352	\$518	\$1,083	\$870	DU
<u>LODGING</u>						
Hotel	\$1,787	\$1,114	\$119	\$1,906	\$1,233	Room
Motel	\$2,095	\$1,307	\$140	\$2,235	\$1,447	Room

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

NOTE: See ITE manual for vehicle trip generation rates.

	Improvement Fee/unit				
	(A)	(B)	(C)	(A + C)	(B + C)
	Street Component General	Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total
					Unit of Measure
Basic Fee Rate Adopted per Trip					
Resort Hotel	\$321.06	\$200.22		\$4,033	\$2,611
	\$3,780	\$2,358	\$253		Room
<u>RECREATIONAL</u>					
Marina	\$771	\$480	\$51	\$822	\$531
					Berth
Golf Course	\$2,132	\$1,329	\$143	\$2,275	\$1,472
					Acre
Movie Theater w Matinee	\$56,507	\$35,241	\$3,776	\$60,283	\$39,017
					Screen
Tennis Courts	\$8,554	\$5,334	\$571	\$9,125	\$5,905
					Court
Racquet Club	\$11,019	\$6,872	\$737	\$11,756	\$7,609
					Court
<u>INSTITUTIONAL</u>					
Elementary School	\$213	\$132	\$14	\$227	\$146
					Student
Church or Synagogue	\$2,388	\$1,490	\$160	\$2,548	\$1,650
					1000SF
Day Care Center	\$136	\$85	\$9	\$145	\$94
					Child
Cemetery	\$1,349	\$841	\$90	\$1,439	\$931
					Acre
<u>MEDICAL</u>					
Hospital	\$4,315	\$2,691	\$289	\$4,604	\$2,980
					1000SF

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

NOTE: See ITE manual for vehicle trip generation rates.

	Improvement Fee/unit					
	(A)	(B)	(C)	(A + C)	(B + C)	
	Street Component		Utility	General	Special	Unit of
	General	Special	Underground	Area	Area/Total	Measure
			Component	Total/Unit		
Basic Fee Rate Adopted per Trip						
	\$321.06	\$200.22				
OFFICE						
General 0 to 19,999 SF						
Downtown	\$4,106	\$2,562	\$273	\$4,379	\$2,835	1000SF
Other	\$5,054	\$3,153	\$337	\$5,391	\$3,490	1000SF
General 20,000 to 49,999 SF						
Downtown	\$3,289	\$2,052	\$219	\$3,508	\$2,271	1000SF
Other	\$4,048	\$2,524	\$270	\$4,318	\$2,794	1000SF
Medical Office	\$7,906	\$4,929	\$528	\$8,434	\$5,457	1000SF
Office Park	\$2,636	\$1,643	\$177	\$2,813	\$1,820	1000SF
Research Center	\$1,977	\$1,233	\$133	\$2,110	\$1,366	1000SF
Business Park	\$3,698	\$2,306	\$247	\$3,945	\$2,553	1000SF
Shopping Centers						
0 to 49,999 SF						
Neighborhood	\$3,533	\$2,204	\$235	\$3,768	\$2,439	1000SF
Downtown	\$7,361	\$4,590	\$492	\$7,853	\$5,082	1000SF
Other	\$9,568	\$5,967	\$639	\$10,207	\$6,606	1000SF

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

DESCRIPTION	CURRENT FEES					Unit of Measure
	Improvement Fee/unit			(A + C) General Area Total/Unit	(B + C) Special Area Area/Total	
	(A) Street Component General	(B) Special	(C) Utility Underground Component			
	Basic Fee Rate Adopted per Trip	\$321.06	\$200.22			
50,000 to 99,999 SF						
Neighborhood		\$4,086	\$2,548	\$272	\$4,358	\$2,820
Downtown		\$7,377	\$4,602	\$493	\$7,870	\$5,095
Other		\$7,377	\$4,602	\$493	\$7,870	\$5,095
100,000 to 199,999 SF						
Downtown		\$4,199	\$2,619	\$281	\$4,480	\$2,900
Other		\$6,850	\$4,612	\$495	\$7,345	\$5,107
RESTAURANTS						
Quality						
Downtown		\$4,647	\$2,898	\$310	\$4,957	\$3,208
Other		\$9,913	\$6,184	\$663	\$10,576	\$6,847
High Turnover, Sit-down						
Downtown		\$11,541	\$7,197	\$771	\$12,312	\$7,968
Other		\$18,464	\$11,516	\$1,234	\$19,698	\$12,750
Fast Food with Drive Through						
Downtown/Neighborhood		\$17,047	\$10,630	\$1,139	\$18,186	\$11,769

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

	Improvement Fee/unit					Unit of Measure
	(A)	(B)	(C)	(A + C)	(B + C)	
	General	Street Component Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total	
Other	\$321.06	\$200.22				
	\$34,094	\$21,263	\$2,278	\$36,372	\$23,541	1000SF
<u>RETAIL, Individual Uses</u>						
Building Materials & Lumber Store	\$5,501	\$3,432	\$368	\$5,869	\$3,800	1000SF
Discount Store	\$9,509	\$5,930	\$636	\$10,145	\$6,566	1000SF
Hardware - Paint Store	\$7,906	\$4,929	\$528	\$8,434	\$5,457	1000SF
Nursery – Garden Center	\$6,259	\$3,903	\$418	\$6,677	\$4,321	1000SF
New Car Sales	\$12,455	\$7,769	\$831	\$13,286	\$8,600	1000SF
Service Station	\$19,212	\$11,982	\$1,284	\$20,496	\$13,266	Station
Car Wash	\$2,773	\$1,730	\$186	\$2,959	\$1,916	Stall
Supermarket	\$14,103	\$8,795	\$943	\$15,046	\$9,738	1000SF
<u>Convenience Market (24hr)</u>						
Downtown/Neighborhood	\$29,854	\$18,620	\$1,995	\$31,849	\$20,615	1000SF
Other	\$41,463	\$25,860	\$2,771	\$44,234	\$28,631	1000SF
Furniture Store	\$994	\$621	\$67	\$1,061	\$688	1000SF
Apparel Store	\$4,109	\$2,563	\$273	\$4,382	\$2,836	1000SF

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

Improvement Fee/unit

(A)	(B)	(C)	(A + C)	(B + C)	Unit of Measure
General	Street Component Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total	

Basic Fee Rate Adopted per Trip \$321.06 \$200.22

RETAIL, Comparable Uses

HIGH VOLUME COMMERCIAL - Use Discount Store Data

Super Drug	\$9,509	\$5,930	\$636	\$10,145	\$6,566	1000SF
High Volume TV/Stereo	\$9,509	\$5,930	\$636	\$10,145	\$6,566	1000SF
Chain/Hi Vol Sporting Goods	\$9,509	\$5,930	\$636	\$10,145	\$6,566	1000SF
Chain/Hi Vol Record Store	\$9,509	\$5,930	\$636	\$10,145	\$6,566	1000SF
Large Discount Liquor	\$9,509	\$5,930	\$636	\$10,145	\$6,566	1000SF

ACTIVE SERVICE/COMMERCIAL - Use 2/3 of High Volume

Commercial

Liquor Store	\$6,338	\$3,953	\$423	\$6,761	\$4,376	1000SF
Dry Cleaners	\$6,338	\$3,953	\$423	\$6,761	\$4,376	1000SF
Laundry	\$6,338	\$3,953	\$423	\$6,761	\$4,376	1000SF
Beauty Salon	\$6,338	\$3,953	\$423	\$6,761	\$4,376	1000SF
Sporting Goods	\$6,338	\$3,953	\$423	\$6,761	\$4,376	1000SF
Florist	\$6,338	\$3,953	\$423	\$6,761	\$4,376	1000SF

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5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

<u>Improvement Fee/Unit</u>		<u>Unit of Measure</u>	
(A)	(B)	(C)	(A + C)
<u>Street Component</u>		<u>Utility</u>	<u>General</u>
<u>General</u>	<u>Special</u>	<u>Underground</u>	<u>Area</u>
		<u>Component</u>	<u>Total/Unit</u>
			<u>Area/Total</u>

Basic Fee Rate Adopted per Trip \$321.06 \$200.22

MODERATE VOLUME SERVICE/COMMERCIAL - Use

Apparel Store

Large Appliance Sales	\$4,109	\$2,563	\$273	\$4,382	\$2,836	1000SF
Small TV/Stereo	\$4,109	\$2,563	\$273	\$4,382	\$2,836	1000SF
Appliance Repair	\$4,109	\$2,563	\$273	\$4,382	\$2,836	1000SF
Specialty Stores	\$4,109	\$2,563	\$273	\$4,189	\$2,836	1000SF

SERVICES

Walk-In Bank

Downtown/Neighborhood	\$9,479	\$5,912	\$634	\$10,113	\$6,546	1000SF
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Other

	13,544	\$8,446	\$905	\$14,449	\$9,351	1000SF
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Drive-In Bank

Downtown/Neighborhood	\$20,435	\$12,743	\$1,366	\$21,801	\$14,109	1000SF
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Other

	\$25,543	\$15,931	\$1,707	\$27,250	\$17,638	1000SF
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Walk-In Savings and Loan

Downtown/Neighborhood	\$4,112	\$2,566	\$275	\$4,387	\$2,841	1000SF
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City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

	<u>Improvement Fee/unit</u>					Unit of Measure	
	(A)	(B)		(C) Utility Underground Component	(A + C) General Area Total/Unit		(B + C) Special Area Area/Total
		Street Component					
		General	Special				
Basic Fee Rate Adopted per Trip	\$321.06	\$200.22					
Other	\$5,876	\$3,664	\$393	\$6,269	\$4,057	1000SF	
<u>Drive-In Savings and Loan</u>							
Other	\$7,147	\$4,457	\$477	\$7,624	\$4,934	1000SF	

Date	2/11/2002	2/10/2003
ENR CCI San Francisco	7,675.93	7820.71
Street Improvement/trip (General)	\$ 295.89	\$ 301.51
Street Improvement/trip (Special)	\$ 184.52	\$ 188.03
Undergrounding (Commercial)	\$ 19.77	\$ 20.15
Undergrounding (Residential)	\$ 270.86	\$ 276.01

APPENDIX B

Water Connection Fees

CITY OF NAPA WATER SERVICE FEES, FY2015-16

(PER POLICY RESOLUTION NO. 16 & RESOLUTION R2007-103, UPDATED DECEMBER 2, 2015)

Size of Service:	3/4"	1"*	1"	1 1/2"	2"	3"	4"	6"	8"	10"	12"
1. Water Capacity Fee (53106-34501)	\$6,296	\$6,296	\$10,438	\$20,792	\$33,216	\$62,207	\$103,623	\$207,162	\$331,410	\$476,365	\$890,522
2. Meter Set (53001-34612)	361	466	466	767	2,462	3,489	4,866	6,519	9,020		
3. Service Pipe (53001-34612)	8,051	8,051	8,051	11,767	11,767	18,152	18,747	18,657	18,887		
4. Service Pipe less excavation **	2,240	2,240	2,240	5,246	5,246	12,014	12,232	12,440	12,848		
5. Full Service & Set (1+2+3)	14,708	14,813	18,955	33,326	47,445	83,848	127,236	232,338	359,317		
6. Fire Service Connection Fee (.1x1)	--	--	--	--	3,321	--	10,362	20,716	33,141		
7. Tapping Existing Main **	1,274	1,274	1,274	3,407	3,407	3,413	3,521	4,176	4,885		
Installation fees will be time and material charges.											

* 1" Water Capacity Fee for Single Family Residential Customers increased in size for the operation of Fire Sprinklers.

** Does not include excavating, backfilling and materials for backfilling, paving, traffic control, trench shoring, or encroachment permit.

Residential, Commercial, Industrial, and Irrigation Water Capacity Fees are calculated by the meter size.

Fire Service Connection Fees are calculated by the size of service lateral and are 10% of standard Water Capacity Fee for the equivalent size service. Lines 2, 3, 4, and 7 include administrative costs and installation costs for time, material, and equipment.

The fee for installing a standard fire hydrant on an existing 6-inch lateral shall be: \$ 6,007

The fee for installing a 6-inch lateral for a fire hydrant shall be: \$ 11,008

The fee for a complete lateral and fire hydrant installation shall be: \$ 15,587

No fee will be charged for meter relocation to accommodate voluntary public right-of-way improvements.

No fee will be charged to relocate a water meter necessitated by a street tree root problem.

The fee to abandon a 3/4" or 1" metered service is: \$ 3,557

(Abandonment of services larger than 1" shall be quoted on a time and materials basis)

The fee for relocating a 3/4" or 1" metered service less than or equal to 5 feet parallel to the street is: \$ 2,850

(A new water service will be required for all relocations greater than 5 feet or for services larger than 1-inch.)

Standard installation fees do not apply on the following streets (work will be quoted on a time and material basis):

1. Big Ranch Road
2. Browns Valley Road
3. California Boulevard
4. CAL TRANS Right-of-Way
5. First Street (Laurel to Soscol)
6. Jefferson Street

7. Lincoln Avenue
8. Main Street (Lincoln to Fifth)
9. Old Sonoma Road
10. Pearl Street (Franklin to Soscol)
11. Public Water Easements Within Private Property
12. Redwood Road

13. Second Street (California to Soscol)
14. Solano Avenue
15. Soscol Avenue
16. Third Street (Jefferson to Silverado Trail)
17. Trancas Street
18. Trower Avenue

Other services that require nighttime or extensive work may require installation by applicant or be charged on a time and materials basis. If the cost of materials, equipment, and/or labor increase significantly, the Water Division may charge installations on a Time and Materials Basis to recover costs for requested work.

The Applicant shall obtain permits and perform all traffic control and excavation within State Highway or railroad right-of-way. City will provide the service line installation (less excavation) only.

APPENDIX C

Ch 16.32 Dedication Fees

Chapter 16.32

DEDICATIONS, FEES AND RESERVATIONS

Sections:

- 16.32.010 Dedication of public rights-of-way and transit facilities.
- 16.32.020 Waiver of direct street access.
- 16.32.030 Dedications.
- 16.32.040 Park land dedication--Fees.
- 16.32.050 School site dedication.
- 16.32.060 Dedication of solar easements.
- 16.32.070 Dedication of access to public resources.
- 16.32.080 Reservations.
- 16.32.090 Bridge crossing and major thoroughfares fees.
- 16.32.100 Storm drainage and sanitary sewer fees.

16.32.010 Dedication of public rights-of-way and transit facilities.

As a condition of approval of a tentative map or tentative parcel map, the subdivider shall be required to dedicate or make an irrevocable offer of dedication of the following:

A. All land within the subdivision that is needed for streets, alleys, including access rights and abutter's rights, drainage, water, sewer, public greenways, open space, scenic easements, public utility easements and other public easements.

B. All land within the subdivision that is needed for local transit facilities such as bus turnouts, benches, shelters, and similar items which directly benefit the residents of a subdivision, except that only the payment of fees in lieu of dedication of land may be required for subdivision of air space in existing buildings.

C. When implementation of the general plan would require the development of a bikeway, equestrian, hiking or other recreational or transportation trails and paths in the subdivision, the subdivider shall dedicate such land as is necessary and feasible to provide for such trails and paths.

(Ord. 4060, § 2, 1988; Ord. O2001 27)

16.32.020 Waiver of direct street access.

The city may require as a condition of approval of any subdivision, the waiver of direct access rights to proposed or existing streets from any property within the subdivisions and abutting thereon.

(Ord. 4060, § 2, 1988)

16.32.030 Dedications.

All dedications of property to the city for public purposes shall be made in fee title, except that, in the city's discretion, a grant of an easement may be taken. All easements must be of sufficient width so as to allow proper maintenance and protection of the facility. All dedications in fee and grants of easements shall be free of liens and encumbrances except for those which the city, in its discretion, determines would not conflict with the intended ownership and use. The city may elect to accept an irrevocable offer of dedication in lieu of dedication of fee title. All dedications shall be made at the time of filing the final or parcel map.

(Ord. 4060, § 2, 1988)

16.32.040 Park land dedication--Fees.

A. This section is enacted pursuant to the authority granted by the Subdivision Map Act of the state. The park and recreational facilities for which dedication of land and/or

payment of a fee is required by this section are in accordance with the open space element of the general plan of the city, adopted on April 1, 1986, and any amendments thereto.

B. As a condition of approval of a tentative or tentative parcel map, the subdivider shall be required to dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes at the time and according to the standards and formula set forth herein; however, the provisions of this section do not apply to commercial or industrial subdivisions; nor do they apply to condominium projects or stock cooperatives which consist of the subdivision of air space in an existing apartment building which is more than five years old when no new dwelling units are added.

C. It is found and determined that the public interest, convenience, health, welfare and safety require that two and one-half acres of property of each one thousand persons residing within the city be devoted to local park and recreational purposes.

D. Where it is determined pursuant to subsection G that a park or recreational facility is to be located so as to serve the immediate and future needs of the residents of the subdivision, the subdivider shall dedicate land for a local park sufficient in size and topography to serve the residents of the subdivision. Dedication of the land shall be made in accordance with the procedures contained in subsection 1 hereof. The amount of land to be provided per dwelling unit shall be determined pursuant to the following standards and formula:

$$\begin{array}{rcl} \text{Acreage Dedication per dwelling unit} & = & \\ \text{Average Number of Persons per} & & \\ \text{dwelling unit} & \times & \frac{2.5 \text{ acres}}{1,000 \text{ population}} \end{array}$$

The following table, as it may be updated by resolution of the council to reflect census data issued by the date of federal government, based on the above formula is to be followed:

Types of Dwellings	Average Number of Persons/DU	Acreage Dedication Per Dwelling Unit
Single-family Detached	2.87	.007175
Single-family Attached	2.06	.00515
Duplex	2.13	.005325
Multifamily	1.83	.004575
Mobile Homes	1.51	.003775
Accessory Dwelling Unit	1.00	.0025

For the purposes of this section, the number of new dwelling units shall be based upon the number of parcels indicated on the map when in an area zoned for one dwelling unit per parcel. When all or part of the subdivision is located in an area zoned for more than one dwelling unit per parcel, the number of proposed dwelling units in the area so zoned shall equal the maximum allowed under that zone. In the case of a condominium project, the number of new dwelling units shall be the number of condominium units. The term "new dwelling unit" does not include dwelling units lawfully in place prior to the date on which the parcel or final map is filed.

The subdivider shall, without credit, provide full street improvements and utility connections required by the city including, but not limited to, curbs, gutters, street paving, traffic control devices, street trees, and sidewalks to land which is dedicated pursuant to this section; provide for fencing along the property line of that portion of the subdivision contiguous to the dedicated land; provide improved drainage through the site; and provide other minimal improvements which the city council determined to be essential to the acceptance of the land for recreational purposes.

The land to be dedicated and the improvements to be made pursuant to this section shall be approved by the city manager or his or her designee.

E. Where it is determined pursuant to subsection G that a park or recreational facility is not to be located so as to serve the immediate and future needs of the residents of the subdivision, the subdivider shall, in lieu of dedicating land, pay a fee equal to the value of the land prescribed for dedication in subsection D, plus twenty percent towards the costs of all off-site improvements, as defined as these improvements which would have been required if the land has been dedicated according to subsection D. The amount value of the fee land for dedication shall be based upon the average estimated fair market value of the land prescribed for dedication which value shall be determined annually by the city. For purposes of this section the determination of average estimated fair market value of raw land shall consider, but not necessarily be limited to the following: the general plan, any applicable specific plan, zoning, property location and site characteristics of the property, a buildable acre in the city; i.e., land with a slope of less than ten percent and located in other than an area on which residential building is excluded because of flooding, easements or other restrictions. Such value shall be determined annually by the city. The subdivider shall pay the in-lieu fee for each dwelling unit in accordance with Diagram 16.32.040.

Diagram 16.32.040

acreage dedication for type of dwelling unit as set forth in subsection D	X	fair market value of buildable area	=	subtotal in- lieu fee	+	20% of subtotal toward off-site improvements	=	in-lieu fee
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The money collected hereunder shall be used only for the purpose of providing park or recreational facilities reasonably related to serving the subdivision by way of the acquisition of necessary land or, if the city manager or his or her designee, deems that there is sufficient land available for the subdivision, for developing new or rehabilitating existing park and recreational facilities. The money shall be committed within five years after (1) payment or, (2) issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the money is not committed, it shall be distributed and paid to the then record owners of the subdivision in the same proportion the size of their lot bears to the total area of all lots in the subdivision.

F. In subdivisions of over fifty parcels or units, the city may require the subdivider both to dedicate land and to pay a fee in lieu of dedication in accordance with the following:

1. When only a portion of the land to be subdivided is proposed as the site for a neighborhood park, community park or recreational facility, such portion shall be dedicated for local park purposes and a fee computed pursuant to the provisions of subsection E hereof shall be paid for any additional land that would have been required to be dedicated pursuant to subsection D;
2. When a major part of the neighborhood park, community park or recreational site has already been acquired by the city and only a small portion of land is needed from the subdivision to complete the site, such remaining portion shall be dedicated and a fee computed pursuant to subsection E shall be paid in an amount equal to the value of the land which would otherwise have been required to be dedicated pursuant to subsection G. The fees shall be used for the improvement of the existing park and recreational facility or for the improvement of other local parks and recreational facilities in the area serving the subdivision.

H. Whether the city accepts land dedication or elects to require payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following factors:

1. Open space element of the city's general plan;
2. Topography, geology, access and location of land in the subdivision available for dedication;
3. Size and shape of the subdivision and land available for dedication;
4. Feasibility of dedication;
5. Compatibility of dedication with any master park and recreation plan which may be adopted subsequent to the adoption of the ordinance codified in this chapter;
6. Availability of previously acquired park property.

Only the payment of fees will be required in subdivisions containing parcels and/or units of fifty or less; however, nothing herein shall prohibit the dedication and acceptance of land for park and recreational purposes where the subdivider proposes such dedication voluntarily and the land is acceptable to the city.

The determination by the city as to whether land shall be dedicated, or whether a fee shall be charged, or a combination, shall be final and conclusive.

I. No credit shall be given for private open space in the subdivision except as hereinafter provided:

1. Common interest developments as defined in Civil Code Section 1351 and multi-family dwellings ("eligible projects") shall be eligible to receive a credit as provided in this subsection H against the amount of land required to be dedicated, or the amount of the fee imposed, pursuant to this section, for the value of private open space within the development which is usable for active recreational uses.
2. Partial credit may be given against the requirement of land dedication or the payment of in-lieu fees for the following types of affordable eligible projects if the developer/owner has signed an agreement and such other documents as necessary to ensure that the requirement to provide the affordable housing units is enforceable and will run with the land.
 - (a) Dwelling units offered for sale may be granted a twenty-five percent (25%) reduction if the monthly housing costs for each unit are not greater than thirty percent (30%) of one hundred percent (100%) of the median family income for Napa County as determined by the Napa Housing Authority.
 - (b) Rental units may be granted a fifty percent (50%) reduction if the monthly housing costs for each unit are not greater than thirty percent (30%) of eighty percent (80%) of the median family income for Napa County as determined by the Napa Housing Authority.
 - (c) Rental units may be granted a seventy-five percent (75%) reduction if the monthly housing costs for each unit are not greater than thirty percent (30%) of fifty percent (50%) of median family income for Napa County as determined by the Napa Housing Authority.

Monthly housing costs shall include the payment of principal and interest on the mortgage loan, utility cost, taxes and insurance.

Partial credit, not to exceed fifty percent (50%) can be granted to other eligible projects so long as a minimum of one-third of an acre or fifteen percent (15%) of the net project acreage is dedicated and developed as open space.

3. Credit will be given only for substantial private parkland and/or recreational areas. Credit will be given only if the City Manager or his/her designee, finds that it is in the public interest to do so and that all the following standards are met:
 - (a) That yards, court areas, setbacks and other open areas required to be maintained by the zoning and building ordinances and regulations shall not be included in the computation of such private open space;
 - (b) That the private ownership and maintenance of the open space is adequately provided for by recorded written agreement, conveyance

or restrictions;

- (c) That the use of the private open space is restricted for park and/or recreational purposes by recorded covenant, which runs with the land in favor of the future owners of property and which cannot be defeated or eliminated without the consent of the city or its successor;
- (d) That the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location;
- (e) That facilities proposed for the open space are in substantial accordance with the provisions of the open space element of the general plan.

K. At the time of the filing of the final or parcel map, the subdivider shall dedicate the land and/or pay the fees as determined by the city. However, if the in-lieu fees are not used to reimburse the city for expenditures already made, or if the city cannot make the determinations required by Government Code Section 53077.5 relative to such in-lieu fees, then the subdivider may pay the in-lieu fees at the date of final inspection or the date a certificate of occupancy is issued, whichever occurs first. In-lieu fees will be established using land values at the time of payment. Open space covenants for private park or recreational facilities shall be submitted to the city prior to approval of the final or parcel map and shall be recorded contemporaneously with such map. At the time of approval of the final or parcel map, the city shall specify when development of the park or recreational facilities shall be commenced.

(Ord. 4060, § 2, 1988; Ord. 4104, § 1, 2, 1989; Ord. 4176, § 1, 1990; Ord. O2004 11)

16.32.050 School site dedication.

A. As a condition of approval of a final map, a subdivider who develops or completes the development of one or more subdivisions within a school district shall dedicate to the school district such lands as the planning commission or council shall deem to be necessary for the purpose of construction thereon schools necessary to assure the residents of the subdivision adequate elementary school service.

B. The requirement of dedication shall be imposed at the time of approval of the tentative map. If, within thirty days after the requirement of the dedication is imposed by the city, the school district does not offer to enter into a binding commitment with the subdivider to accept the dedication, the requirement shall be automatically terminated. The required dedication may be made any time before, concurrently with, or up to sixty days after the filing of the final map on any portion of the subdivision.

C. The school district shall, if it accepts the dedication, repay to the subdivider or his or her successors the original cost to the subdivider of the dedicated land, plus a sum equal to the total of the following amounts:

1. The cost of any improvements to the dedicated land since acquisition by the subdivider;
2. The taxes assessed against the dedicated land from the date of the school district's offer to enter into the binding commitment to accept the dedication;
3. Any other costs incurred by the subdivider in maintenance of such dedicated land, including interest costs incurred on any loan covering such land.

D. The provisions of this section shall not be applicable to a subdivider who has owned the land being subdivided for more than ten years prior to the filing of the tentative maps.

16.32.060 Dedication of solar easements.

As a condition precedent to the approval of a tentative map, a subdivider may be required to dedicate easements for the purpose of assuring that each parcel or unit in the subdivision will have the right to receive sunlight across adjacent parcels or units in the

APPENDIX D

Ch 15.68 Park Development Fees

Chapter 15.68

PARK DEVELOPMENT FEES

Sections:

15.68.010	Authority; general purpose.
15.68.020	Definitions.
15.68.030	Fee imposed.
15.68.040	Amount of fee.
15.68.050	Determination of park development cost per acre.
15.68.060	Fee payable.
15.68.070	Dedication of land and/or payment of fees by improvers of real property.
15.68.080	Exceptions.
15.68.090	Dedication of land and/or payments of fees by developers of mobile homes.

15.68.010 Authority; general purpose.

This chapter is adopted pursuant to the police power of the city and the charter of the city for the purpose of executing and implementing the open space element of the general plan of the city adopted on April 1, 1986, by Resolution 86-75.

It is the purpose of this chapter to provide for the development and construction of park and recreational facilities by imposition of fees in connection with the construction of new dwelling units.

(Ord. 3018, § 1, 1986)

15.68.020 Definitions.

As used in this chapter:

"*Developer*" includes every person, firm, or corporation constructing a new dwelling unit, directly or through the services of any employee, agent, independent contractor, or otherwise.

"*New dwelling unit*" includes each structure of permanent character, places in a permanent location, which is planned, designed or used for residential occupancy, including, but not limited to, one-family, two-family and multifamily dwellings, apartment houses and complexes and mobile home spaces, but not including hotels, motels, and boardinghouses for transient guests.

(Ord. 3018, § 1, 1986)

15.68.030 Fee imposed.

A park development fee is imposed on the developer of each new dwelling unit for park development.

(Ord. 3018, § 1, 1986)

A fee shall be paid for park development by the developer of each new dwelling unit irrespective of whether the developer is required to dedicate land or pay fees in lieu of land dedication as set forth in Section 16.32.040 of this code. This fee shall be used to pay for those improvements including, but not limited to, landscaping and installation of

recreational facilities which are not required by Section 16.32.040. The fee shall be determined by the following formula:

$$\frac{\text{Pop}}{\text{DU}} \times \frac{2.6 \text{ acres}}{1,000 \text{ people}} \times \frac{\text{DU}}{\text{acre}} = \$/\text{unit}$$

where

$\frac{\text{Pop}}{\text{DU}}$ = Population per dwelling unit (See Section 15.68.020)

$\frac{\text{DC}}{\text{acre}}$ = Development cost per acre of park and recreational facilities. Development costs per acre shall be determined as set forth in Section 15.68.050.

Fee to be collected pursuant to this section shall be reviewed by the parks and recreation director to ascertain if they comply with the formula set forth above. If compliance is found, then the fees shall be approved by the parks and recreation director.

(Ord. 3018, § 1, 1986)

15.68.050 Determination of park development cost per acre.

The development cost per acre of park land shall be determined annually by resolution adopted by the council on or before July 10th.

(Ord. 3018, § 1, 1986)

15.68.060 Fee payable.

The park development fee shall be paid prior to the issuance of a building permit.

(Ord. 3018, § 1, 1986)

15.68.070 Dedication of land and/or payment of fees by improvers of real property.

A. This section shall apply to all persons who own real property within the city upon which is constructed, after February 19, 1974, any dwelling unit, unless the obligation to dedicate land and/or pay an in-lieu fee(s) has been satisfied for such unit pursuant to Section 16.32.040 of this code.

B. The city shall require persons to whom this section applies to dedicate land and/or pay fees into a special city fund, which fund shall be utilized to provide park and recreational facilities reasonably related to serving park and recreational needs generated by the development.

C. Fees and/or dedication standard based upon the projected number of residents within a development shall bear a reasonable relationship to the projected use of park and recreational facilities intended for that development. The method for projecting the number of residents within a development shall be to base said projection upon the number of bedrooms within each residence of said development or, if the number of bedrooms is not known, upon an average of three bedrooms per residence in said development.

D. The procedure for determining the amount and administration of said fees and/or dedication requirements shall be as set forth in Section 16.32.040 of this code.

E. No residential unit shall be issued a building permit after February 19, 1974, unless land has been dedicated and/or in-lieu fee paid as set forth in this section, unless said residential unit is in a project from which the city has previously obtained park land dedication and/or in-lieu fees.

(Ord. 2243, 1973; Ord. 2254, 1974; Ord. 4199, § 1, 1990)

15.68.080 Exceptions.

There is excepted from the tax imposed by this chapter the construction and occupancy of a residential unit which is a replacement for a unit being removed from the same lot or parcel of land, provided, however, that reconstruction is commenced within six months from date of issuance of demolition permit. The exemption shall equal but not exceed the tax which would be payable hereunder if the unit being replaced were being newly constructed.

(Ord. 2340, § 1, 1975)

15.68.090 Dedication of land and/or payments of fees by developers of mobile homes.

A park dedication or in-lieu fee requirement is imposed on the developer of property to be used for the placement of mobile home(s). Unless otherwise specifically set forth herein, the dedication standard and/or amount of the fee for each mobile home as well as the administration procedure for the requirement shall be as set forth in Section 16.32.040.

(Ord. 4198, § 4, 1990)