

RESOLUTION NO. 2024-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING AND FILING THE 2024 INFORMATION REPORT ON THE ADJUSTMENT
OF THE MITIGATION FEES FOR NEW DEVELOPMENT.

WHEREAS, on August 7, 2007, the City Council adopted Ordinance No. 2007-10, increasing the City's Public Facilities Impact Fees and adding a provision for indexing the fees each January 1, and;

WHEREAS, the Engineering News Record ("ENR") Construction Cost Index Value for November 2023 was 13510.57 and the Value for November 2024 was 13632.39 which is an increase of 0.9 percent, and;

WHEREAS, the attached "Exhibit A" shows the new Public Facilities Impact Fees effective January 1, 2025, and;

WHEREAS, Impact mitigation fees for the Dunes (formerly referred to as "University Villages") were established per the Development Agreement between the City of Marina and Marina Community Partners, LLC approved on May 31, 2005 by Resolution 2005-135 and executed on July 8, 2005, and;

WHEREAS, the Development Agreement provides for the adjustment of impact fees per the Construction Cost Index, and;

WHEREAS, the same Engineering News Record ("ENR") Construction Cost Index increase of 0.9 percent will be applied to the impact mitigation fees for the Dunes, and;

WHEREAS, the attached "Exhibit B" shows the new Dunes Impact Fees effective January 1, 2025, and;

WHEREAS, the indexed Public Facilities Impact Fees will result in increased revenues to the City's Public Facilities Impact Fees Fund, and;

WHEREAS, receiving an informational report on the adjustments to mitigation fees is not a project under CEQA per Article 20 Section 15378(b).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby receive and file the 2024 City of Marina Public Facilities Impact Fees Adjustment Index Report.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 17th day of December 2024, by the following vote:

AYES, COUNCIL MEMBERS: McAdams, McCarthy, Biala, Visscher, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

**Public Facilities Impact Fee Summary
Indexed for 2025**

Land Use	(a) 2024 Public Buildings Fee	(b) Public Buildings Fee	(c) 2024 Public Safety Fee	(d) Public Safety Fee	(e) 2024 Roadways Fee	(f) Roadways Fee	(g) 2024 Intersections Fee	(h) Intersections Fee	(i) 2024 Parks Fee	(j) Parks Fee	2024 Total Fee (a+c+e+g+i)	Total Fee
Residential												
Single Family Dwelling Units	\$ 4,938	\$ 4,983	\$ 1,064	\$ 1,074	\$ 9,312	\$ 9,396	\$ 2,255	\$ 2,275	\$ 10,695	\$ 10,791	\$ 28,264	\$ 28,519
Senior Homes	\$ 3,293	\$ 3,323	\$ 708	\$ 714	\$ 3,600	\$ 3,632	\$ 873	\$ 881	\$ 7,130	\$ 7,194	\$ 15,604	\$ 15,744
Assisted Living - Senior	\$ 1,829	\$ 1,845	\$ 393	\$ 397	\$ 2,583	\$ 2,606	\$ 627	\$ 633	\$ 3,960	\$ 3,996	\$ 9,392	\$ 9,477
Multi-Family Dwellings	\$ 4,574	\$ 4,615	\$ 984	\$ 993	\$ 6,504	\$ 6,563	\$ 1,578	\$ 1,592	\$ 9,902	\$ 9,991	\$ 23,542	\$ 23,754
Mobile Home Park	\$ 4,574	\$ 4,615	\$ 984	\$ 993	\$ 4,880	\$ 4,924	\$ 1,181	\$ 1,192	\$ 9,902	\$ 9,991	\$ 21,521	\$ 21,715
Campground/RV Park	\$ 4,574	\$ 4,615	\$ 984	\$ 993	\$ 2,642	\$ 2,666	\$ 641	\$ 647	\$ 9,902	\$ 9,991	\$ 18,743	\$ 18,912
Non-residential												
Office/Research	\$ 344	\$ 347	\$ 645	\$ 651	\$ 10,603	\$ 10,699	\$ 2,570	\$ 2,593	\$ -	\$ -	\$ 14,162	\$ 14,290
Retail/Service	\$ 207	\$ 209	\$ 386	\$ 389	\$ 17,822	\$ 17,983	\$ 4,320	\$ 4,359	\$ -	\$ -	\$ 22,735	\$ 22,940
Industrial	\$ 70	\$ 71	\$ 128	\$ 129	\$ 6,701	\$ 6,761	\$ 1,623	\$ 1,638	\$ -	\$ -	\$ 8,522	\$ 8,599
Hotel	\$ 93	\$ 94	\$ 175	\$ 177	\$ 7,855	\$ 7,926	\$ 1,903	\$ 1,920	\$ -	\$ -	\$ 10,026	\$ 10,117
Church	\$ 70	\$ 71	\$ 128	\$ 129	\$ 8,758	\$ 8,837	\$ 2,122	\$ 2,141	\$ -	\$ -	\$ 11,078	\$ 11,178
Day Care Center	\$ 276	\$ 278	\$ 517	\$ 522	\$ 71,200	\$ 71,842	\$ 17,259	\$ 17,415	\$ -	\$ -	\$ 89,252	\$ 90,057
Animal Hospital/Veterinary Clinic	\$ 413	\$ 417	\$ 773	\$ 780	\$ 45,377	\$ 45,786	\$ 10,999	\$ 11,098	\$ -	\$ -	\$ 57,562	\$ 58,081
Medical/Dental Office Building	\$ 413	\$ 417	\$ 773	\$ 780	\$ 34,735	\$ 35,048	\$ 8,418	\$ 8,494	\$ -	\$ -	\$ 44,339	\$ 44,739
Casino/Video Lottery	\$ 413	\$ 417	\$ 773	\$ 780	\$ 129,113	\$ 130,277	\$ 31,293	\$ 31,575	\$ -	\$ -	*	*
Casino	\$ 413	\$ 417	\$ 773	\$ 780	\$ 37,906	\$ 38,248	\$ 9,188	\$ 9,271	\$ -	\$ -	*	*

Notes:

¹ Fee in this table refers to "fee per dwelling unit or mobile home park/campground/RV space," "fee per 1,000 square feet of building space (non-residential) or gaming space," and "fee per hotel room."

* Specifically for the Casino uses, the fees for Public Buildings, Public Safety, and Parks are based on the 1,000 square feet of gaming area, while Roadways and Intersection fees are based on 1,000 square feet of building space, excluding hotel uses.

University Villages (the Dunes) Impact Fees Summary Indexed for 2025

Land Use	(a) 2024 DA Traffic Intersections	(b) DA Traffic Intersections	(c) 2024 DA Roadways	(d) DA Roadways	(e) 2024 DA Parks	(f) DA Parks	(g) 2024 DA Facilities	(h) DA Public Facilities	(i) 2024 DA Public Safety	(j) DA Public Safety	2024 DA Total Fee (a+c+e+g+i)	DA Total Fee
Residential												
Single Family Dwelling Units	\$ 4,112.02	\$ 4,149.09	\$ 6,047.82	\$ 6,102.35	\$ 11,587.68	\$ 11,692.16	\$ 2,538.93	\$ 2,561.82	\$ 1,055.86	\$ 1,065.38	\$ 25,342.31	\$ 25,570.82
Town Homes	\$ 2,517.67	\$ 2,540.37	\$ 3,704.19	\$ 3,737.59	\$ 10,729.35	\$ 10,826.09	\$ 2,538.93	\$ 2,561.82	\$ 1,055.86	\$ 1,065.38	\$ 20,546.01	\$ 20,731.26
Senior	\$ 1,288.55	\$ 1,300.17	\$ 1,895.83	\$ 1,912.92	\$ 6,866.79	\$ 6,928.70	\$ 2,538.93	\$ 2,561.82	\$ 1,055.86	\$ 1,065.38	\$ 13,645.96	\$ 13,769.00
Multi-Family Dwellings	\$ 2,887.34	\$ 2,913.38	\$ 4,248.10	\$ 4,286.41	\$ 10,729.35	\$ 10,826.09	\$ 2,538.93	\$ 2,561.82	\$ 1,055.86	\$ 1,065.38	\$ 21,459.59	\$ 21,653.08
Non-residential												
Office (per building sq. ft.)	\$ 4.36	\$ 4.40	\$ 6.41	\$ 6.46	\$ -	\$ -	\$ 1.97	\$ 1.99	\$ 1.69	\$ 1.71	\$ 14.43	\$ 14.56
Hotels (room)	\$ 3,233.35	\$ 3,262.50	\$ 4,757.13	\$ 4,800.02	\$ -	\$ -	\$ 2,115.75	\$ 2,134.83	\$ 861.56	\$ 869.33	\$ 10,967.79	\$ 11,066.68
Commercial/Retail (per building sq. ft.)	\$ 17.54	\$ 17.69	\$ 25.81	\$ 26.04	\$ -	\$ -	\$ 1.20	\$ 1.21	\$ 1.02	\$ 1.02	\$ 45.56	\$ 45.97
Industrial (per building sq. ft.)	\$ 2.77	\$ 2.79	\$ 4.06	\$ 4.10	\$ -	\$ -	\$ 0.40	\$ 0.40	\$ 0.35	\$ 0.35	\$ 7.57	\$ 7.64

December 3, 2024

Item No: **10f(2)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of December 17, 2024

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2024-,
RECEIVING AND FILING THE 2024 INFORMATION REPORT ON THE
ADJUSTMENT OF THE MITIGATION FEES FOR NEW
DEVELOPMENT**

REQUEST:

It is requested that City Council consider:

1. Adopting Resolution No. 2024-, receiving and filing the 2024 Information Report on the adjustment of mitigation fees for new development.

BACKGROUND:

At the regular meeting of August 7, 2007, the City Council passed and adopted Ordinance No. 2007-10, amending Chapter 3.26 of the Marina Municipal Code allowing the mitigation fees for new development to be increased/decrease on January 1 of each calendar year based on the percentage change in the Construction Cost Index (CCI) estimate approach that is typically used by public agencies as an estimated measure of the costs of construction of public infrastructure. The added provision states:

Section 3.26.055 Indexing.

“The City Council directs that the fee levels established by Section 3.26.050 shall be reviewed prior to January 1 of each year by the director. The fee levels shall be compared to the Engineering News Record (“ENR”) Construction Cost Index. The fee levels may be changed in accordance with the percentage change in the ENR index from November 1 to November 1 of each preceding year, but in no case shall the indexing percentage increase or decrease in fees allowed by this section exceed that shown in the ENR index. When calculating the fee level to be charged for the coming calendar year, increments of less than one dollar shall be rounded to the nearest dollar. Before January 1 of each year, the director shall prepare an informational report to the city council containing the calculations required by this section. If any index adjustments and fee changes are appropriate, the same shall be effective on January 1.”

At the regular City Council meeting of July 19, 2016, the City Council passed and adopted Ordinance No. 2016-04, amending Chapter 3.26 of the Marina Municipal Code updating developer impact mitigation fees which are charged for new development. This update was a major update of all the capital improvement master plans and a major update of impact fees.

ANALYSIS:

Staff has completed the review of the Engineering News Record (“ENR”) Construction Cost Index Value for November 2023 through November 2024. The November 2023 value was 13510.57 and the value for November 2024 was 13632.39 which is an increase of 0.9 percent. The Municipal Code requires that this informational report be provided to the City Council before January 1 which shows the new fee calculations. Unless directed otherwise by the City Council, these indexed adjustments and fee changes become effective January 1, 2025.

The attached (“**EXHIBIT A**”) shows the current and proposed new Development Public Facilities Impact Fees effective January 1, 2025. These fees are applied to all new development unless there is a previously approved Development Agreement.

The Dunes (formerly University Villages) Development Agreement

The Dunes Development Agreement approved in 2005 established city impact and other development fees and monetary exactions specific for their development. Exhibit D of this agreement states these fees are, “**subject to increase only for escalation in accordance with the construction cost index, identified in the City’s fee adoption ordinances**”.

The development impact fees for the Dunes Development are also being adjusted by the same Construction Cost Index percentage increase calculated above. The attached (“**EXHIBIT B**”) shows the current impact mitigation fees and the new impact mitigation fees for The Dunes development effective January 1, 2025.

FISCAL IMPACT:

The increased development Public Facilities Impact Fees will result in increased revenues for the various development impact fee fund accounts. These will be used for development of new parks, public facilities, public safety facilities, and transportation system improvements to mitigate the demands of an increasing population.

California Environmental Quality Act (CEQA)

Receiving an informational report on the adjustments to mitigation fees is not a project under CEQA per Article 20 Section 15378(b).

CONCLUSION:

This report is submitted to City Council for information.

Respectfully submitted,

Edrie Delos Santos, PE
Engineering Division
Public Works Department

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina