



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Board of Supervisors

Agenda Date: 12/6/2022

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TO: Board of Supervisors
FROM: Steve Lederer, Director of Public Works
REPORT BY: Juan Arias, Deputy Director of Public Works
SUBJECT: Napa Valley Business Park Area - Traffic Mitigation Fee Program - Annual Review - Fiscal Year 2021-22

RECOMMENDATION

Director of Public Works requests approval of the annual report on the Traffic Mitigation Fee program for Fiscal Year 2021-22.

EXECUTIVE SUMMARY

Napa County currently maintains a Traffic Mitigation Fee (TMF) program in the Napa Valley Business Park (NVBP), commonly referred to as the NVBP TMF. The NVBP TMF was established in 1990 and has been continuously maintained since that time, as a mechanism for sharing the costs of needed road improvements among all development within its planning area.

California Government Code Sections 66001 and 66006 requires that County staff prepares annual financial disclosure reports for the TMF program, and every five years staff prepares a comprehensive review that describes the program in detail, including the program's historical background, the projects that have been completed or modified, and the financial status of the overall program. The most recent annual financial report was presented to the Board of Supervisors on December 2, 2021, while the most recent comprehensive five-year review was presented to the Board in a Board Agenda Letter dated December 4, 2018 for fiscal years 2013-14 through 2017-18 in compliance with Government Code Sections 66001 and 66006. " With this item today, staff is formally forwarding the annual report for FY 2021-22 to the Board in accordance with Government Code Section 66006.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted?	Yes
Where is it budgeted?	Traffic Mitigation Fund Special Revenue Funds (Fund 2440, Org 1220050 & 1220051)
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No
Future fiscal impact:	Projects which are planned to be constructed with these funds include the Devlin Road Vine Trail (South Kelly Road to Tower Road), installation of a traffic roundabout at the intersection of Soscol Ferry Road and Devlin Road, and other improvements at several local intersections. The funds are also scheduled to be used to pay for the Napa Valley Business Park area's share of future improvements to the State Highway 12/29 and 29/221 intersections.
Consequences if not approved:	The Traffic Mitigation Fee program will not be in compliance with the requirements of the Mitigation Fee Act, which could jeopardize the ability to provide the circulation system improvements necessary to serve potential future development in this planned growth area of the county. Individual development projects would be required to perform more substantial traffic impact analyses, and could potentially be required to directly construct costly circulation improvements, potentially limiting economic development and job growth in the area.
County Strategic Plan pillar addressed:	Effective and Open Government
Additional Information	None

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The following information is provided in support of and in compliance with the reporting requirements of Government Code Sections as relates to the Road Improvement Program and Development Fees:

Annual Review of the Traffic Mitigation Program from Fiscal Years 2021-22

The Airport Industrial Area Specific Plan (AIASP) was adopted by the Board of Supervisors on July 29, 1986 to provide for the orderly development of the area around Napa County Airport. The Specific Plan recommended the development of a mechanism for sharing the costs of needed road and intersection improvements among all development within the planning area. These improvements include the roundabout at

the Soscol Ferry Road/Devlin Road intersection and capacity/operational improvements at several intersections, as well as the local share of the cost of major improvements to the State Route 29/12/221 (Soscol Junction) and State Route 29/12 (Airport Junction) intersections. The Board approved payment of the County's \$2.9 Million share from this program and from a loan from the Accumulated Capital Outlay fund to this program for the Soscol Junction project at the August 17 Board meeting. The AIASP was formally renamed the Napa Valley Business Park (NVBP) by action of the Board of Supervisors on October 23, 2013.

The Traffic Mitigation Fee program was adopted in December 1990, and has been used since that time as the noted cost-sharing mechanism. The fee was established under the authority of Section 66000 et seq. of the Government Code, the Mitigation Fee Act. Section 66006 (b)(1) of the Act requires local government agencies to make a series of financial disclosures regarding the collection and expenditure of the development fees on a yearly basis. This information has been collected by the Public Works Department as required, and has been available to the public through the annual budget process and other means, each year. With this item today, staff is formally forwarding the annual report for FY 2021-22 to the Board in accordance with Government Code Section 66006 (b)(2).

As of June 30, 2022, there was \$458,393 available in the fund balance.

During this time period there has been \$769,581 received from developer's contributions and \$1,908 has been earned in interest.

During the same time period, \$2,900,000 has been expended for Soscol Junction and \$467,485 for Soscol Ferry Road/Devlin Road Roundabout authorized projects.

Funds transferred this fiscal year were \$3,319,260 including: \$2,900,000 transfer to Soscol Junction, \$400,000 to Soscol Ferry Road/Devlin Road Roundabout Project and \$19,260 transfer to Public Works budget for Public Works for Staff Time.

The next project the County will be constructing is the Soscol Ferry Road/Devlin Road Roundabout project to be coordinated with the State Route 29/Soscol Junction project, which is being managed by the Napa Valley Transportation Authority. The Soscol Ferry Road/Devlin Road Roundabout project is currently in the design/permitting/right of way phase and beginning of construction is targeted for 2023.

The Fiscal Year 2021-22 Report which reports funding as of the close of the fiscal year is provided in supporting documents.

