

City of Napa

Annual Report on Development Impact Fees with Required Five-Year Findings Fiscal Year Ending June 30, 2013



Prepared December 20, 2013

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**Big Ranch Area Development Impact Fee
Fiscal Year Ending June 30, 2013**

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. (Ord. 97-009; Res. 97-249).

(b) The amount of the fee.

Residential		
Single-family	\$10,590	
Multi-family	\$6,136	
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.

<u>Big Ranch Area Development Fee</u>		
Beginning balance, July 1, 2012		\$1,797,382.73
Revenues:		
Fees Collected		10,486.00
Interest		606.39
Expenditures:		
Project Costs		(1,766.20)
Refunds		-
		<hr/>
Ending balance, June 30, 2013		<u>\$1,806,708.92</u>

(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:

Big Ranch Area Development

<u>Improvements</u>	<u>Account</u>	<u>Expenditures</u>	
Big Ranch Widening - Trancas to Salvador Creek	ST11PW02	<u>1,766.20</u>	100%
	Total, Project Costs	<u>\$ 1,766.20</u>	

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(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 Road Widening (Trancas Street to Salvador Creek): project is pending the start of the right-of-way acquisition process. Construction expected to begin in 2015.
- Sierra Avenue Extension to Villa Lane: construction to begin in 2016.

(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

<u>Big Ranch Area Development Fee</u>	
Total Fund Balance, June 30, 2013	\$ 1,806,709
Planned Expenditures/Budgeted Projects:	
Big Ranch Widening - Trancas to Salvador Creek	(957,000)
Sierra Avenue Extension to Villa Lane	<u>(750,000)</u>
Total Balance Remaining	<u>\$ 99,709</u>

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

All fees collected are utilized 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.

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

There are sufficient funds to complete the projects identified above.

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

Funds have been deposited into this fund and are readily available for the expenditure.

Fire & Paramedic Development Fee for Fire Station No. 5 Fiscal Year Ending June 30, 2013

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 Fire Station 5 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 to supply the fire station for both fire and paramedic services. (Ord. 94-018)

(b) The amount of the fee.

Fire and Paramedic Fees

	Fire and Paramedic Combined	
Single-family (per dwelling unit)	\$615.00	
Multi-family (per dwelling unit)	\$758.53	
Commercial (per 1,000 sq. ft.)	\$0.481	sq ft
Office (per 1,000 sq. ft.)	\$0.165	sq ft
Industrial (per 1,000 sq. ft.)	\$0.032	sq ft

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

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

Fire and Paramedic Fee

Beginning balance, July 1, 2012	\$	334,071.67
Revenues:		
Fees Collected		142,079.98
Interest		(368.09)
Expenditures:		
Project Costs		-
Refunds		-
Ending balance, June 30, 2013	\$	475,783.56

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(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:

No expenditures were made for public improvements during this fiscal year.

(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 Station #5: construction to begin in Fiscal Year 2015-2016.

(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

<u>Fire and Paramedic Fees</u>	
Total Fund Balance, June 30, 2013	\$ 475,784
Planned Expenditures/Budgeted Projects:	
Fire Station #5	<u>(790,000)</u>
Total Balance Remaining	<u>\$ (314,216)</u>

The purpose of the Fire and Paramedic Development Fee is to provide funding for Fire Station No. 5. This will include the cost of construction (which includes the planning, administration and design as well as actual building or installation), and equipment necessary to supply the fire station for both fire and paramedic services through the use of the Fire and Paramedic Development Fee.

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

The Fire and Paramedic Development fee was developed to provide the proportionate funding for Fire Station No. 5, which is required to serve the demand of the City's new growth and will respond to calls anywhere in the City limits as needed. Since new growth is responsible for an increase in demand of fire and paramedic services, the City will fund that portion through the use of this development fee.

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

The sources of funding are the Fire and Paramedic Development Fee based on land use and number of units or square footage, as well as the General Fund CIP Reserve. The amount of funding anticipated completing financing the construction and equipment necessary is approximately \$5,484,000.

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

Per the approved 5-year CIP plan, a total of \$790,000 of Fire & Paramedic Development Fees, plus an additional \$4,694,000 of General Fund monies will be available to fully fund Fire Station #5 by FY16-17.

Linda Vista Residential and Recreation Center Development Fees Fiscal Year Ending June 30, 2013

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). (Ord. 4085; Res 88-54, Res 89-142)

(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.

<u>Residential Development Fee</u>	
Beginning balance, July 1, 2012	\$ 1,361,478.49
Revenues:	
Fees Collected	9,011.43
Interest	462.95
Expenditures:	
Project Costs	-
Refunds	-
Ending balance, June 30, 2013	<u>\$ 1,370,952.87</u>

<u>Recreation Center Fee</u>	
Beginning balance, July 1, 2012	\$ 222,766.60
Revenues:	
Fees Collected	4,643.24
Interest	81.51
Expenditures:	
Project Costs	-
Refunds	-
Ending balance, June 30, 2013	<u>\$ 227,491.35</u>

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(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:

No expenditures were made for public improvements during this fiscal year.

(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:

- Trower Ave Widening (Young Ave to Linda Vista Ave): construction to begin in 2015.
- Linda Vista Ave Widening (East Side – Redwood Rd to Trower Ave): construction to begin in 2018.

Recreation Center Fee:

- Las Flores Community Center Roof Replacement: construction to begin in 2013.
- Las Flores Tennis Court Resurfacing: construction to begin in Spring 2014.

(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

Residential Development Fee

Total Fund Balance, June 30, 2013	\$ 1,370,953
Planned Expenditures/Budgeted Projects:	
Trower Avenue Widening - Young to Linda Vista	(600,000)
Linda Vista Widening - East side	(700,000)
	<u>-</u>
Total Balance Remaining	<u>\$ 70,953</u>

Recreation Center Fee

Total Fund Balance, June 30, 2013	\$ 227,491
Planned Expenditures/Budgeted Projects:	
Las Flores Community Center Roof Replacement	<u>(170,000)</u>
	-
Total Balance Remaining	<u>\$ 57,491</u>

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

All fees collected are utilized for street and storm drainage improvements in the Linda Vista Specific Plan area, along with a recreation center (Las Flores).

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

There are sufficient funds to complete the projects identified above.

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

Funds have been deposited into this fund and are readily available for the expenditure.

North Jefferson Park Fee Fiscal Year Ending June 30, 2013

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. (Urgency Ord. 4200; Ord. 4195; Res 90-284).

NOTE: The park has been developed and improvements have been made. This fee is no longer being collected and will be removed from next year’s annual report.

(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.

North Jefferson Park Fee

Beginning balance, July 1, 2012	\$	1,363.08
Revenues:		
Fees Collected		-
Interest		0.43
Expenditures:		
Project Costs		-
Refunds		-
		-
Ending balance, June 30, 2013	\$	1,363.51

(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:

No expenditures were made for public improvements during this fiscal year.

(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.

The fees are no longer being collected. The remaining fund balance will be used to make additional improvements as described in the “Five-Year Findings” section.

(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

The remaining fund balance will be used to construct additional improvements not identified in the original park plan. Balance of funding will be utilized to purchase and install new benches and picnic tables for the park.

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

The fee is no longer collected, yet the planned expenditure of remaining funds toward the purchase of new benches and picnic tables will enhance and provide improvements to the park.

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

Not applicable

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

Not applicable

North Jefferson Street Improvement Fee Fiscal Year Ending June 30, 2013

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. (Ord. 4195; Ord. 4200; 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.

<u>North Jefferson Street Improvement Fee</u>	
Beginning balance, July 1, 2012	\$ 2,775,464.58
Revenues:	
Fees Collected	-
Interest	910.39
Expenditures:	
Project Costs	-
Refunds	-
	-
Ending balance, June 30, 2013	\$ 2,776,374.97

(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:

No expenditures were made for public improvements during this fiscal year.

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(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.

In FY 13/14 an assessment of projects in this development fee area that remain to be completed will commence. This assessment will include identifying all sources and funds anticipated to complete financing for the improvements. Following completion of the assessment, projects will be prioritized and placed into the City's Five-Year Capital Improvement Program.

(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

All fees collected will be used for public works improvements within the improvement fee area.

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

This fee will be used for street and public works improvements to reduce the impacts of traffic generated by new development within the North Jefferson Street Improvement Fee Area.

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

In FY 13/14 an assessment of projects in this development fee area that remain to be completed will commence. This assessment will include identifying all sources and funds anticipated to complete financing for the improvements. Following completion of the assessment, projects will be prioritized and placed into the City's Five-Year Capital Improvement Program.

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

Funds have been deposited into this fund and are readily available for the expenditure.

Orchard Avenue Area Park Fee Fiscal Year Ending June 30, 2013

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. (Ord. 4123; Res. 89-360).

NOTE: The park (named Abruzzini Park) has been developed and improvements have been made. This fee will no longer be collected and will be removed from next year’s annual report once the final improvements have been completed.

(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.

Beginning balance, July 1, 2012	\$	36,763.22
Revenues:		
Fees Collected		-
Interest		12.05
Expenditures:		
Project Costs		-
Refunds		-
		-
Ending balance, June 30, 2013	\$	36,775.27

(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:

No expenditures were made for public improvements during this fiscal year.

(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.

The fees are no longer being collected. The remaining fund balance will be used to make additional improvements as described in the “Five-Year Findings” section.

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(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

The remaining fund balance will be used to construct additional improvements not identified in the original park plan. Expected improvements include the replacement of benches and picnic tables along with the resurfacing of the basketball court and replacement of the engineered wood fiber surfacing for the play area are projects scheduled for FY 2013-14.

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

All fees collected are utilized for improvements to the Orchard Avenue Park.

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

All anticipated expenditures will be paid using existing fund balance which is readily available. No additional financing or funding will be utilized.

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

Funds have been deposited into this fund and are readily available for the expenditure.

**Solano Avenue/Orchard Avenue Traffic Mitigation Fee
Fiscal Year Ending June 30, 2013**

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/Salvador/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.

Beginning balance, July 1, 2012	\$ 170,374.56
Revenues:	
Fees Collected	-
Interest	55.91
Expenditures:	
Project Costs	-
Refunds	-
	-
Ending balance, June 30, 2013	\$ 170,430.47

(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:

No expenditures were made for public improvements during this fiscal year.

(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.

Approximately 200 feet of sidewalk, curb, and gutter is proposed to be installed along the last segment of unimproved frontage on the south side of Orchard Avenue between Solano Avenue and Autumn Run Way. Construction is scheduled to begin in Winter 2015.

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(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

Approximately 200 feet of sidewalk, curb, and gutter is proposed to be installed along the last segment of unimproved frontage on the south side of Orchard Avenue between Solano Avenue and Autumn Run Way.

Total Fund Balance, June 30, 2013	170,430
Planned Expenditures/Budgeted Projects:	
Sidewalk - Between Autumn Run and City limits	<u>(170,000)</u>
Total Balance Remaining	<u>430</u>

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

All fees collected are utilized for improvements in the Orchard Avenue development area.

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

All anticipated expenditures will be paid using existing fund balance which is readily available. No additional financing or funding will be utilized.

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

Funds have been deposited into this fund and are readily available for the expenditure.

Redwood Road Improvement Fee Fiscal Year Ending June 30, 2013

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.

Beginning balance, July 1, 2012	\$ 249,887.50
Revenues:	
Fees Collected	-
Interest	81.95
Expenditures:	
Project Costs	-
Refunds	-
	-
Ending balance, June 30, 2013	\$ 249,969.45

(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:

No expenditures were made for public improvements during this fiscal year.

(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.

In FY 13/14 an assessment of projects in this development fee area that remain to be completed will commence. This assessment will include identifying all sources and funds anticipated to complete financing for the improvements. Following completion of the assessment, projects will be prioritized and placed into the City's Five-Year Capital Improvement Program.

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(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

All fees collected will be used for public works improvements within the improvement fee area.

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

All fees collected are utilized for improvements in the Redwood Road Improvement area.

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

In FY 13/14 an assessment of projects in this development fee area that remain to be completed will commence. This assessment will include identifying all sources and funds anticipated to complete financing for the improvements. Following completion of the assessment, projects will be prioritized and placed into the City's Five-Year Capital Improvement Program.

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

Funds have been deposited into this fund and are readily available for the expenditure.

Street Improvement Fee Fiscal Year Ending June 30, 2013

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. (Ord. 4127; Ord. 93-017)

(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.

<u>Street Improvement Fee</u>	
Beginning balance, July 1, 2012	\$ 2,446,737.68
Revenues:	
Fees Collected	699,450.54
Interest	13,288.64
Rent	-
Expenditures:	
Project Costs	(1,950,511.65)
Refunds	-
	-
Ending balance, June 30, 2013	<u>\$ 1,208,965.21</u>
<u>Street Improvement Fee (Underground Component)</u>	
Beginning balance, July 1, 2012	\$ 3,419,307.25
Revenues:	
Fees Collected	371,960.49
Interest	(16.46)
Interfund Loan	-
Expenditures:	
Project Costs	(10,694.27)
FY10/11 Expense Correction	-
Refunds	-
	-
Ending balance, June 30, 2013	<u>\$ 3,780,557.01</u>

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(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:

Street Improvement Fee

<u>Improvements</u>	<u>Account</u>	<u>Expenditures</u>	
1st Street Bridge at Napa River	BR02PW01	16.74	0.001%
Saratoga Road Exit	ST04PW02	<u>1,950,494.91</u>	<u>99.999%</u>
Total, Project Costs		<u>\$ 1,950,511.65</u>	

Street Improvement Fee (Underground Component)

<u>Improvements</u>	<u>Account</u>	<u>Expenditures</u>	
Rule 20A Project - Jefferson Street	UU12PW01	9,664.69	90.4%
McKinstry Street Undergrounding	UU12PW02	<u>1,029.58</u>	<u>9.6%</u>
Total, Project Costs		<u>\$ 10,694.27</u>	

(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:

- Linda Vista Bridge over Napa Creek: construction to begin in 2017.
- First & Second Street Roundabouts along California Blvd: construction to begin in 2016.
- Silverado-Third-Coombsville-East Intersection Improvements: construction to begin in 2017.

Street Improvement Fee (Underground Component):

- Rule 20A Project – Jefferson St: construction to begin in 2017.
- Rule 20B Project – McKinstry St: construction to begin in Spring 2014.

(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.

Interfund Loan from Street Improvement Fees (Underground Component)

Loan Amount	2,391,000
Total repayments as of 6/30/13	<u>(1,835,346)</u>
Remaining balance due	<u>555,654</u>

The interfund loan from Street Improvement Fees (Underground Component) was used toward the Saratoga Road Extension Project. The remaining loan balance of \$555,654 will be programmed into the City’s next two-year budget cycle and will be fully paid by FY14/15.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

- Linda Vista Bridge over Napa Creek: Construct a new bridge over Napa Creek to connect Linda Vista Avenue from Robinson Lane to Lone Oak Avenue.
- First & Second Street Roundabouts along California Blvd: install two roundabouts at the intersection of First Street and California Blvd and Second Street at California Blvd.
- Silverado-Third-Coombsville-East Intersection: modify the intersection to improve the level of service which may include widening, travel lane reconfiguration, and signal modification.
- Rule 20A Jefferson: Underground overhead utilities along Jefferson Street from Lincoln Ave to Claremont Way.
- Rule 20B McKinstry: Underground the last remaining 670 foot segment located on the east side of McKinstry Street between the Verasa Hotel and Oxbow Market.

Street Improvement Fee

Total Fund Balance, June 30, 2013	\$ 1,677,053
Planned Expenditures/Budgeted Projects:	
Linda Vista Bridge over Napa Creek	(2,000,000)
First & Second Street Roundabouts along California Blvd	(1,077,000)
Silverado-Third-Coombsville-East Intersection	(250,000)
Total Balance Remaining	\$ (1,649,947)

Street Improvement Fee (underground Component)

Total Fund Balance, June 30, 2013	\$ 3,780,557
Planned Expenditures/Budgeted Projects:	
Rule 20A Project - Jefferson	(400,000)
Rule 20B - McKinstry Street	(500,000)
Total Balance Remaining	\$ 2,880,557

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

All fees collected are used to finance street improvements to reduce the impacts of traffic generated by new development within the City of Napa.

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

In FY 13/14 a comprehensive fee update will be conducted. This update will also include a citywide assessment of capital project priorities and funding needed to complete identified public improvements. Following completion of the fee update, projects will be prioritized and placed into the City's Five-Year Capital Improvement Program.

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

Funds have been deposited into this fund and are readily available for the expenditure.

Parking Impact Fee Fiscal Year Ending June 30, 2013

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. (Ord. 2005-3; Res. 2005-7)

(b) The amount of the fee.

\$7,500 per parking space. (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.

Beginning balance, July 1, 2012	\$1,197,845.40
Revenues:	
Fees Collected	12,243.53
Interest	(11,850.63)
Expenditures:	
Project Costs	-
Refunds	-
Ending balance, June 30, 2013	\$1,198,238.30

(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:

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 between twelve and fifteen million dollars.

(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.

Currently there is not enough information to provide a reasonable time estimate for construction of a new garage given the slow economic recovery, recent elimination of redevelopment agencies and need to institute new infrastructure financing mechanisms statewide.

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(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

These fees will be used for land acquisition and development of new parking lots/structures in the Parking Exempt District. The Downtown Specific Plan and current Capital Improvement Program identify the area near West and Pearl streets as a top priority for a new parking structure to replace parking that will be removed with future Flood Protection Project improvements and to provide parking that supports newer development in the area. The City anticipates it will begin working with nearby property owners to plan and design a parking garage in fiscal year 2014-15, followed by a financing plan. The timing is driven by multiple factors, including the dissolution of the redevelopment agency (as the successor to the redevelopment agency owns land that may support a future structure); timing of construction of the flood bypass channel; and plans for nearby properties which are not owned or controlled by the City, such as the privately owned site formerly occupied by the CineDome Theater, and the former pump station site owned by Napa Sanitation District. The fund does not have sufficient revenue to construct a parking garage at this time.

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. A 2005 nexus study concluded the per-space cost for constructing structure parking was \$20,000; today those costs are closer to \$30,000 per space, excluding land costs. The City established the fee at \$7,500 per space in recognition that a new development impact fee would take time to be economically supportable as development in the downtown is costly, with the intent of gradually increasing the fee over time to approach the actual cost of developing structured parking. The fee has not been increased since its initiation.

The establishment of a fee, albeit low compared to the anticipated costs per space for a new facility, will achieve the purpose of acquiring, designing and developing new parking facilities such as a parking garage in the north portion of the downtown as envisioned in the adopted Downtown Specific Plan.

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

The estimated cost to design and construct a parking structure with approximately 350 spaces is \$12 million. The City has received funding in the amount of \$3.66 million from the Napa County Flood Control District in mitigation of the Flood Control Project. Further potential funding sources include additional parking impact fees through future non-residential development in the Parking Exempt District; possible future financing mechanisms to be developed by the City as part of Downtown Specific Plan implementation, which may include a community facilities district, infrastructure financing district, or other assessment districts 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.

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Currently there is not enough information to provide a reasonable time estimate for construction of a new garage given the slow economic recovery, recent elimination of redevelopment agencies and need to institute new infrastructure financing mechanisms statewide.

Water Connection Fees Fiscal Year Ending June 30, 2013

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 funding to support extension of water service to new customers. (Ord. 1609; Ord. 2368; Ord. 2407; Ord. 2507; Ord. 2698; Ord. 4098)

(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.

Beginning balance, July 1, 2012		-
Revenues:		
Fees Collected		462,020.00
Interest		-
Expenditures:		
Project Costs		(462,020.00)
Refunds		-
		-
Ending balance, June 30, 2013	\$	-

(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:

The water connection fee revenue to contribute its portion of the capital costs associated with the North Bay Aqueduct system.

(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.

Not applicable

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(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

The fee is used to provide funding to support extension of water service to new customers through capital improvements.

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

The fee is used to provide funding to support extension of water service to new customers through capital improvements.

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

Not applicable, this fund carries no balance. The funds are used in the fiscal year they are received.

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

Not applicable

Park Acquisition Fee Fiscal Year Ending June 30, 2013

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. (Ord. 4060; Ord. 4104; Ord. 4176; Ord. 2004 11)

(b) The amount of the fee.

See attached Appendix C (Napa Municipal Code Section 16.32.040)

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

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

Quadrant 1

Beginning balance, July 1, 2012	\$ 1,065,789.67
Revenues:	
Fees Collected	157,552.00
Interest	(49.67)
Expenditures:	
Project Costs	-
Refunds	-
Ending balance, June 30, 2013	<u>\$ 1,223,292.00</u>

Quadrant 2

Beginning balance, July 1, 2012	\$ 1,171,344.39
Revenues:	
Fees Collected	167,163.00
Interest	524.87
Expenditures:	
Project Costs	-
Refunds	-
Ending balance, June 30, 2013	<u>\$ 1,339,032.26</u>

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Quadrant 3

Beginning balance, July 1, 2012	\$ 1,539,340.92
Revenues:	
Fees Collected	35,770.00
Interest	(1,543.09)
Inter-Fund Loan *	93,857.89
Expenditures:	
Project Costs	-
Ending balance, June 30, 2013	\$ 1,667,425.72

* Per R2008-23, repayment of loan to begin 3/1/12, with final payment on 3/1/26.

Quadrant 4

Beginning balance, July 1, 2012	\$ 727,844.39
Revenues:	
Fees Collected	597,462.00
Interest	(2,293.26)
Expenditures:	
Project Costs	-
Refunds	-
Ending balance, June 30, 2013	\$ 1,323,013.13

(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:

No expenditures were made for public improvements during this fiscal year.

(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.

- Relocation of Skate Park: construction to begin in August 2014.
- Community Recreation Center: per approved five year CIP plan, construction to begin in 2018.

(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 to the Quadrant 4 Park Development Fund in the amount of \$975,000 for the construction of the Napa River Oxbow

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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.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

Current CIP project, “Relocation of Skate Park”, which is classified as a citywide facility in the adopted Parks and Recreation Master Plan, includes expenditure for land purchase, utilizing Park Acquisition Fees as the funding source for purchase. (\$500,000 estimated)

Future CIP project, “Development of Citywide Community Recreation Center”, also classified as a priority in the Parks and Recreation Master Plan, includes anticipated expenditures for land purchase, utilizing Park Acquisition Fees as the funding source for purchase. (\$500,000 estimated)

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

All funds are utilized for the development and construction of park and recreational facilities in connection with the construction of new residential developments.

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

Relocation of Skate Park funding

Park Acquisition Fees	\$750,000
Park Development Fees	\$810,000

Development of Citywide Community Recreation Center funding

Park Acquisition Fees	\$ 500,000
Park Development Fees	\$ 500,000
Grant (future competitive)	\$2,455,200
General Fund	\$2,874,800

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

Funds have been deposited into this fund and are readily available for the expenditure.

Park Development Fee Fiscal Year Ending June 30, 2013

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; 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. (Ord. 3018)

(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.

Quadrant 1

Beginning balance, July 1, 2012	\$	91,024.76
Revenues:		
Fees Collected		23,223.00
Interest		1,090.79
Expenditures:		
Project Costs		(159,670.56)
Refunds		-
		-
Ending balance, June 30, 2013	\$	(44,332.01)

Quadrant 2

Beginning balance, July 1, 2012	\$	93,497.46
Revenues:		
Fees Collected		25,483.00
Interest		1,176.15
Expenditures:		
Project Costs		(159,670.57)
Refunds		-
		-
Ending balance, June 30, 2013	\$	(39,513.96)

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Quadrant 3

Beginning balance, July 1, 2012	\$ 377,752.51
Revenues:	
Fees Collected	5,452.00
Interest	1,236.93
Expenditures:	
Project Costs	(159,670.56)
Interfund Transfer	<u>-</u>
Ending balance, June 30, 2013	<u><u>\$ 224,770.88</u></u>

Quadrant 4

Beginning balance, July 1, 2012	\$ 25,027.31
Revenues:	
Fees Collected	88,635.00
Interest	2,678.32
Expenditures:	
Project Costs	(159,670.57)
Inter Fund Loan *	<u>(93,857.89)</u>
Ending balance, June 30, 2013	<u><u>\$ (137,187.83)</u></u>

* Per R2008-23, repayment of loan to begin 3/1/12, with final payment on 3/1/26.

(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:

Quadrant 1

<u>Improvements</u>	<u>Account</u>		
Senior Center Floor Replacement	FC12PR01	863.89	0.54%
Trancas Parkland Project	PK04PW02	499.42	0.31%
Playground Equipment Replacement	PK12PR01	158,307.26	99.15%
	Total, Project Costs	<u><u>159,670.57</u></u>	

Quadrant 2

<u>Improvements</u>	<u>Account</u>		
Senior Center Floor Replacement	FC12PR01	863.89	0.54%
Trancas Parkland Project	PK04PW02	499.42	0.31%
Playground Equipment Replacement	PK12PR01	158,307.26	99.15%
	Total, Project Costs	<u><u>159,670.57</u></u>	

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Quadrant 3

<u>Improvements</u>	<u>Account</u>		
Senior Center Floor Replacement	FC12PR01	863.89	0.54%
Trancas Parkland Project	PK04PW02	499.42	0.31%
Playground Equipment Replacement	PK12PR01	158,307.26	99.15%
	Total, Project Costs	<u>159,670.57</u>	

Quadrant 4

<u>Improvements</u>	<u>Account</u>		
Senior Center Floor Replacement	FC12PR01	863.89	0.54%
Trancas Parkland Project	PK04PW02	499.42	0.31%
Playground Equipment Replacement	PK12PR01	158,307.26	99.15%
	Total, Project Costs	<u>159,670.57</u>	

(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.

There are currently insufficient funds in the Park Development Fund for any future projects.

(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 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.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

There are currently insufficient funds in the Park Development Fund for any future projects.

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.

As per the approved 5-year CIP plan, funding in the amount of \$2,650,000 is required to complete the projects identified. Currently there are insufficient funds in the Park Development Fund to expend toward the list of approved projects. Another funding source such as grants or the General Fund would be required.

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 expenditure. There are currently insufficient funds in this account for any future projects.

**Affordable Housing Impact Fee
Fiscal Year Ending June 30, 2013**

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 (NMC 15.94, Reso. 2012 102).

(b) The amount of the fee.

Single-family	\$2.20 /sq ft
Condominium	2.20 /sq ft
Multi-family	3.75 /sq ft
Office	1.00 /sq ft
Retail	0.80 /sq ft
Hotel	1.40 /sq ft
Warehouse	0.50 /sq ft

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

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

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Housing Inclusionary In-lieu Fee - Commercial

Beginning balance, July 1, 2012	\$ 1,252,438.92
Revenues:	
Fees Collected	455.20
Interest	74.78
Expenditures:	
Project Costs	12.25
Refunds	-
Ending balance, September 05, 2012	<u>\$ 1,252,981.15</u>

***NOTE:** The Housing Inclusionary In-lieu Fee was replaced with the Affordable Housing Impact Fee as of 09/06/12.

Affordable Housing Impact Fee - Residential

Beginning balance, September 06, 2012*	\$ 3,751,797.64
Revenues:	
Fees Collected	193,160.81
Interest	1,117.14
Expenditures:	
Project Costs	(113,185.60)
Refunds	-
Ending balance, June 30, 2013	<u>\$ 3,832,889.99</u>

NOTE: These two funds have been combined as of 07/01/2013.

(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:

No expenditures were made for public improvements during this fiscal year. Program expenditures for FY12/13 were as follows:

Housing Inclusionary In-lieu Fee - Commercial

<u>Description</u>	<u>Account</u>	<u>Expenditures</u>	
Transfer out to General Fund per Cost Allocation Plan	22101	49.00	100%
	Total, Program Costs	<u>\$ 49.00</u>	

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Affordable Housing Impact Fee - Residential

<u>Description</u>	<u>Account</u>	<u>Expenditures</u>	
Staff time working on Affordable Housing Developments and Monitoring of Affordable Housing Projects	22201	98,959.32	87%
Office Supplies	22201	257.46	0%
Office Space Rental, Copier Lease, Staff Training and Professional Consultant Services	22201	11,700.82	10%
Transfer out to General Fund per Cost Allocation Plan	22201	2,368.00	2%
Total, Program Costs		<u>\$ 113,285.60</u>	

(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.

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

- Oak Creek Terrace: 24 units of new construction rental housing affordable to very-low and low-income households to commence in September 2014.
- Napa Creekside: 56 units of new construction rental housing affordable to very-low and low-income households to commence in October 2014.
- Alexander Crossing (now Anton Napa): 27 units of very-low income rental housing within a new construction mixed income apartment project commenced February 2013.
- Riverside Drive Rehab Project: substantial rehabilitation of 16 rental housing units that will be affordable to very-low income households to commence in March 2015.

(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 were made during the fiscal year utilizing these funds.

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

No refunds were made during the fiscal year.

Five-Year Findings

For purposes of complying with Government Code Section 66001(d)(1), the following information is presented:

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

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

Housing Inclusionary In-lieu Fee - Commercial

Total Fund Balance, June 30, 2013	\$ 1,253,768
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Planned Expenditures/Budgeted Projects:

None identified at this time	-
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Total Balance Remaining	\$ 1,253,768
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Affordable Housing Impact Fee - Residential

Total Fund Balance, June 30, 2013	\$ 3,832,890
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Planned Expenditures/Budgeted Projects:

Oakcreek Terrace	(1,152,941)
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Napa Creekside	(2,032,703)
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Alexander Crossing	(220,000)
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Riverside Drive Rehabilitation	(550,000)
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Total Balance Remaining	\$ (122,754)
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NOTE: These two funds have been combined as of 07/01/2013 for a total balance remaining of \$1,131,014.

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

All fees collected are utilized for the creation of affordable housing for very-low and low-income households.

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

Loans totaling approximately \$3,955,644 have been committed to the affordable housing projects identified above.

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 once the assessment is completed, projects have been 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.

CURRENT FEES

Improvement Fee/unit

DESCRIPTION	Basic Fee Rate Adopted per Trip	CURRENT FEES			Unit of Measure		
		(A) Street Component General	(B) Special	(C) Utility Underground Component		(A + C) General Area Total/Unit	(B + C) Special Area Total
<u>INDUSTRIAL/AGRICULTURAL</u>							
General Light Industrial	\$321.06	\$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

	<u>Improvement Fee/unit</u>				Unit of Measure	
	(A)	(B)	(C)	(A + C)		(B + C)
	General	Special	Utility Underground Component	General Area Total/Unit	Special Area Total/Unit	
Basic Fee Rate Adopted per Trip	\$321.06	\$200.22				
Resort Hotel	\$3,780	\$2,358	\$253	\$4,033	\$2,611	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

CURRENT FEES

NOTE: See ITE manual for vehicle trip generation rates.

Improvement Fee/unit

	(A)	(B)	(C)	(A + C)	(B + C)	Unit of Measure
Basic Fee Rate Adopted per Trip \$321.06 \$200.22						
<u>OFFICE</u>						
<u>General 0 to 19,999 SF</u>						
Downtown	\$4,106	\$2,562	\$273	\$4,379	\$2,835	1000SF
Other	\$5,054	\$3,153	\$337	\$5,391	\$3,490	1000SF
<u>General 20,000 to 49,999 SF</u>						
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
<u>Shopping Centers</u>						
<u>0 to 49,999 SF</u>						
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

CURRENT FEES

NOTE: See ITE manual for vehicle trip generation rates.

Improvement Fee/Unit

	(A)	(B)		(C)	(A + C)	(B + C)	Unit of Measure
		Street Component General	Street Component Special				
Basic Fee Rate Adopted per Trip							
	\$321.06		\$200.22				
<u>50,000 to 99,999 SF</u>							
Neighborhood	\$4,086	\$2,548	\$272	\$4,358	\$2,820	1000SF	
Downtown	\$7,377	\$4,602	\$493	\$7,870	\$5,095	1000SF	
Other	\$7,377	\$4,602	\$493	\$7,870	\$5,095	1000SF	
<u>100,000 to 199,999 SF</u>							
Downtown	\$4,199	\$2,619	\$281	\$4,480	\$2,900	1000SF	
Other	\$6,850	\$4,612	\$495	\$7,345	\$5,107	1000SF	
<u>RESTAURANTS</u>							
<u>Quality</u>							
Downtown	\$4,647	\$2,898	\$310	\$4,957	\$3,208	1000SF	
Other	\$9,913	\$6,184	\$663	\$10,576	\$6,847	1000SF	
<u>High Turnover, Sit-down</u>							
Downtown	\$11,541	\$7,197	\$771	\$12,312	\$7,968	1000SF	
Other	\$18,464	\$11,516	\$1,234	\$19,698	\$12,750	1000SF	
<u>Fast Food with Drive Through</u>							
Downtown/Neighborhood	\$17,047	\$10,630	\$1,139	\$18,186	\$11,769	1000SF	

City of Napa – Street Improvement Fees

DESCRIPTION

NOTE: See ITE manual for vehicle trip generation rates.

CURRENT FEES

	<u>Improvement Fee/Unit</u>					
	(A)	(B)	(C)	(A + C)	(B + C)	
	<u>General</u>	<u>Street Component Special</u>	<u>Utility Underground Component</u>	<u>General Area Total/Unit</u>	<u>Special Area Area/Total</u>	<u>Unit of Measure</u>
Other	\$321.06	\$200.22		\$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)	
	<u>Street Component</u>	<u>Special</u>	<u>Utility</u>	<u>General</u>	<u>Special</u>	<u>Unit of</u>
	<u>General</u>	<u>Area</u>	<u>Underground</u>	<u>Area</u>	<u>Area</u>	<u>Measure</u>
	<u>Component</u>	<u>Component</u>	<u>Component</u>	<u>Total/Unit</u>	<u>Total</u>	<u>Area/Total</u>

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

5/3/2005

City of Napa – Street Improvement Fees

DESCRIPTION

CURRENT FEES

NOTE: See ITE manual for vehicle trip generation rates.

Improvement Fee/Unit

	(A)	(B)	(C)	(A + C)	(B + C)	
	<u>General</u>	<u>Special</u>	<u>Utility Underground Component</u>	<u>General Area Total/Unit</u>	<u>Special Area Area/Total</u>	<u>Unit of Measure</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
Other	13,544	\$8,446	\$905	\$14,449	\$9,351	1000SF

Drive-In Bank

Downtown/Neighborhood	\$20,435	\$12,743	\$1,366	\$21,801	\$14,109	1000SF
Other	\$25,543	\$15,931	\$1,707	\$27,250	\$17,638	1000SF

Walk-In Savings and Loan

Downtown/Neighborhood	\$4,112	\$2,566	\$275	\$4,387	\$2,841	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

DESCRIPTION	Improvement Fee/unit					Unit of Measure
	(A)	(B)	(C)	(A + C)	(B + C)	
	Street Component 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				
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

U. Water Connection Fees

1. Connection Fees for All Customer Types

Meter Size	Rates 10/1/06
3/4"	\$ 4,100
1"	4,100
1"	6,900
1 1/2"	13,700
2"	21,800
3"	43,600
4"	68,100
6"	136,200
8"	245,100
Multi-Family Residential up to 4-units** (per unit)	3,075

* 1" Connection Fee for Single family residential with fire sprinklers.

** Multi-family residential of five (5) units or more shall pay by meter size.

Unmetered fire service connection fees shall be 10% of the standard connection fee for the equivalent service size.

2. Low or Moderate Income Housing

For eligible units, the water connection fees set forth above will be reduced as follows:

- a. By twenty-five (25%) for each eligible unit offered for sale;
- b. By fifty-percent (50%) for each eligible rental unit affordable at sixty percent (60%) of median income;
- c. By seventy-five percent (75%) for each eligible rental unit affordable at fifty percent (50%) of median income.

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 transportational 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:

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

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)