



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/9/2019

Agenda Placement: 6P

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Steven Lederer, Director, Public Works - 259-8228

SUBJECT: Request to waive the Napa Valley Business Park Area Traffic Mitigation Fee for the new NVTA bus maintenance facility

RECOMMENDATION

Director of Public Works recommends the Board approve a waiver of the Napa Valley Business Park Area Traffic Mitigation Fee of an estimated \$83,022 which will be due upon start of construction from the Napa Valley Transportation Authority for their new bus maintenance facility.

EXECUTIVE SUMMARY

The Napa Valley Transportation Authority (NVTA) is planning to construct a new bus maintenance facility on Sheehy Ct. in the Napa Valley Business Park (NVBP). The new facility is scheduled to start construction in January 2020 and would be subject to approximately \$83,022 of Traffic Mitigation Fees (TMF). NVTA has requested a waiver of this Fee. Staff recommends the Board approve this request. While the TMF program funds and builds important projects around the airport area, and the TMF program currently is running a negative balance in its support of the Devlin Rd. Segment E project, staff nonetheless recognizes that NVTA is a partner in advancing many of the same road improvements supported by the TMF program, such as the Hwy 29/Soscol interchange improvement project, and that the NVTA bus system removes many potential vehicle trips from these roadways, which also benefits the TMF program.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No

What is the revenue source?	If the waiver is not granted, NVTA would pay the Traffic Mitigation Fund-Airport Industrial (TMF) (Fund 2440, Sub-Division 1220050) \$83,022. General Fund is affected in that this revenue would have gone towards repaying a portion of the \$1,224,000 loan from the Accumulated Capital Outlay to the TMF for the Devlin Road Segment E construction. The loan will still be fully repaid as other TMF funds are received.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	NVTA supports many of the same projects that the TMF program also funds and the NVTA bus system removes vehicle trips from these same roads. As such, the County and the TMF program benefit directly from NVTA's activities.
Is the general fund affected?	Yes
Future fiscal impact:	The TMF fund would not receive this revenue, either delaying repayment of the loan the TMF program owes the County, or potentially delaying some other project which is eligible to be constructed with these funds.
Consequences if not approved:	NVTA would be required to pay the \$83,022 fee. As the bus maintenance facility is currently underfunded, this could delay construction of the facility and the benefits it brings in supporting the bus system.

Additional Information:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See: Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3).]

BACKGROUND AND DISCUSSION

The Napa Valley Business Park (NVBP) Specific Plan, formally known as Airport Industrial Area Specific Plan, 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 Business Park area's share of road improvements to accommodate the additional traffic generated by new development. On January 14, 2019, the Napa Valley Transportation Authority (NVTA) requested a waiver of the \$83,022 Traffic Mitigation Fee (TMF) that will come due when NVTA's bus maintenance facility starts construction. NVTA's letter, with their justification, is attached. If the waiver is granted, it should be noted that the Board cannot make up for the lost revenue by charging other entities a higher amount.

The TMF program is currently running a negative balance due to a \$1,224,000 loan granted by the Board on February 26, 2019 (Resolution 2019-34) from the Accumulated Capital Outlay fund to advance the start of construction on the Devlin Rd. Segment E Project in the Airport Industrial Area. The NVTA traffic mitigation fee, if paid, would become available to partially pay back the loan. However, in light of the many ways NVTA directly supports the same mission as the TMF program, and because the requested waiver involves a relatively small amount of funds and the loan to the TMF from the County will ultimately be paid back as other development occurs, staff recommends the Board approve this waiver request.

SUPPORTING DOCUMENTS

A . NVTA Waiver Request

CEO Recommendation: Approve

Reviewed By: Leigh Sharp