



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

APPROVED

December 10, 2024

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CORRECT COPY OF THE ORIGINAL ON
FILE IN THIS OFFICE**

SUMMARY REPORT

ATTEST: December 10, 2024

Agenda Date: 12/10/2024

#21

M. CHRISTINA RIVERA, Clerk/Secretary
BY *Noelle Francis*

To: Board of Supervisors

Department or Agency Name(s): County Administrator's Office

Staff Name and Phone Number: Travis Shenk 707-565-1269, Maggie Luce 707-565-1796, Jennifer Larocque 707-565-1242

Vote Requirement: Majority

Supervisorial District(s): Countywide

	Aye	No
Gorin	x	
Coursey	x	
Gore	x	
Hopkins	x	
Rabbitt	x	

Title:

AB 1600 Development Fees Annual Reports for FY 2023-24

Recommended Action:

- A) Receive, accept, and review the information contained in the AB 1600 Development Fees Annual Reports for FY 2023-2024 for the Regional Parks Department, the Sonoma County Public Infrastructure Department, the Sonoma Valley Fire District and the Sonoma County Fire District.
- B) Adopt a Resolution approving and making findings related to said Annual Reports.

Executive Summary:

AB 1600 enacted Government Codes Sections 66000-66008, which applies to all development impact fees that are established, increased, or imposed on or after January 1, 1989. AB 1600 requires that local agencies prepare annual reports on all such fees collected on new developments to finance construction costs associated with public facilities. Certain development impact fees collected by the Regional Parks Department and the Sonoma County Public Infrastructure Department are covered by AB 1600.

On March 23, 2021 the Board of Supervisors adopted an ordinance establishing fire impact fees on behalf of the Sonoma Valley Fire District and the Sonoma County Fire District pursuant to the Mitigation Fee Act, which authorizes the collection of development impact fees on new residential and nonresidential developments within each of these Districts to fund the development-related costs of expanding the Districts' facilities, apparatus, and equipment needed to maintain existing levels of service. The Ordinance requires the Fire Districts to prepare annual reports to the Board of Supervisors, in compliance with Government Code section 66006 and 66001(d), on the development impact fees annually collected. This is the third reporting period for the fire districts.

In August 2023, the Board of Supervisors adopted the sixth cycle General Plan Housing Element. As required by State law, the Housing Element analyzed government constraints to housing, including development fees and affordable housing fees, and concluded that "when considered together, processing time and total fees are lower for multifamily development than single-family development and facilitate the development of housing at all income levels." The adopted Housing Element includes a program to ensure that new impact fee studies and resulting fees will meet the requirements of applicable impact fee laws, including transparency

and proportionality requirements under AB 602 (Government Code section 66016.5).

Existing Parks and Transportation fees are based on nexus studies that predate AB 602 requirements and accordingly are not based on project square footage. To comply with AB 602, any new development impact fees on housing development projects must be calculated proportionately to the square footage of the units of the development. Further, AB 602 requires that nexus studies be updated at least every eight years, as of January 1, 2022.

Although AB 602 would not require an updated nexus study until the end of 2029, general industry best practice is to review nexus studies every three to five years. In November 2024, the Board directed staff to initiate a Request for Proposals to conduct a Nexus Study for Parks and Transportation development impact fees.

The FY 2023-24 impact fees collected were \$1,012,948 and \$514,920 respectively for Roads and Parks. While \$47,188 and \$167,793 were collected by Sonoma Valley Fire District and the Sonoma County Fire District.

Discussion:

Annually, the Regional Parks Department and the Public Infrastructure Department provide reports on fee programs under their jurisdictions in compliance with AB 1600
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=5.&article=>
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=5.&article=>, as well as applicable County Code sections. This is the third year that the Sonoma Valley Fire District and the Sonoma County Fire District will present annual reports on their respective fire impact fees programs.

Since they are outside the purview of AB1600, the reports do not include discussion of fees charged for processing development applications, development agreements, or reimbursement agreements. The report is due 180 days (6 months) after the close of each fiscal year and report concerning each fee fund must be made available to the public.

Each report includes the following components:

1. A narrative summary of the financial statement.
2. A brief project status statement for each capital project referenced in the financial statement.
3. The financial statement.

Among other fee and project information, balances of any fee deposits that are five or more years old are required to be reported in the fifth fiscal year following their first deposit into the account or fund, and every five years thereafter if still unexpended.

Regional Parks

The Regional Parks Department's report covers Park Mitigation fees under Chapter 20, Article X - Development Fees for Parks and Chapter 25, Article VI - Public Improvements of the Sonoma County Code
<http://library.municode.com/index.aspx?clientId=16331> <<http://library.municode.com/index.aspx?clientId=16331>>. First established in 1986, the purpose of the ordinance is to assist the County in acquiring and developing parks to meet the growing population as a direct correlation to the development and

construction of new homes. There is a reasonable relationship between the fee and the purpose for which it is charged in that park mitigation fees provide funds needed to acquire and develop park facilities, in conformance with Sonoma County General and Specific Plan requirements, to meet the demands caused by the increasing urbanization of Sonoma County's unincorporated areas. The fee is based on estimated cost of developing regional and community park facilities to service the county.

The Sonoma County Code and Government Code Section 66006 requires the Director of Regional Parks to report to the Board annually on the income and appropriations in each of the seven areas covered by the Park Mitigation Fee Ordinance. This information is contained in the attached report. In addition, Government Code Sections 66006 requires an annual report be made available to the public with specific information about the fee - the amount of the fee, the purpose of the fee, the projects that were funded by the fee, etc. Moreover, Government Code section 66001(d) requires that all agencies imposing development impact fees make specific findings regarding the balances of any fees deposits that are five or more years old. Fees which remain unexpended for five years or more total \$133,843.76 and have been committed to the following capital projects in FY 2024-25: Schopflin Fields and Maddux Park Phase 4. The required findings for the unexpended funds are also contained in the report.

The Regional Park Mitigation rate for FY 2023-24 was \$3,678 per developed unit. The FY 2023-24 beginning fund balance in the Park Mitigation Fund (seven areas) was \$1,415,393.26. Total fees collected and miscellaneous revenue were \$514,920.00. Interest earned was \$44,994.89. Refunds were \$3,678.00. Thus, the total fees, less refund, plus interest earned in the Park Mitigation Fee Fund in FY 2023-24 was \$556,236.89.

A total of \$478,219.11 was transferred to 21 Capital Projects for the planning, acquisition, design and construction of new and expanded park facilities. The year's ending fund balance was \$1,493,411.04. The attached report includes a full breakdown of fees collected and funds appropriated for each of the seven areas.

Park Mitigation Fees were used to leverage grants and other matching contributions at an approximate ratio of 8 to 1. This means that each dollar generated by mitigation fees helps leverage about \$8 in additional funding for Park acquisitions and development, which was primarily from State and Federal sources. In FY 2023-24 there was \$133,843.76 in the Area 7 Park Mitigation Trust Account that were collected in or before FY 2018-19 and remain unspent. No funding collected on or before FY 2018-19 remains unspent in any of the remaining six Park Mitigation Fee Trust Accounts as of June 30, 2024.

Public Infrastructure Department

In order to implement the goals and objectives of the General Plan, including the Circulation and Transit Element of the General Plan, and to mitigate the traffic impacts caused by new development in Sonoma County, certain public roadway improvements must be constructed to ensure a safe and efficient level of service. The purpose of the traffic mitigation fees adopted by ordinance [<http://library.municode.com/HTML/16331/level2/CH26SOCOZORE_ART98DEFE.html>](http://library.municode.com/HTML/16331/level2/CH26SOCOZORE_ART98DEFE.html) [<http://library.municode.com/HTML/16331/level2/CH26SOCOZORE_ART98DEFE.html>](http://library.municode.com/HTML/16331/level2/CH26SOCOZORE_ART98DEFE.html) (Section 26-98 of the Sonoma County Code [<http://library.municode.com/index.aspx?clientId=16331>](http://library.municode.com/index.aspx?clientId=16331) [<http://library.municode.com/index.aspx?clientId=16331>](http://library.municode.com/index.aspx?clientId=16331)) is to pay the costs of roadway facilities and improvements in accordance with the provisions of the General Plan. Under AB 1600 and the Sonoma County Code, the Sonoma Public Infrastructure Department reports on the following traffic mitigation fee programs:

Countywide Traffic Mitigation - In May 1990, the Board established the Countywide Development Fees (currently, Sonoma County Code Sec. 26-98-600 [et seq.](https://www.municode.com/library/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART98DEFE_S26-98-605CODEFEIMAR) [3https://www.municode.com/library/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART98DEFE_S26-98-605CODEFEIMAR%3e%20et%20seq.>](https://www.municode.com/library/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART98DEFE_S26-98-605CODEFEIMAR%3e%20et%20seq.)), which apply to all unincorporated lands within the county except for those lying within the boundaries of the Sonoma Valley development fee impact area. The FY 2023-24 beginning balance was \$12,907,800. Collected fees total \$1,011,720 and interest earned was \$422,132. Funds expended total \$1,582,573, and refunds were \$8,082. The total ending balance, as of June 30, 2024, was \$12,750,898.

A total of \$1,582,573 was transferred from the Countywide Traffic Mitigation fund (11054) to the Roads Fund. This transfer to the Roads Capital Improvements fund (11051) was for expenses associated with Mark West Springs Sidewalks project (C21303).

California Government Code 66001 requires that a local agency make certain findings for funds remaining unexpended in the fifth fiscal year following the first deposit into the fund, and every five years thereafter if still unexpended. Such ‘five-year findings’ were last made in conjunction with the FY 2018-19 Development Fees Annual report presented to the Board on December 10, 2019. Accordingly, the attached “AB 1600 Development Fees Annual Report” outlines the fee and project information relative to the 5-Year Report findings for the Countywide Traffic Mitigation fund.

Pursuant to Sonoma County Code section 26-98-650(b), the adequacy of the Countywide Development Traffic Impact Fees shall be reviewed at least every three years. As discussed, the Countywide Development Traffic Impact Fees are adjusted annually based on changes to Engineering News Record Construction Cost Index. While there are a variety of standards for quantifying changes to project costs (such as using the U.S. Bureau of Labor Statistics’ Consumer Price Index), the Construction Cost Index is specific to the public works construction industry and remains the most reliable, accurate, and widely-used for identifying changes to public works construction costs. Especially given that Development Impact Fees are collected in advance based on each development project’s proportional contribution, obtaining complete cost recovery from each development project is not always feasible.

Notwithstanding, currently-collected fees remain sufficient and critical for funding associated mitigation projects consistent with the County’s Capital Improvement Plan (CIP) priorities and schedules, even though additional funding sources may sometimes be used. For example, certain projects have been completely funded with Countywide Development Traffic Impact Fees (Dry Creek Road @ Highway 101 S. project, in 2020), whereas other projects have been substantially financed with Countywide Development Traffic Impact Fee funds (Airport Boulevard widening - 21% funding). Accordingly, the Countywide Development Traffic Impact Fees remain adequate for the purposes for which they are collected.

Sonoma Valley Traffic Mitigation - In 1989, the Board established development fees (currently, Sonoma County Code Sec. 26-98-010) to finance the improvements of certain public facilities and services within the Sonoma Valley area. The FY 2023-24 beginning balance was \$317,017. Collected fees were \$1,228, interest earnings total \$9,798 and expenditures incurred were \$56,556 during the reporting period. The FY 2023-24

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ending balance, as of June 30, 2024, was \$271,488.

No 5-Year Report under California Government Code 66001 is due, since no fees remain unexpended for five years within the Sonoma Valley Traffic Mitigation fund.

Pursuant to Sonoma County Code section 26-98-070, the adequacy of the Sonoma Valley Development Traffic Impact Fees shall be reviewed at least every three years.

As discussed, the Sonoma Valley Development Traffic Impact Fees are adjusted annually based on changes to Engineering News Record Construction Cost Index. While there are a variety of standards for quantifying changes to project costs (such as using the U.S. Bureau of Labor Statistics' Consumer Price Index), the Construction Cost Index is specific to the public works construction industry and remains the most reliable, accurate, and widely-used for identifying changes to public works construction costs. Especially given that Development Impact Fees are collected in advance based on each development project's proportional contribution, obtaining complete cost recovery from each development project is not always feasible. Notwithstanding, currently-collected fees remain sufficient and critical for funding associated mitigation projects consistent with the County's Capital Improvement Plan (CIP) priorities and schedules, even though additional funding sources may sometimes be used. For example, certain projects have been completely funded with Sonoma Valley Development Traffic Impact Fees (2023 PPP Highway 12 near Encinas Lane at Waterman Ave), whereas other projects have been substantially financed with Sonoma Valley Development Traffic Impact Fee funds (121 @ 8th St Intersection Improvements Contribution - 50% funding).

Accordingly, the Sonoma Valley Development Traffic Impact Fees remain adequate for the purposes for which they are collected.

Sonoma Valley Fire District

In 2021, the Sonoma Valley Fire District Board of Directors requested the County of Sonoma adopt an ordinance to establish development impact fees for Sonoma Valley Fire's service areas. On March 23, 2021, the County adopted an ordinance <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4853125&GUID=F04591C0-7768-434B-B6AD-3770E6841155> <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4853125&GUID=F04591C0-7768-434B-B6AD-3770E6841155> authorizing the collection of the impact fees outlined in the Sonoma Valley Fires District's Nexus Study, beginning on July 1, 2021. The Nexus Study established the legal and policy basis for the imposition of fire impact fees on new residential and non-residential development to fund the development-related costs of expanding facilities, apparatus, and equipment needed to maintain existing service levels. The Board also approved a collection agreement which enables Permit Sonoma to collect and pass-through fees collected on behalf of the Sonoma Valley Fire District.

Pursuant to Government Codes Sections 66000-66008, the Sonoma Valley Fire District prepared a FY 2023-24 AB 1600 report, which indicates that \$46,244.53 was collected in the reporting period and was used to reimburse the purchase of a new Type 3 engine purchased on July 20, 2021. The report further indicates that no refunds were remitted from Permit Sonoma during the applicable time period. The AB 1600 report was approved by the Sonoma Valley Fire District Board on October 8, 2024, and was made available to the public as required by law.

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California Government Code 66001 requires that a local agency shall make findings for funds remaining unexpended, whether committed or uncommitted in the fifth fiscal year following the first deposit into the fund, and every five years thereafter. As FY 2023-24 is the third year of collection, no fees remain unexpended for five years within the Sonoma Valley Fire Mitigation fund.

Sonoma County Fire District

In 2021, the Sonoma County Fire District Board of Directors requested the County of Sonoma adopt an ordinance to establish development impact fees for Sonoma County Fire District’s service areas on February 16, 2021. On March 23, 2021, the County adopted an ordinance <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4853125&GUID=F04591C0-7768-434B-B6AD-3770E6841155> <<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4853125&GUID=F04591C0-7768-434B-B6AD-3770E6841155>> authorizing the collection of the impact fees outlined in Sonoma County Fire District’s Nexus Study beginning on July 1, 2021. The Nexus Study established the legal and policy basis for the imposition of fire impact fees on new residential and non-residential development to fund the development-related costs of expanding facilities, apparatus, and equipment needed to maintain existing service levels. The Board also approved a collection agreement which enables Permit Sonoma to collect and pass-through fees collected on behalf of the Sonoma County Fire District.

Pursuant to Government Codes Sections 66000-66008, the Sonoma County Fire District prepared a FY 2023-24 AB 1600 report, which indicates that \$159,893.74 collected in the reporting period was remitted to the Sonoma County Fire District Impact Fund and will remain in the dedicated fund until a compliant project is approved by the Sonoma County Fire District Board of Directors. The report further indicates that a refund in the amount of \$4,543.71 was issued and \$14,511.53 was accrued since the funds were remitted from Permit Sonoma. The AB 1600 report was approved by the Sonoma County Fire District Board on September 17, 2024, and was made available to the public as required by law.

California Government Code 66001 requires that a local agency shall make findings for funds remaining unexpended, whether committed or uncommitted in the fifth fiscal year following the first deposit into the fund, and every five years thereafter. As FY 2022-23 is the third year of collection, no fees remain unexpended for five years within the Sonoma County Fire Mitigation fund.

The requested Board action includes the adoption of the attached resolution approving and making findings related to the AB 1600 Development Fees Annual Reports for the Regional Parks Department, Department of Public Infrastructure, Sonoma Valley Fire District, and Sonoma County Fire District.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

The Board has annually approved AB 1600 Development Fee Reports, with the most recent report approved

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on 12/5/23.

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

There is no impact to the FY 2024-25 budget associated with the AB 1600 Development Fees Annual Report. This report is administrative and intended to document development impact fees accumulated and investment activities completed in FY 2023-24.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Resolution
2. AB 1600 Development Fees Annual Report
3. Sonoma Valley Fire District Board Resolution
4. Sonoma County Fire District Board Resolution

Related Items "On File" with the Clerk of the Board:

N/A

AB 1600

DEVELOPMENT FEES ANNUAL REPORT

**County of Sonoma
Board of Supervisors
December 10, 2024**

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

From: Bert Whitaker, Director of Regional Parks

Re: 2023-24 Annual Report on Park Mitigation Fees

INTRODUCTION

This Attachment 2 is our annual report on Park Mitigation Fees for FY 2023-24. Attachment 4 includes the financial statements for all seven Park Mitigation Fee areas and includes a summary of fees collected and withdrawals made for the fiscal year 2023-24. These fees are submitted by developers and home builders for each new residential unit in the unincorporated county. The fee rate for FY 2023-24 was \$3,678.00 per developed unit, the same since FY 2015-16. Attachment 3 is a map delineating the location and boundaries of the Park Mitigation Fee areas. Funding is transferred to projects within the area the fee was collected to provide regional facilities.

I. NARRATIVE SUMMARY OF FINANCIAL STATEMENT.

1. Fund balance at the beginning of fiscal year 2023-24.

The beginning fund balance on July 1, 2023 of all seven Park Mitigation funds was \$1,415,393.26.

2. Fees collected in 2023-24.

The amount of Park Mitigation fees collected was \$514,920.00. A total of \$3,678.00 was returned the Park Mitigation Fee Fund, Area 1. The total of all fees and miscellaneous revenue collected and credited to the Fund was \$514,920.00.

3. Interest earned on funds in FY 2023-24.

A total of \$44,994.89 was earned as interest on Park Mitigation fee funds. This interest is accrued and credited separately according to each mitigation area where it was earned and is available for future projects.

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4. Appropriations and expenditures in FY 2023-24.

The total amount appropriated and transferred to Capital Projects was \$478,219.11. The total amount of fees refunded to individuals was \$3,678.00 for cancelled building permits. No funding collected on or before FY 2018-19 remains in six of the seven Park Mitigation Fee Trust Accounts as of June 30, 2023. However there was \$133,843.76 in Park Mitigation Area 7 (Larkfield/Wikiup Park Mitigation Trust Account) fees that were collected in or before FY 2017-18 and remain unexpended.

5. Balance of funds as of June 30, 2024.

The balance of the Park Mitigation Fund as of June 30, 2024 was \$1,493,411.04.

II. SUMMARY OF ACCOMPLISHMENTS & ACHIEVEMENTS

In FY 2023-24 Park Mitigation fees totaling \$478,219.11 were transferred from the Park Mitigation Fee Trust funds to twenty-one (21) projects. In most cases, Park Mitigation Fees were used as seed money to leverage grants and other matching contributions at a ratio of over 8 to 1.

The following is a list of those park and recreation projects for which Park Mitigation fees were transferred in FY 2023-24.

Area #1 (Sonoma Coast)

Beginning Fund Balance:	\$ 95,088.88
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 73,560.00
Total Interest Earned:	\$ 3,238.30
Total Withdrawals:	(\$51,260.00)
Ending Fund Balance:	\$120,627.18

Summary of Expenditures

- \$10,000.00 in funding was transferred to **California Coastal Trail** for acquisition and planning work for sections of the California Coastal Trail not already identified in other Regional Park capital projects. There are active negotiations in several locations. Mitigation fees facilitate securing future grant funds.
- \$5,000.00 in funding was transferred to **Chanslor Ranch** for property transfer from Ag + Open Space and interim improvements to continue safe public access to this 378-acre property adjacent to Carrington Ranch. This funding leveraged

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\$175,000 in Parks for All Measure M funding and funding from Ag + Open Space District.

- \$1,000.00 in funding was transferred to **Gualala Point Park Expansion** for acquisition planning related to Mendocino County's Mill Bend acquisition project with limited Gualala Riverfront acreage in Sonoma County. Mitigation fees facilitate securing future grant funds and coordinating public access with restoration.
- \$32,260.00 in funding was transferred to **Westside Boat Launch** for construction completion. This project replaced aging boat launch facilities, adding a third boat launch lane, new boarding floats, new pathways, and improved parking and fish cleaning station. This funding leveraged \$2,040,000 Boating and Waterways grant, \$200,000 General Fund Disabled Access funding.

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

Beginning Fund Balance:	\$ 28,618.14
Total Revenue (Incl. Fees, Misc & PY Rev):	\$ 69,882.00
Total Interest Earned:	\$ 1,142.21
Total Withdrawals:	(\$75,000.00)
Ending Fund Balance:	\$ 24,642.35

Summary of Expenditures

- \$20,000.00 in funding was transferred to **Wohler Beach Improvements** for planning and design for a new regional multi-use trail (Russian River Trail) connecting Riverfront Regional Park to the east side of Wohler Bridge Fishing Access. The project will also include a new restroom, new parking area, possible staff/ caretaker housing, picnic sites and amenities. Mitigation fees leveraged \$1.6 million Natural Resources Agency grant and \$250,000 in Parks for All Measure M funding.
- \$45,000.00 in funding was transferred to **Preston River Access**, also known as Russian River Parkway, for planning and design to formalize a long-time popular use area along the east side of the Russian River north of Cloverdale. Mitigation fees leveraged a \$1,125,000 Natural Resources Agency grant and \$223,000 Parks for All Measure M funding. Master planning and community engagement is underway. Construction is anticipated for 2024-2025.

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- \$5,000.00 in funding was transferred to **Foothill Kincade Fire** for design and construction to replace park infrastructure with new fire-proof infrastructure damaged by the 2019 Kincade Fire and response. Mitigation fees leveraged \$274,392 Sonoma County Regional Parks Foundation funding, \$200,000 Parks for All Measure M funding, and \$264,603 in County Insurance funding.
- \$5,000.00 in funding was transferred to **Foothill Regional Park Phase 4 and 5** for park renovation and master plan build out. Work included improving emergency access, replacing signs and trail crossings with climate resilient materials, adding a gathering area, a trailhead and group picnic area, installing disabled access and parking improvements. Mitigation fees leveraged \$365,000 in Sonoma County Regional Parks Foundation funding, \$125,000 Community Infrastructure funding, and \$112,386 in Parks for All Measure M funding.

Area #3 (Russian River: Sebastopol Environs)

Beginning Fund Balance:	\$ 45,696.87
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 102,984.00
Total Interest Earned:	\$ 955.16
Total Withdrawals:	(\$118,100.11)
Ending Fund Balance:	\$ 31,535.92

Summary of Expenditures

- \$93,000.00 in funding was transferred to **Guerneville River Park Phase 2 & 3** to construct a boat launch, parking, trails, picnic area and other amenities and entry driveway and turn-around on the east side of Highway 116. Mitigation fees leveraged \$650,058 Division of Boating and Waterways grant, \$203,662 State Parks Per Capita grant, \$368,000 Ag + Open Space Matching Grant, and \$150,000 Parks for All Measure M. Construction is complete.
- \$5,000.00 in funding was transferred to **Odd Fellows Park Crossing River Access** for acquisition of a recreation easement and initial access improvements design, for this long-standing popular fishing and river access site. This project is being coordinated with Sonoma Public Infrastructure's feasibility study for a permanent bridge. Mitigation fees leveraged \$225,000 in Community Infrastructure funding and facilitate securing grant funding.
- \$10,000.00 in funding was transferred to **Monte Rio Redwoods – East Slope** for design, engineering, and construction to address slope stabilization and control erosion originating off site

ATTACHMENT 2

that damages this new 515-acre Regional Park and threatens the public road. Mitigation fees leveraged \$25,000 in Parks for All Measure M funding and facilitate securing grant funding.

- \$10,000 in funding was transferred to **Monte Rio Redwoods – West Slope** for addressing parkland impacted by significant encroachments from adjacent private property, ensuring public benefit from this new 515-acre Regional Park. Mitigation fees leveraged \$25,000 in Measure M Parks for All funding and facilitate securing grant funding.

Area #4 (Santa Rosa Area Environs)

Beginning Fund Balance:	\$ 650,049.63
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 93,789.00
Total Interest Earned:	\$ 19,966.14
Total Withdrawals:	(\$110,000.00)
Ending Fund Balance:	\$ 653,804.77

Summary of Expenditures

- \$50,000.00 in funding was transferred to **Hood Mountain Expansion** project for acquisition and acquisition efforts for park expansion to the north, west, and east, and trail linkages to Sugarloaf Ridge State Park. Funding contributed to acquisition of the 888-acre Salt Creek Addition, and the 100-acre Ranch property. Mitigation fees leveraged \$150,000 in Parks for All Measure M funding. Additional acquisition efforts are ongoing. These efforts facilitate securing grant funding.
- \$40,000.00 in funding was transferred to **Hood Mountain McCormick Addition** for acquisition of approximately 244 acres to expand trails and create a multi-use trail circuit between Hood Mountain Regional Park and Sugar Loaf Ridge State Park. Mitigation fees leveraged \$900,000 State Parks Habitat Conservation Fund grant. Acquisition was completed in 2024.
- \$20,000.00 in funding was transferred to **Hood Mountain Recovery & Climate Resilience** for rebuilding park infrastructure damaged in fires and floods with infrastructure and amenities designed to survive future disasters. Mitigation fees leveraged \$750,000 in insurance funding and \$10,000 in Sonoma County Parks Foundation funding.

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

Beginning Fund Balance:	\$ 59,227.56
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ATTACHMENT 2

Total Revenue (Incl. Fees, Misc less Refunds):	\$ 77,238.00
Total Interest Earned:	\$ 2,711.78
Total Withdrawals:	(\$10,000.00)
Ending Fund Balance:	\$ 129,177.74

Summary of Expenditures

- \$10,000.00 in funding was transferred to **Tolay Lake Regional Park Gathering Area** for design and construction of an outdoor education area with presentation and performance space. This facility has been co-designed with Graton Rancheria and is a co-management project with the Federated Indians of Graton Rancheria who contributed \$1,496,487 for this project. Mitigation fees leveraged \$500,000 Community Infrastructure funding, \$389,850 Natural Resources Agency grant, \$203,663 State Parks grant, \$200,000 Parks for All Measure M funding, and \$50,000 from Sonoma County Regional Parks Foundation. Construction is underway with completion planned for early 2025.

Area #6 (Sonoma Valley)

Beginning Fund Balance:	\$ 130,788.50
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 93,789.00
Total Interest Earned:	\$ 5,371.37
Total Withdrawals:	(\$43,859.00)
Ending Fund Balance:	\$ 186,089.87

Summary of Expenditures

- \$25,000.00 in funding was transferred to **Maxwell Farms Redevelopment** for construction of the first phase of construction to renovate and improve active recreation facilities. Mitigation fees leveraged multiple funding sources including \$3,050,000 Sonoma County Infrastructure funding, \$2,655,000 Parks for All Measure M, \$1,925,899 State Parks grant funding, \$573,621 State Housing and Community Development funding, \$250,000 Ag + Open Space Matching Grant, and \$140,000 Sonoma County Park Foundation funding. Construction was completed in 2024.
- \$10,000.00 in funding was transferred to **Calabazas Creek Preserve** for master planning and developing initial public access to this 1,290-acre property. Mitigation fees leveraged \$847,816 Ag + Open Space Transfer Agreement and Initial Public Access funding and \$50,000 in Parks for All Measure M funding.
- \$8,859.00 in funding was transferred to **Helen Putnam Disabled**

ATTACHMENT 2

Access Improvements for construction including parking lot, path of travel, and restroom improvements. Mitigation fees leveraged \$100,000 Community Development Block Grant funding and \$110,000 in General Fund Disabled Access funding. Construction was completed in 2020. This work was in Park Mitigation Fee Area 5. A future budget adjustment will deduct \$8,859.00 from Area 5 and restore to Area 6.

Area #7 (Larkfield-Wikiup)

Beginning Fund Balance:	\$ 405,923.28
Total Revenue (Incl. Fees, Misc less Refunds):	\$ 0.00
Total Interest Earned:	\$ 11,609.93
Total Withdrawals:	(\$ 0.00)
Ending Fund Balance:	\$ 347,533.21

Summary of Expenditures

- \$50,000.00 in funding was transferred to **Schopflin Fields Phase 3** for construction of a multi-use path around the park perimeter to provide additional recreation opportunities. An additional \$251,000 in Mitigations Fees are budgeted for Fiscal Year 2024-25 to complete construction. Mitigation Fees leveraged \$50,000 Parks for All Measure M funding. Construction was completed in 2024.
- \$20,000.00 in funding was transferred to **Maddux Park Phase 4** for planning, design, and construction of phase 4 of improvements in the adopted park master plan including a permanent restroom, picnic sites, walking paths, and play area replacement. An additional \$230,000 in Mitigation Fees are budgeted for Fiscal Year 2024-25 to continue this work.

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

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

Fund Information. In FY 2023-24 there was \$133,843.76 in Park Mitigation Area 7 (Larkfield/Wikiup Park Mitigation Trust Account) fees that were collected in or before FY 2018-19 and remain unexpended.

ATTACHMENT 2

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

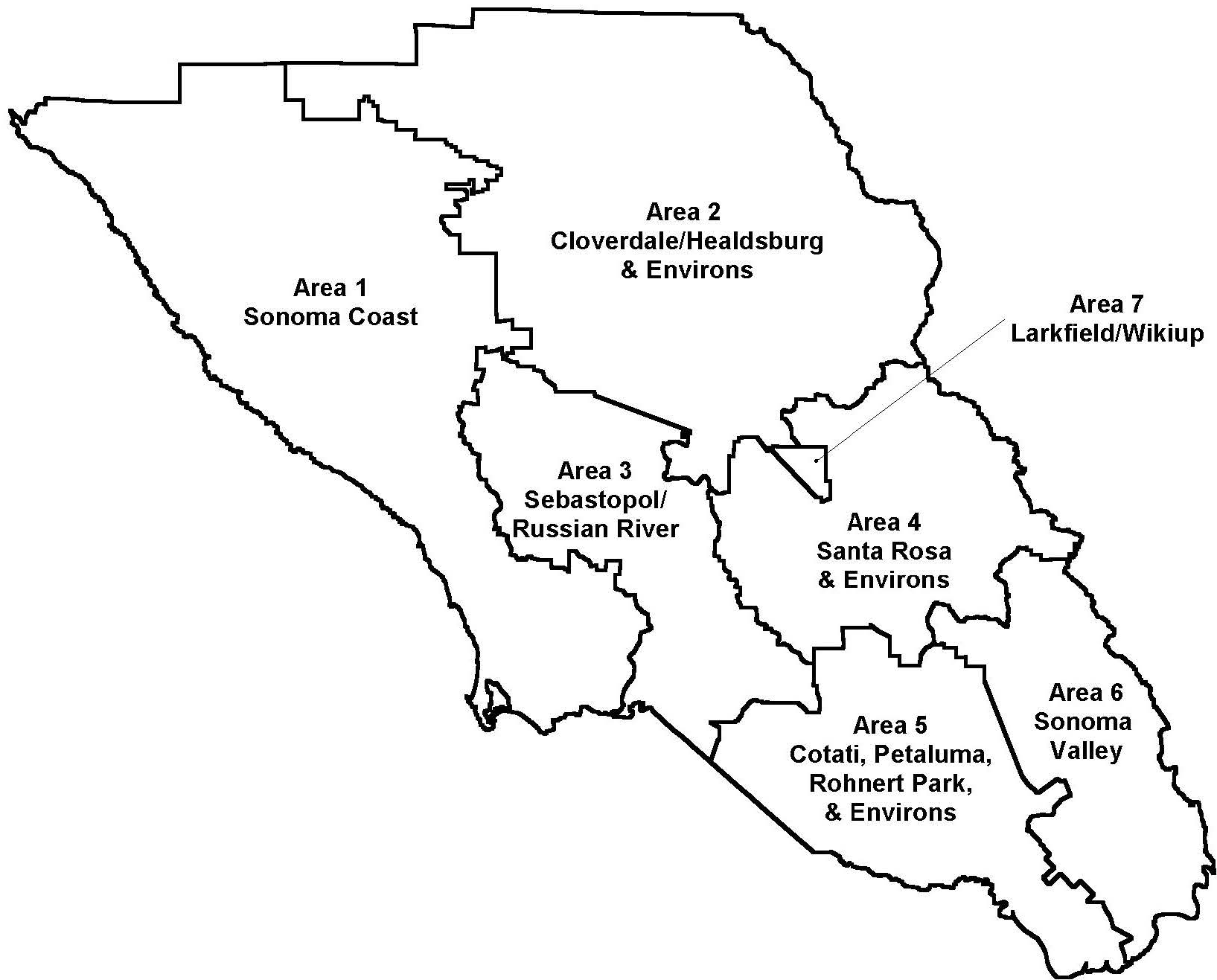
Relationship Between the Fee and Purpose for Which it is Charged. There is a reasonable relationship between the Unexpended Fee and the purpose for which it is charged in that park mitigation fees provide funds needed to acquire and develop park facilities, in conformance with Sonoma County General and Specific Plan requirements, to meet the demands caused by the increasing urbanization of Sonoma County’s unincorporated areas. The fee is based on estimated cost of developing regional and community park facilities to service the county.

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

- Schopflin Fields (\$251,000) is budgeted in Fiscal Year 2024-25 to construct the multi-use path around the park perimeter. Construction was completed in 2024.
- Maddux Park Phase 4 (\$230,000) is budgeted in Fiscal Year 2024-25 to continue design and begin environmental review of the final phase of improvements in the adopted park master plan in 2024. Construction is anticipated in 2026.

Approximate Date in Which Funding Will Be Deposited. Funds for the Larkfield/Wikiup Park Mitigation Trust Account have been or will be deposited into the corresponding Regional Parks Capital Fund Index at the time construction and landscape architecture and engineering contracts for these projects are expended, right-of-way acquisition agreements are processed, or staff time is charged to the project. The approximate dates are from Fiscal Year 2024-25 to Fiscal Year 2026-27.

No funding collected on or before FY 2018-19 remain unspent in the other six Park Mitigation Fee Trust Accounts as of June 30, 2024.



Park Mitigation Fee Areas



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



ATTACHMENT- #3

Summary of Park Mitigation Fees

Sonoma County Regional Parks

Fiscal Year 2023-24

Area	Area Name	Dept ID	Fund	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	Fees Transferred to Capital Projects	Refunds	PY A/R PRMD	A/R PRMD	Ending Cash Balance
1	Sonoma Coast Park MIT	29010800	11112	95,088.88	77,238.00	-	3,238.30	51,260.00	3,678.00	-	-	\$ 120,627.18
2	Cloverdale/Healdsburg Park MIT	29010900	11113	28,618.14	69,882.00	-	1,142.21	75,000.00	-	-	-	\$ 24,642.35
3	Russian River/Seb. Park MIT	29011000	11114	45,696.87	102,984.00	-	955.16	118,100.11	-	-	-	\$ 31,535.92
4	Santa Rosa Park MIT	29011100	11115	650,049.63	93,789.00	-	19,966.14	110,000.00	-	-	-	\$ 653,804.77
5	Petaluma/Rohnert Pk/Cot Pk MI	29011200	11116	59,227.96	77,238.00	-	2,711.78	10,000.00	-	-	-	\$ 129,177.74
6	Sonoma Valley Park MIT	29011300	11117	130,788.50	93,789.00	-	5,371.37	43,859.00	-	-	-	\$ 186,089.87
7	Larkfield/Wikiup Park MIT	29011400	11118	405,923.28	-	-	11,609.93	70,000.00	-	-	-	\$ 347,533.21
				\$ 1,415,393.26	\$ 514,920.00	\$ -	\$ 44,994.89	\$ 478,219.11	\$ 3,678.00	\$ -	\$ -	\$ 1,493,411.04

AB 1600 Annual Report
Park Mitigation Area 1
Dept ID 29010800 / Fund 11112
Fund Name: Sonoma Coast/Gualala Basin Park Mitigation Trust
Fiscal Year 2023-24

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
Beg Balance						\$ 95,088.88
July						\$ 95,088.88
August	\$ 3,678.00				\$ (3,678.00)	\$ 95,088.88
September	\$ 14,712.00					\$ 109,800.88
October	\$ 3,678.00		\$ 660.13			\$ 114,139.01
November	\$ 14,712.00					\$ 128,851.01
December	\$ 3,678.00			\$ (51,260.00)		\$ 81,269.01
January	\$ 7,356.00		\$ 906.66			\$ 89,531.67
February	\$ 3,678.00					\$ 93,209.67
March	\$ 3,678.00					\$ 96,887.67
April	\$ 3,678.00		\$ 745.64			\$ 101,311.31
May	\$ 11,034.00					\$ 112,345.31
June	\$ 7,356.00		\$ 925.87			\$ 120,627.18
Total FY	\$ 77,238.00	\$ -	\$ 3,238.30	\$ (51,260.00)	\$ (3,678.00)	\$ 120,627.18
Units	21		\$ 80,476.30			\$ 120,627.18
						\$ -

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
12/21/2023	0000320912	40903400	Westside Park Boat Launch	\$ 32,260.00
12/21/2023	0000320912	40906500	Gualala Point Park Expansion	\$ 1,000.00
12/21/2023	0000320912	40906800	California Coastal Trail	\$ 10,000.00
12/21/2023	0000320912	40916700	Chanslor Ranch	\$ 5,000.00
Total FY				\$ 48,260.00

Refunds

Date	Journal ID	Dept ID	Description	Amount
8/17/2023	0000310931	29010800	Refund	\$ (3,678.00)
Total FY				\$ (3,678.00)

AB 1600 Annual Report
Park Mitigation Area 3
Dept ID 29011000 / Fund 11114
Fund Name: Russian River/Sebastopol Park Mitigation Trust
Fiscal Year 2023-24

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
Beg Balance						\$ 45,696.87
July	\$ 7,356.00					\$ 53,052.87
August	\$ 7,356.00					\$ 60,408.87
September	\$ 11,034.00					\$ 71,442.87
October	\$ 3,678.00		\$ 382.27			\$ 75,503.14
November	\$ 7,356.00					\$ 82,859.14
December				\$ (98,000.00)		\$ (15,140.86)
January	\$ 3,678.00		\$ 525.59			\$ (10,937.27)
February	\$ 11,034.00			\$ (20,000.00)		\$ (19,903.27)
March	\$ 7,356.00					\$ (12,547.27)
April	\$ 11,034.00			\$ (100.11)		\$ (1,613.38)
May	\$ 11,034.00					\$ 9,420.62
June	\$ 22,068.00		\$ 47.30			\$ 31,535.92
Total FY	\$ 102,984.00	\$ -	\$ 955.16	\$ (118,100.11)	\$ -	\$ 31,535.92
Units	28		\$ 103,939.16			\$ 31,535.92
						\$ -

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
12/21/2023	0000320914	40904200	Guerneville Phases 2 & 3	\$ 93,000.00
12/21/2023	0000320914	40916800	Odd Fellows Park River Road Access	\$ 5,000.00
2/26/2024	0000326190	40916400	Monte Rio Redwoods - East Slope	\$ 10,000.00
2/26/2024	0000326190	40916300	Monte Rio Redwoods - West Slope	\$ 10,000.00
Total FY				\$ 118,000.00

Refunds

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

AB 1600 Annual Report
Park Mitigation Area 6
Dept ID 29011300 / Fund 11117
Fund Name: Sonoma Valley Park Mitigation Trust
Fiscal Year 2023-24

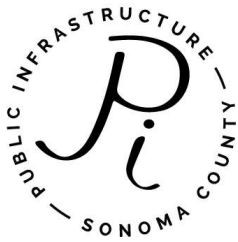
Month	Fees	Misc Rev	Interest	Fees Used	Refunds	Cash Balance
Beg Balance						\$ 130,788.50
July	\$ 14,712.00					\$ 145,500.50
August	\$ 18,390.00					\$ 163,890.50
September	\$ 7,356.00					\$ 171,246.50
October	\$ 14,712.00		\$ 1,026.21			\$ 186,984.71
November	\$ 9,195.00					\$ 196,179.71
December	\$ 3,678.00		\$ 1,450.07	\$ (43,859.00)		\$ 157,448.78
January	\$ 7,356.00					\$ 164,804.78
February	\$ 3,678.00					\$ 168,482.78
March	\$ -					\$ 168,482.78
April	\$ 7,356.00		\$ 1,354.50			\$ 177,193.28
May	\$ 3,678.00					\$ 180,871.28
June	\$ 3,678.00		\$ 1,540.59			\$ 186,089.87
Total FY	\$ 93,789.00	\$ -	\$ 5,371.37	\$ (43,859.00)	\$ -	\$ 186,089.87
Units	26		\$ 99,160.37			\$ 186,089.87
						\$ -

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
12/18/2023	0000321755	40905600	Maxwell Farms Redevelopment	\$ 25,000.00
12/18/2023	0000321755	40906700	Calabazas Creek Preserve	\$ 10,000.00
12/18/2023	0000321755	40907600	Helen Putnam Disabled Access Improvements	\$ 8,859.00
Total FY				\$ 43,859.00

Refunds

Date	Journal ID	Dept ID	Description
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Sonoma County Public Infrastructure

Johannes J. Hoevertsz, Director

Monique Chapman, Deputy Director – Administration

Michelle Ling, Deputy Director – Facilities Development & Management

Trish Pisenti, Deputy Director – Transportation, Operations & Fleet

Janice Thompson, Deputy Director – Engineering & Maintenance



400 AVIATION BLVD, SUITE 100, SANTA ROSA, CA 95403 ❖ PH: 707.565.2550 ❖ FAX: 707.565.3240

DATE: October 4, 2024

TO: Board of Supervisors

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

SUBJECT: Fiscal Year 2023-2024 Report -- Countywide Development Traffic Impact Fees
(Countywide TIF; Countywide Traffic Mitigation Fund)

BACKGROUND: In May 1990, the Board established the Countywide Traffic Mitigation Development Fee pursuant to adopted ordinance (“Ordinance”, presently codified at Sonoma County Code section 26-98-600 et seq). Said fees are kept in a single, segregated capital facilities fund (currently, the “Countywide Traffic Mitigation Fund,” #11054). In subsequent years, the Board has adopted revisions to the Ordinance, which includes modifying the Road Improvement Summary, modifying the boundaries, increasing the fees, modifying language in the Ordinance, changing how the fees are calculated, and making the Ordinance consistent with other fee ordinances in the County.

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

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

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

ADTs applied in the subject report year are as follows:

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

Fee amounts charged for each ADT were initially established by the Ordinance in 1990 and, as required by Sonoma County Code section 26-98-650, are automatically adjusted on January 1st each year based on the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. In 2023, the annual adjustment was not implemented, which meant the fee amounts in effect in 2022 remained in effect through 2023. In light of the Construction Cost Index increases in 2022 and 2023, in January 2024 the fees were increased 8.2% (5.6% from 2022, and 2.6% from 2023) as prescribed by the Ordinance.

Accordingly, the fees during Fiscal Year 23-24 were as follows:

July 1, 2023 – December 31, 2023:

Residential Fee	\$920
Commercial Fee	\$281
Industrial Fee	\$257

January 1, 2024-June 30, 2024:

Residential Fee	\$995
Commercial Fee	\$304
Industrial Fee	\$278

FUND BALANCES; INTEREST, EXPENDITURES & REFUNDS (Govt Code 66006(b)(1)): Beginning and ending balances (rounded to nearest whole dollar) for the Countywide Traffic Mitigation Fund (11054) for fiscal year 2023-2024 (July 1, 2023 – June 30, 2024) are as follows:

BEGINNING BALANCE	DEPOSITS (Fees Collected)	INTEREST EARNED	EXPENDITURES (Project Costs)	REFUNDS	ACCOUNTING ADJUSTMENTS*	ENDING BALANCE
\$12,907,800	\$1,011,720	\$422,132	(\$1,582,573)	(\$8,082)	-	\$12,750,898

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

For details, refer to Countywide Traffic Mitigation Fund FY 2023-24 Financial Statement, attached hereto.

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

1. The following construction projects using subject fees were completed in FY 2023-24:

Project C21303 – Mark West Springs Sidewalk Improvements (\$1,582,573). The expenditure represents 41% of the project costs during the reporting period. Project activities during the reporting period included construction inspections, lab testing, surveying, construction engineering and support, construction management, and full construction completion and closeout.

2. Eligible project-related design engineering, right-of-way negotiations and construction engineering funded with subject fees in FY 2023-24:
None.

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

In FY 2023-24, the Countywide Traffic Mitigation fund (11054-34010300) transferred \$1,582,573 to the Roads Capital Improvements fund (11051-34010103) for expenses associated with the Mark West Springs Sidewalks project (C21303).

SONOMA COUNTY CODE 3-YEAR ADEQUACY REVIEW

Pursuant to Sonoma County Code section 26-98-650(b), the adequacy of the Countywide Development Traffic Impact Fees shall be reviewed at least every three years.

As discussed, the Countywide Development Traffic Impact Fees are adjusted annually based on changes to Engineering News Record Construction Cost Index. While there are a variety of standards for quantifying changes to project costs (such as using the U.S. Bureau of Labor Statistics’ Consumer Price Index), the Construction Cost Index is specific to the public works construction industry and remains the most reliable, accurate, and widely-used for identifying changes to public works construction costs. Especially given that Development Impact Fees are collected in advance based on each development project’s proportional contribution, obtaining complete cost recovery from each development project is not always feasible. Notwithstanding, currently-collected fees remain sufficient and critical for funding associated mitigation projects consistent with the County’s Capital Improvement Plan (CIP) priorities and schedules, even though additional funding sources may sometimes be used. For example, certain projects have been completely funded with Countywide Development Traffic Impact Fees (Dry Creek Road @ Highway 101 S. project, in 2020), whereas other projects have been substantially financed with Countywide Development Traffic Impact Fee funds (Airport Boulevard widening – 21% funding).

Accordingly, the Countywide Development Traffic Impact Fees remain adequate for the purposes for which they are collected.

AB 1600 FIVE-YEAR REPORTING AND FINDINGS FOR UNEXPENDED FEES:

Government Code Section 66001(d)(1) requires that for each separate account or fund established pursuant to AB 1600, certain findings be made every five years (after the first deposit of collected fees) as to any remaining unexpended funds. A balance of \$6,897,672 is unexpended. Accordingly, the following information and findings are presented:

Purpose: The purpose of the Countywide Traffic Mitigation Development Fees continues to be to pay costs of roadway facilities and improvements needed to implement the goals and objectives of the County’s General Plan, and to mitigate the traffic impacts caused by new development in Sonoma County, as more fully set forth in Sonoma County Code sections 26-98-600 and 26-98-610.

Relationship between the Fee and the Purpose for Which it is Charged: Among other things, new development projects contribute to decreased levels of service, congestion, and decreased highway safety, as set forth in Sonoma County Code sections 26-98-610 and as supported by the continued experience of the County and its Roads Division. There is a reasonable relationship between the fee and the purpose for which it is charged in that traffic mitigation fees provide funds needed to plan, design, and construct roadway facilities and improvements that are needed to ensure safe and efficient levels of service on roadways in light of the impacts of new development. The fee is based on estimated costs of improving roadways based on each subject development’s proportional share of impacts to County roadways.

Sources and Amounts to Complete Identified Projects; Approximate Funding Date: See table as follows:

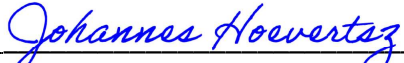
Countywide Summary AB1600 Report 5 Year Reporting Plan (Govt Code 66001(d)(1)(C),(D))						
Project	Estimated Cost	Amount from Countywide Mitigation Fees	Additional Funding Sources	Additional Funding Amount	Approximate Date On Account/Obligated/Deposited	Estimated Completion
Adobe Rd & Main St Bike Pedestrian Improvements (Project C20005)	\$4,700,000	\$1,600,000	SCTA - Measure M Rohnert Park Mitigation	\$2,350,000 \$750,000	2025	2028
Airport Blvd. at N. Laughlin Road (Project No. C24301)	\$6,400,000	\$1,900,000	SCTA- Go Sonoma	\$4,500,000	2025	2027
Mirabel at Hwy 116	\$7,500,000	\$3,700,000	SCTA- Measure M SCTA - Go Sonoma	\$2,000,000	2025	2027

(Project No. C24206)			SCTA - Build Bikeways & Pathways Program (BBBP)	\$325,000 \$1,475,000		
Airport Complete Streets (Project C24207)	\$8,000,000	\$4,000,000	SCTA - Measure M	\$4,000,000	2026	2028

IMPROVEMENT PROJECTS: STATUS OF FUNDING AND CONSTRUCTION:

The FY 2024-25 adopted budget contains appropriations estimated to be sufficient to commence and/or complete several eligible improvement projects, as follows:

1. Adobe Rd & Main Street Bike Pedestrian Improvements (Project No. C20005): Preliminary Engineering, design and environmental work commenced June 2022. Estimated completion FY 2027.
2. Airport Blvd. at N. Laughlin Road (Project No. C24301): Preliminary Engineering, design and environmental work commenced March 2024. Project construction planned for spring FY 2026
3. Mirabel at Hwy 116 (Project No. C24206): Preliminary Engineering, design and environmental work commenced March 2024. Estimated completion FY 2027



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

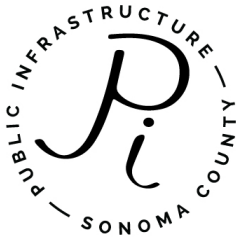
**AB 1600 Annual Report Countywide
Mitigation Fees**

**Fund Name: Countywide Traffic Mitigation (Fund 11054)
Fiscal Year: 2023-24**

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returns/Adjustments</u>	<u>Fund Balance</u>
					\$ 12,907,700.79
Jul-23	\$ 96,766.73	\$ -	\$ -	\$ -	\$ 13,004,467.52
Aug-23	\$ 104,542.91	\$ -	\$ -	\$ (8,081.51)	\$ 13,100,928.92
Sep-23	\$ 121,154.30	\$ -	\$ -	\$ -	\$ 13,222,083.22
Oct-23	\$ 110,424.33	\$ 87,912.01	\$ -	\$ -	\$ 13,420,419.56
Nov-23	\$ 93,871.48	\$ -	\$ -	\$ -	\$ 13,514,291.04
Dec-23	\$ 32,821.40	\$ -	\$ -	\$ -	\$ 13,547,112.44
Jan-24	\$ 55,811.11	\$ 104,876.64	\$ -	\$ -	\$ 13,707,800.19
Feb-24	\$ 51,798.20	\$ -	\$ -	\$ -	\$ 13,759,598.39
Mar-24	\$ 84,492.11	\$ -	\$ -	\$ -	\$ 13,844,090.50
Apr-24	\$ 72,479.40	\$ 112,352.70	\$ -	\$ -	\$ 14,028,922.60
May-24	\$ 88,801.58	\$ -	\$ (800,000.00)	\$ -	\$ 13,317,724.18
Jun-24	\$ 98,756.11	\$ 116,990.19	\$ (782,572.61)	\$ -	\$ 12,750,897.87
Totals	\$ 1,011,720	\$ 422,132	\$ (1,582,573)	\$ (8,082)	\$ 12,750,898

Summary of Expenditures (Project Costs)

<u>Job Number</u>	<u>FY23-24 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
C21303 Mark West Springs Sidewalks	1,582,573	41%	100%
	1,582,573		



Sonoma County Public Infrastructure

Johannes J. Hoevertsz, Director

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Michelle Ling, Deputy Director – Facilities Development & Management
Trish Pisenti, Deputy Director – Transportation, Operations & Fleet
Janice Thompson, Deputy Director – Engineering & Maintenance



400 AVIATION BLVD, SUITE 100, SANTA ROSA, CA 95403 ❖ PH: 707.565.2550 ❖ FAX: 707.565.3240

DATE: October 4, 2024

TO: Board of Supervisors

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

SUBJECT: Fiscal Year 2023-24 Status Report of the Sonoma Valley Development Fees
(Sonoma Valley TIF, Sonoma Valley Traffic Mitigation Fund)

BACKGROUND: In 1989, the Board established the Sonoma Valley Development Fee Program pursuant to adopted ordinance (“Ordinance”, presently codified at Sonoma County Code section 26-98-010 et seq). Said fees are kept in a single, segregated capital facilities fund (currently, the “Sonoma Valley Traffic Mitigation Fund,” #11053). In subsequent years, the Board has adopted revisions to the Ordinance, which includes modifying the Road Improvement Summary, modifying the boundaries, increasing the fees, modifying language in the Ordinance, changing how the fees are calculated, and making the Ordinance consistent with other fee ordinances in the County.

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

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

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

ADTs applied in the subject report year are as follows:

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

Fee amounts charged for each ADT were initially established by the Ordinance in 1989 and, as required by Sonoma County Code section 26-98-070, are automatically adjusted on January 1st each year based on the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. However, the annual adjustment was not implemented in 2023, which meant that the fee amounts in effect in 2022 remained in effect through 2023. In light of the Construction Cost Index increases in 2022 and 2023, the fees were increased 8.2% (5.6% from 2022, and 2.6% from 2023) in January 2024 as prescribed by the Ordinance.

Accordingly, the subject fees during Fiscal Year 23-24 were as follows:

July 1, 2023 – December 31, 2023:

Residential Fee	\$920
Commercial Fee	\$281
Industrial Fee	\$257

January 1, 2024-June 30, 2024:

Residential Fee	\$995
Commercial Fee	\$304
Industrial Fee	\$278

FUND BALANCES; INTEREST, EXPENDITURES & REFUNDS (Govt Code 66006(b)(1)): Beginning and ending balances (rounded to nearest whole dollar) for the Sonoma Valley Traffic Mitigation Fund (11053) for fiscal year 2022-2023 (July 1, 2023 – June 30, 2024) are as follows:

BEGINNING BALANCE	DEPOSITS (Fees Collected)	INTEREST EARNED	EXPENDITURES (Project Costs)	REFUNDS	ACCOUNTING ADJUSTMENTS*	ENDING BALANCE
\$317,017.39	\$1,228.78	\$9,798.88	(\$56,556.67)		-	\$271,488.38

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

For details, refer to Sonoma Valley Traffic Mitigation Fund FY 2023-24 Financial Statement, attached hereto.

IMPROVEMENT PROJECTS ON WHICH SUBJECT FEES WERE EXPENDED; AMOUNTS & PERCENTAGES; STATUS (Govt Code 6606(b)(1)(E)):

1. The following construction projects were completed in FY 2023-24:

C23128 2023 PPP Hwy 12 near Encinas Lane at Waterman Ave (\$56,556.67). This expenditure represents 100% of project costs during the reporting period. Project activities during the reporting period included full depth reclamation and overlay, installation of delineator and crosswalk striping on Hwy 12.

2. Design engineering, right-of-way negotiations and construction engineering funded with, or eligible for, Sonoma Valley fees, were performed on the following projects in FY 2023-24:

None.

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

In FY 2023-24, the Sonoma Valley Traffic Mitigation Fund (11053-34010400) transferred \$56,556.67 to the Roads Capital Improvements fund (11051-34010103) for expenses associated with the 2023 PPP Highway 12 to install delineators on Hwy 12 bridge near Encinas Lane and crosswalk striping on Hwy 12 at Waterman Ave (Project No. C23128).

SONOMA COUNTY CODE 3-YEAR ADEQUACY REVIEW

Pursuant to Sonoma County Code section 26-98-070(b), the adequacy of the Sonoma Valley Development Traffic Impact Fees shall be reviewed at least every three years.

As discussed, the Sonoma Valley Development Traffic Impact Fees are adjusted annually based on changes to Engineering News Record Construction Cost Index. While there are a variety of standards for quantifying changes to project costs (such as using the U.S. Bureau of Labor Statistics’ Consumer Price Index), the

Construction Cost Index is specific to the public works construction industry and remains the most reliable, accurate, and widely-used for identifying changes to public works construction costs. Especially given that Development Impact Fees are collected in advance based on each development project's proportional contribution, obtaining complete cost recovery from each development project is not always feasible. Notwithstanding, currently-collected fees remain sufficient and critical for funding associated mitigation projects consistent with the County's Capital Improvement Plan (CIP) priorities and schedules, even though additional funding sources may sometimes be used. For example, certain projects have been completely funded with Sonoma Valley Development Traffic Impact Fees (2023 PPP Highway 12 near Encinas Lane at Waterman Ave), whereas other projects have been substantially financed with Sonoma Valley Development Traffic Impact Fee funds (121 @ 8th St Intersection Improvements Contribution – 50% funding).

Accordingly, the Sonoma Valley Development Traffic Impact Fees remain adequate for the purposes for which they are collected.

AB 1600 FIVE-YEAR REPORTING FOR UNEXPENDED FEES:

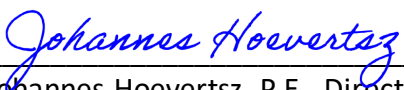
Government Code Section 66001(d)(1) requires that for each separate account or fund established pursuant to AB 1600, the local agency shall make certain findings every five years (after the first deposit of collected fees) as to any remaining unexpended funds.

In FY 2023-24, no fees remained unexpended for five years within the Sonoma Valley Traffic Mitigation fund.

IMPROVEMENT PROJECTS: STATUS OF FUNDING AND CONSTRUCTION:

The FY 2024-25 adopted budget contains appropriations estimated to be sufficient to commence and/or complete several eligible improvement projects, as follows:

1. Donald Gap Pedestrian Improvements (Project No. G22801).
2. Boyes Blvd Bridge Plant Mitigation (Project No. M24004)



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

**AB 1600 Annual Report Sonoma Valley
Development Fees**

Fund Name: Sonoma Valley Traffic Mitigation Fund (Fund 11053) Fiscal Year: 2022-23

<u>Date</u>	<u>Deposits</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>Returned</u>	<u>Fund Balance</u>
					\$ 317,017.39
Jul-23	\$ -	\$ -	\$ -	\$ -	\$ 317,017.39
Aug-23	\$ -	\$ -	\$ -	\$ -	\$ 317,017.39
Sep-23	\$ -	\$ -	\$ -	\$ -	\$ 317,017.39
Oct-23	\$ -	\$ 2,136.14	\$ -	\$ -	\$ 319,153.53
Nov-23	\$ -	\$ -	\$ -	\$ -	\$ 319,153.53
Dec-23	\$ 1,228.78	\$ -	\$ -	\$ -	\$ 320,382.31
Jan-24	\$ -	\$ 2,486.42	\$ -	\$ -	\$ 322,868.73
Feb-24	\$ -	\$ -	\$ -	\$ -	\$ 322,868.73
Mar-24	\$ -	\$ -	\$ -	\$ -	\$ 322,868.73
Apr-24	\$ -	\$ 2,640.07	\$ -	\$ -	\$ 325,508.80
May-24	\$ -	\$ -	\$ (51,572.20)	\$ -	\$ 273,936.60
Jun-24	\$ -	\$ 2,536.25	\$ (4,984.47)	\$ -	\$ 271,488.38
Totals	\$ 1,228.78	\$ 9,798.88	\$ (56,556.67)	\$ -	\$ 271,488.38

Summary of Expenditures (Project Costs)

<u>Job Number</u>	<u>FY22-23 Amount</u>	<u>Total Project Estimated % Mitigation</u>	<u>Estimated Completion</u>
2023 PPP Hwy 12 near Encinas Lane at Waterman C23128 Ave	56,556.67	100%	100%
	56,557		



Sonoma Valley Fire District

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



DATE: October 8, 2024
TO: Sonoma County Board of Supervisors
FROM: Jennifer Jason, Finance Officer of Sonoma Valley Fire District
SUBJECT: 2023-2024 AB 1600 Annual Report- SVFD Fire Impact Fees

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

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for Sonoma Valley Fire District, California for the fiscal year (FY) ended June 30, 2024.

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

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

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



Sonoma Valley Fire District

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State law requires the district prepare and make available to the public the DIF Report within 180 days after the last day of each fiscal year. The County Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. This report was filed with the County Administrator's Office and available for public review on October 8, 2024.

SUMMARY OF FINANCIAL STATEMENT:

66006(b)(1)(B)

Fees:

Residential Development Per Living Area Sq. Ft.

Single Family Housing	\$1.95
Multi-Family Housing	\$3.30
Mobile Home	\$2.15
Accessory Dwelling Unit	exempt pursuant to
Less than 750 square feet are	Government Code §65852.2(f)(3)(A)

Nonresidential Development Per Building Square Feet

Retail/Commercial	\$2.21
Office	\$3.66
Industrial	\$1.54

<i>Beginning Fund Balance</i>	<i>Deposits</i>	<i>County Accessed Admin Fee (2%)</i>	<i>Interest</i>	<i>Withdrawals</i>	<i>Returned</i>	<i>Ending Fund Balance</i>
\$0.00	\$47,188.30	\$(943.77)	\$0.00	\$(46,244.53)	\$0.00	\$0.00

PROJECT STATUS STATEMENT:

The fees collected in FY23/24 in the amount of \$46,244.53 were transferred to our general fund for the purchase of a new Type 3 engine that added overall capacity to our district. The new Type 3 was already purchased in full as of 7/20/2021 using general funds. Future Fire Impact Fees collected will go towards reimbursement of the district for this Type 3 purchase until reimbursed in full.

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Sonoma Valley Fire District

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Project/Purchase	Amount	Allowable Funding Percentage	Impact Fees Previously Applied from Prior Year(s)	Impact Fee Amount Applied FY22/23	Amount still able to apply using Fire Impact Fees
Type 3 Engine-Adding Capacity	\$463,209.62	100%	\$112,206.27	\$46,244.53	\$304,758.82

During FY23/24 (July 1, 2023- June 30, 2024) no refunds were issued.

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

Jennifer Jason, Finance Officer
Sonoma Valley Fire District

Summary of Fire Impact Fees

Sonoma Valley Fire District

Fiscal Year 2023-24

Area	Area Name	Fund	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	Fees Transferred to Capital Projects	Refunds	PY A/R PRMD		Ending Cash Balance
		799	-	47,188.30	(943.77)	-	46,244.53	-	-	-	\$ (0.00)
			\$ -	\$ 47,188.30	\$ (943.77)	\$ -	\$ 46,244.53	\$ -	\$ -	\$ -	\$ (0.00)

AB 1600 Annual Report
Fire Impact Fee
799-10196
Fund Name: Fire Impact Fee Checking
Fiscal Year 2023-24

Month	County Accessed						Cash Balance
	Deposits	Admin Fee 2%	Interest	Withdrawals	Refunds		
Beg Balance							\$ -
July' 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
August' 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
September' 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
October' 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
November' 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
December' 23	\$ 17,643.45	\$ (352.87)	\$ -	\$ (17,290.58)	\$ -	\$ -	\$ -
January' 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
February' 24	\$ 16,148.46	\$ (322.97)	\$ -	\$ (15,825.49)	\$ -	\$ -	\$ -
March' 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
April' 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
May' 24	\$ 5,672.10	\$ (113.44)	\$ -	\$ (5,558.66)	\$ -	\$ -	\$ -
June' 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
July' 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
August' 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
September' 24	\$ 7,724.29	\$ (154.49)	\$ -	\$ (7,569.80)	\$ -	\$ -	\$ -
Total FY	\$ 47,188.30	\$ (943.77)	\$ -	\$ (46,244.53)	\$ -	\$ -	\$ (0.00)

Withdrawal Detail

Date	Journal ID	Description	Amount
12/1/2023	JV127	Transfer of funds to general fund for reimbursement of a Type 3 engine purchase	\$ 17,290.58
2/29/2024	JV141	Transfer of funds to general fund for reimbursement of a Type 3 engine purchase	\$ 15,825.49
5/31/2024	JV160	Transfer of funds to general fund for reimbursement of a Type 3 engine purchase	\$ 5,558.66
9/10/2024	JV187	Transfer of funds to general fund for reimbursement of a Type 3 engine purchase	\$ 7,569.80
Total FY			\$ 46,244.53

Refunds

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

Account Code	Account Title	Doc Number	Description	Session ID	Effective	Doc Date	Debit	Credit	Tran	Src
10196	Fire Impact Fee Checking				Opening		0.00			
10196	Fire Impact Fee Checking	1999190	Q4 FY22/23 Impact Fees	ARC085	7/19/2023	7/19/2023	52,536.77		ARC	Reported in prior year
10196	Fire Impact Fee Checking	096	Impact Fee Xfer 10196 to 10197	JV096	7/19/2023	7/19/2023		52,536.77	JV	Reported in prior year
10196	Fire Impact Fee Checking	2018918	Fire Mitigation Fees Jul-Sept 2023	CR089	12/1/2023	12/1/2023	17,290.58		CR	
10196	Fire Impact Fee Checking	127	Fire Impact Fee xfer FY23/24 Q1	JV127	12/1/2023	12/1/2023		17,290.58	JV	
10196	Fire Impact Fee Checking	134	Banks Transfers- Januray 2024- replenishment	JV134	1/31/2024	1/31/2024	1,000.00		JV	Incorrect coding
10196	Fire Impact Fee Checking	135	Reclassify JV134 10196 to 10199	JV135	1/31/2024	1/31/2024		1,000.00	JV	Incorrect coding-corrected
10196	Fire Impact Fee Checking	2028927	FY 23/24 Q2 Impact Fees	CR097	2/2/2024	2/2/2024	15,825.49		CR	
10196	Fire Impact Fee Checking	141	Impact Xfer Q2 FY23/24	JV141	2/29/2024	2/29/2024		15,825.49	JV	
10196	Fire Impact Fee Checking	2041343	Jan-Mar 24 Impact Fees	CR103	5/1/2024	5/1/2024	5,558.66		CR	
10196	Fire Impact Fee Checking	160	Impact Xfer 10196 to 10197 FY23/24 Q3	JV160	5/31/2024	5/31/2024		15,825.49	JV	Double counted
10196	Fire Impact Fee Checking	160	Impact Xfer 10196 to 10197 FY23/24 Q3	JV161	5/31/2024	5/31/2024	15,825.49		JV	Double counted- corrected
10196	Fire Impact Fee Checking	160	Impact Xfer 10196 to 10197 FY23/24 Q3	JV161	5/31/2024	5/31/2024		5,558.66	JV	
10196	Fire Impact Fee Checking	2064451	Fire Impact Fees 4Q 2024	CR124	9/10/2024	9/10/2024	7,569.80		CR	
10196	Fire Impact Fee Checking	187	Impact Fee Xfer 10196 to 10197	JV187	9/10/2024	9/10/2024		7,569.80	JV	
					Transaction		115,606.79	115,606.79		
Balance 10196	Fire Impact Fee Checking						0.00			
Report Opening/Current Balance							0.00	0.00		
Report Transaction Totals							115,606.79	115,606.79		
Less adjustment							69,362.26	69,362.26		
Report Current Balances							46,244.53	46,244.53		
Report Difference							<u>0.00</u>			

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SONOMA VALLEY FIRE DISTRICT OF SONOMA COUNTY, STATE OF CALIFORNIA,
DECLARING THE FISCAL YEAR 2023/24 ANNUAL REPORT OF THE DISTRICT'S
FIRE IMPACT FEE IN ACCORDANCE TO STATE AB1600 REQUIREMENTS.**

WHEREAS, the District on February 9, 2021, adopted Resolution 2020/2021-15 requesting the Sonoma County Board of Supervisors adopt and implement the District's Fire Impact Fee Program pursuant to Government Code section 66001, et seq.; and

WHEREAS, the following Fire Impact Fees were assessed upon issuance of a building permit within Sonoma Valley Fire District boundaries during FY 2023/24:

<u>Land Use</u>	<u>Fire Impact Fees</u>
<u>Residential Development</u>	
Single-Family Housing	Per Living Area Sq. Ft. \$1.95
Multi-Family Housing	\$3.30
Mobile Home	\$2.15
Accessory Dwelling Unit	See Note
<u>Nonresidential Development</u>	
Retail / Commercial	Per Building Sq. Ft. \$2.21
Office	\$3.66
Industrial	\$1.54

Note: Pursuant to Govt. Code § 65852.2(f)(3)(A), the fire impact fee for an accessory dwelling unit shall be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.

WHEREAS, the District is required to prepare an annual report documenting the fiscal year summary of fees collected by the County of Sonoma on behalf of the District; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Sonoma Valley Fire District adopts the Fiscal Year 2023/24 Fire Impact Fee Annual Report in accordance of State AB1600;

IN REGULAR SESSION, the foregoing resolution was introduced by Director Leen, who moved its adoption, seconded by Director Brady, and passed by the Board of Directors of the Sonoma Valley Fire District this 8th day of October 2024, on regular roll call vote of the members of said Board by the following vote:

President Norton	Aye <u>X</u>	No _____	Absent _____
Vice President Atkinson	Aye <u>X</u>	No _____	Absent _____
Treasurer Johnson	Aye _____	No _____	Absent <u>X</u>
Director Brady	Aye <u>X</u>	No _____	Absent _____
Director Emery	Aye <u>X</u>	No _____	Absent _____
Director Greben	Aye <u>X</u>	No _____	Absent _____
Director Leen	Aye <u>X</u>	No _____	Absent _____
Vote:	Aye <u>6</u>	No _____	Absent <u>1</u>

WHEREUPON, the President declared the foregoing resolution adopted; and

SO ORDERED:



 William Norton, President

ATTEST:



 Maci Bettencourt, Clerk

SONOMA COUNTY FIRE DISTRICT

Honesty ♦ Respect ♦ Integrity

DATE: September 17,2024
TO: Sonoma County Board of Supervisors
FROM: Terri Bolduc, Sonoma County Fire District's Chief Financial Officer
SUBJECT: 2023-2024 AB 1600 Annual Report- SCFD Fire Impact Fees

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

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for Sonoma County Fire District, California for the fiscal year (FY) ended June 30, 2024.

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

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

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

SONOMA COUNTY FIRE DISTRICT



Honesty ♦ Respect ♦ Integrity

State law requires the District prepare and make available to the public the DIF Report within 180 days after the last day of each fiscal year. The County Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. This report was filed with the County Administrator's Office and available for public review on September 19, 2024.

SUMMARY OF FINANCIAL STATEMENT:

66006(b)(1)(B)

Fees:

Residential Development Per Living Area Sq. Ft.

Single Family Housing	\$1.84
Multi-Family Housing	\$2.43
Mobile Home	\$1.35

Accessory Dwelling Unit less than 750 square feet are exempt pursuant to Government Code §65852.2(f)(3)(A)

Nonresidential Development Per Building Square Feet

Retail/Commercial	\$2.05
Office	\$3.36
Industrial	\$1.43

SONOMA COUNTY FIRE DISTRICT

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<i>Beginning Fund Balance</i>	<i>Deposits</i>	<i>County Accessed Admin Fee (2%)</i>	<i>Interest</i>	<i>Withdrawals</i>	<i>Returned</i>	<i>Ending Fund Balance</i>
\$382,756.52	\$167,793.32	-\$3,355.87	\$14,511.53	\$0.00	-\$4,543.71	\$557,161.79

PROJECT STATUS STATEMENT:

The fees were collected in FY23/24 in the amount of \$167,793.32. A County of Sonoma administrative fee was held at the County of Sonoma in the amount of \$3,355.87. A refund was issued in the amount of \$4,543.71. The remaining fees in the amount of \$ 159,893.74 were remitted to our Sonoma County Fire District Fire Impact Fund. The Fire Impact Fee account earned \$14,511.53 in interest, bringing the fiscal year 2023-2024 ending fund balance to \$557,161.79.

The funds will remain in the dedicated fund until such time as a compliant project is approved by our Board of Directors. During FY23/24 (July 1, 2023- June 30, 2024) no refunds were issued.

Please see the attached financial statement for the annual report.



Terri Bolduc, Chief Financial Officer

Sonoma County Fire District

CC: Sonoma County Fire District Board of Directors

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SONOMA COUNTY FIRE DISTRICT,
COUNTY OF SONOMA, STATE OF CALIFORNIA,
APPROVING FISCAL YEAR 2023-2024 AB 1600 FIRE IMPACT FEE REPORTS**

WHEREAS, the Sonoma County Fire District (“District”), is an independent fire protection district organizing and operating pursuant to the California Fire Protection District Law of 1987 (California Health and Safety Code section 13800 et seq.); and

WHEREAS, in 2021, the District adopted, and the County of Sonoma and Town of Windsor approved collection of, District-wide development impact fees, the legal requirements for which are set forth in California Government Code section 66000 et seq. (the "Mitigation Fee Act"), enacted by California legislature in 1987 as Assembly Bill (AB) 1600, and thus commonly referred to as “AB 1600” requirements; and

WHEREAS, the Mitigation Fee Act, as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, require any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees, commonly referred to as an “AB 1600 report”; and

WHEREAS, the District has prepared the attached AB 1600 reports regarding District fire impact fees for Fiscal Year 2023-2024 for submission to the County of Sonoma and Town of Windsor.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Sonoma County Fire District hereby approves the Fiscal Year 2023-2024 District AB 1600 reports.


The above and foregoing Resolution was introduced by Director Briere, who moved its adoption, seconded by Director Hamann, and adopted by the Board of Directors of the Sonoma County Fire District this 24th day of October 2023.

President Treanor aye, Vice President Klick aye, Director Briare aye,
Director Hamann aye, Director So aye, Director Tognozzi absent,
Director Weaver aye

AYES: 6 NOES: 0 ABSENT/NOT VOTING: 1

WHEREUPON, the Board President declared the foregoing Resolution adopted; and
SO ORDERED.

ATTEST:


Kathy Washington, Secretary of the Board

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

Date	Deposits	Interest	Withdrawals	Returned	Fund Balance
July 1 2023 Beginning Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$382,756.52
July 1-Sept. 30 2023	\$28,658.50	\$1,139.42	-\$573.17	-\$4,543.71	\$407,437.56
October 1-December 31 2023	\$48,505.80	\$3,842.34	-\$970.12	\$0.00	\$458,815.58
January 1- March 31 2024	\$44,621.05	\$3,754.28	-\$892.42	\$0.00	\$506,298.49
April 1-June 30 2024	\$46,007.97	\$5,775.49	-\$920.16	\$0.00	\$557,161.79
Totals	\$167,793.32	\$14,511.53	-\$3,355.87	-\$4,543.71	\$557,161.79

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SONOMA VALLEY FIRE DISTRICT OF SONOMA COUNTY, STATE OF CALIFORNIA,
DECLARING THE FISCAL YEAR 2023/24 ANNUAL REPORT OF THE DISTRICT'S
FIRE IMPACT FEE IN ACCORDANCE TO STATE AB1600 REQUIREMENTS.**

WHEREAS, the District on February 9, 2021, adopted Resolution 2020/2021-15 requesting the Sonoma County Board of Supervisors adopt and implement the District's Fire Impact Fee Program pursuant to Government Code section 66001, et seq.; and

WHEREAS, the following Fire Impact Fees were assessed upon issuance of a building permit within Sonoma Valley Fire District boundaries during FY 2023/24:

<u>Land Use</u>	<u>Fire Impact Fees</u>
<u>Residential Development</u>	<u>Per Living Area Sq. Ft.</u>
Single-Family Housing	\$1.95
Multi-Family Housing	\$3.30
Mobile Home	\$2.15
Accessory Dwelling Unit	See Note
<u>Nonresidential Development</u>	<u>Per Building Sq. Ft.</u>
Retail / Commercial	\$2.21
Office	\$3.66
Industrial	\$1.54

Note: Pursuant to Govt. Code § 65852.2(f)(3)(A), the fire impact fee for an accessory dwelling unit shall be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.

WHEREAS, the District is required to prepare an annual report documenting the fiscal year summary of fees collected by the County of Sonoma on behalf of the District; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Sonoma Valley Fire District adopts the Fiscal Year 2023/24 Fire Impact Fee Annual Report in accordance of State AB1600;

IN REGULAR SESSION, the foregoing resolution was introduced by Director Leen, who moved its adoption, seconded by Director Brady, and passed by the Board of Directors of the Sonoma Valley Fire District this 8th day of October 2024, on regular roll call vote of the members of said Board by the following vote:

President Norton	Aye <u>X</u>	No <u> </u>	Absent <u> </u>
Vice President Atkinson	Aye <u>X</u>	No <u> </u>	Absent <u> </u>
Treasurer Johnson	Aye <u> </u>	No <u> </u>	Absent <u>X</u>
Director Brady	Aye <u>X</u>	No <u> </u>	Absent <u> </u>
Director Emery	Aye <u>X</u>	No <u> </u>	Absent <u> </u>
Director Greben	Aye <u>X</u>	No <u> </u>	Absent <u> </u>
Director Leen	Aye <u>X</u>	No <u> </u>	Absent <u> </u>
Vote:	Aye <u>6</u>	No <u> </u>	Absent <u>1</u>

WHEREUPON, the President declared the foregoing resolution adopted; and

SO ORDERED:



 William Norton, President

ATTEST:



 Maci Bettencourt, Clerk

Resolution No. 2024-16
Dated: September 17, 2024

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SONOMA COUNTY FIRE DISTRICT,
COUNTY OF SONOMA, STATE OF CALIFORNIA,
APPROVING FISCAL YEAR 2023-2024 AB 1600 FIRE IMPACT FEE REPORTS**

WHEREAS, the Sonoma County Fire District ("District"), is an independent fire protection district organizing and operating pursuant to the California Fire Protection District Law of 1987 (California Health and Safety Code section 13800 et seq.); and

WHEREAS, in 2021, the District adopted, and the County of Sonoma and Town of Windsor approved collection of, District-wide development impact fees, the legal requirements for which are set forth in California Government Code section 66000 et seq. (the "Mitigation Fee Act"), enacted by California legislature in 1987 as Assembly Bill (AB) 1600, and thus commonly referred to as "AB 1600" requirements; and

WHEREAS, the Mitigation Fee Act, as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, require any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees, commonly referred to as an "AB 1600 report"; and

WHEREAS, the District has prepared the attached AB 1600 reports regarding District fire impact fees for Fiscal Year 2023-2024 for submission to the County of Sonoma and Town of Windsor.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Sonoma County Fire District hereby approves the Fiscal Year 2023-2024 District AB 1600 reports.

The above and foregoing Resolution was introduced by Director Braire, who moved its adoption, seconded by Director Hamman, and adopted by the Board of Directors of the Sonoma County Fire District this 24th day of October 2023.

President Treanor AYE, Vice President Klick AYE, Director Briare AYE,

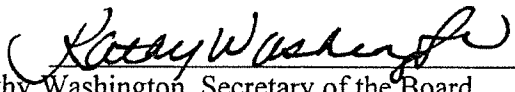
Director Hamann AYE, Director So AYE, Director Tognozzi AYE,

Director Weaver AYE.

AYES: 6 NOES: 0 ABSENT/NOT VOTING: 1

WHEREUPON, the Board President declared the foregoing Resolution adopted; and
SO ORDERED.

ATTEST:


Kathy Washington, Secretary of the Board