



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 12/5/2017

Agenda Placement: 6M

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Steven Lederer - Director of Public Works  
Public Works

**REPORT BY:** Juan Arias, Deputy Director of Public Works - Engineering - 259-8374

**SUBJECT:** Annual Review of the Traffic Mitigation Fee Program for the Napa Valley Business Park Area

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### **RECOMMENDATION**

Director of Public Works requests the Board receive and instruct the Clerk of the Board to file reports required by Government Code Section 66006 (b) for the Traffic Mitigation Fee program in the Napa Valley Business Park (formerly Airport Industrial Area Specific Plan) area.

### **EXECUTIVE SUMMARY**

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 Road Improvement Program and Development Fee Schedule was adopted by Resolution in December 1990 to fund the Specific Plan area's share of road improvements to accommodate the additional traffic generated by new development. The AIASP was formally renamed the Napa Valley Business Park (NVBP) by action of the Board of Supervisors on October 23, 2013.

California Government Code Section 66006 (b)(1) 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 2016-17 to the Board in accordance with Government Code Section 66006 (b)(2).

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**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 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 extension of Devlin Road 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 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 2016-17 to the Board in accordance with Government Code Section 66006 (b)(2).

In accordance with previous direction from the Board, the number one priority project, among the various projects listed, is completion of Devlin Road, Segment E. For the last several fiscal years, staff has been transferring what has been collected in the Traffic Mitigation Fund to the Devlin Road, Segment E program budget in an effort to start the project. The total project budget is \$6.35 million and we have spent approximately \$1.15 million to date, leaving \$5.2 million needed for the remainder of the project. There was approximately \$2.9 million available for the project at the end of FY 2016-17 in the Devlin Road, Segment E program budget. That combined with approximately \$660,000 available in the Traffic Mitigation Fund brings the total available for the project to approximately \$3.56 million. It is anticipated that additional funds sufficient to start the project in 2018 will be collected from parcels developing in American Canyon during FY 2017-18. However, the pace of the actual development (and therefore receipt of funds) is in the hands of the applicable developers. As soon as sufficient funds are available, the plan is to move forward with the construction of Devlin Road, Segment E.

Attached to this report is the Fiscal Year 2016-17 Report.

**SUPPORTING DOCUMENTS**

A . Fiscal Year 2016-17 Report

CEO Recommendation: Approve

Reviewed By: Bret Prebula