

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING AND FILING THE FISCAL YEAR 2023-2024 ANNUAL REPORT ON THE
COLLECTION AND USE OF MITIGATION FEES FOR NEW DEVELOPMENT.

WHEREAS, the City of Marina collects impact fees to mitigate the effects of increased demand for public facilities, transportation infrastructure, and parks, and;

WHEREAS, pursuant to the Mitigation Fee Act (Government Code Section 66000 et seq.), the City is required to annually report certain information regarding the collection of development impact fees, and;

WHEREAS, the Report for Fiscal Year 2023-24, attached as “Exhibit A,” identifies unexpended impact fee programs, and;

WHEREAS, receiving an informational report on the collection and use of mitigation fees is not a project under CEQA per Article 20 Section 15378(b), and;

WHEREAS, the Report was made available to the public prior to this Council meeting, and;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby receive and file the fiscal year 2023-2024 annual report on the collection and use of mitigation fees for new development.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 22nd day of January 2025, by the following vote:

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

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: McAdams

ABSTAIN, COUNCIL MEMBERS: None

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

**Annual Impact Fee Report
For the City of Marina
For Fiscal Year 2023-24**

This report contains information on the City of Marina's development impact fees for Fiscal Year 2023-24. This information is presented to comply with the annual reporting requirements contained in Government Code section 66000 *et seq.* Please note that this annual report is not a budget document, but rather is compiled to meet reporting requirements. It is not intended to represent a full picture of currently planned projects as it only reports project information, revenues and expenditures for Fiscal Year 2022-23.

Government Code Section 66006 requires local agencies to submit annual and five-year reports detailing the status of development impact fees. The annual report must be made available to the public within 180 days after the last day of the fiscal year and must be presented to the public agency (City Council) no less than 15 days after it is made available to the public.

This report summarizes the following annual reporting information for each of the development impact fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected, interest earned, and transfers/loans.
5. 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.
6. A description of each interfund transfer or loan, the date the loan will be repaid, the rate of interest, and a description of the public improvement on which the transferred or loaned fees will be expended.
7. The estimated date when projects will begin if sufficient revenues are available to construct the project.
8. The amount of refunds made to property owners.

More detailed information on certain elements of the various fee programs is available through other documents such as nexus studies, master plans, the capital improvement program, and budgets.

TABLE OF CONTENTS

Citywide Impact Fee Program	Page
Fee Program Descriptions	3
Financial Reporting	4
Project Descriptions	5-6
Fee Schedules	7-8

Impact Fee Program Descriptions

Public Building Facilities Fee

The Public Facilities Fee is imposed to pay for the public building costs for a City Hall, Public Works Yard and a Senior Community Center. Residential and commercial development help pay the City Hall and Public Works Yard. Only residential development pays towards the future Senior Community Center.

Public Safety Facilities Fee

The Public Safety Fee is imposed to pay the public building costs for a new fire station and animal control facility. Residential and commercial development help pay for these facilities.

Transportation Facilities Fee – Roadways and Intersections

New vehicle trip generation by new development impacts the City's roadways and intersections. What portion of the development impact not paid by other transportation revenues are paid by transportation impact fees. The City divides these impacts into roadway and intersection impacts and collects fees for these two types of transportation impacts.

Park Facilities Fee

The Park Facilities Fee is imposed to create additional park facilities to maintain the same ratio of park space currently available to the residents of Marina. The fee is limited to residential development.

The City does not typically earmark impact fees for any specific project as the revenues are collected, but rather the revenues are applied toward a series of capital improvement projects as outlined in the nexus studies, such as future parks, transportation infrastructure, and other capital facilities.

**Annual Impact Fee Report
For the City of Marina
For Fiscal Year 2023-24**

**Annual Impact Fee Report (AB 1600)
For the City of Marina
Fiscal Year 2023-2024**

	Intersections	Roadways	Public Safety	Public Building Facilities	Parks	Total
Ending Balance 6/30/2023	\$ 2,017,881.13	\$ 7,865,745.90	\$ 1,357,877.33	\$ 5,406,403.68	\$ 7,996,291.65	\$ 24,644,199.56
<u>Revenues</u>						
Impact Fee Revenues	1,078,848.26	1,987,294.86	217,734.05	625,226.03	1,668,987.94	5,578,091.14
Interest	90,315.05	311,601.51	74,192.27	221,440.97	286,851.44	984,401.24
Total Revenues	1,169,163.31	2,298,896.37	291,926.32	846,667.00	1,955,839.38	6,562,492.38
<u>Expenditures</u>						
Transfers to Projects	(1,710,000.00)	(3,010,000.00)	(10,000.00)	(10,000.00)	(3,110,000.00)	(7,850,000.00)
Total Expenditures	(1,710,000.00)	(3,010,000.00)	(10,000.00)	(10,000.00)	(3,110,000.00)	(7,850,000.00)
Ending Balance 6/30/2024	\$ 1,477,044.44	\$ 7,154,642.27	\$ 1,639,803.65	\$ 6,243,070.68	\$ 6,842,131.03	\$ 23,356,691.94

Project Descriptions

Windy Hill Park Playground Upgrades (\$100,000 Parks)

The project includes the removal and replacement of the existing Playground equipment as well as the construction of new restroom facilities.

Preston Park Upgrades (\$3,000,000 Parks)

The project includes the construction of a new Playground and picnic amenities. It also includes the replacement of the existing turf, renovation of the existing concession building, and the expansion of the fields for multiple uses.

Imjin Parkway & California Avenue Intersection Improvements (\$500,000 Intersection)

The latest traffic operations study for the Dunes Development has identified this mitigation project triggered by the latest progress in development. The project includes widening California Ave to include right-turn pockets and Northbound and Southbound left turn pockets as well as signal upgrades. The design will coordinate with the FORTAG project funded by TAMC.

Imjin Parkway & California Avenue Intersection Improvements (\$1,200,000 Intersection)

The latest traffic operations study for the Dunes Development has identified this mitigation project triggered by the latest progress in development. The project includes constructing a new traffic signal at the intersection of Reindollar Ave. and California Ave. The design will coordinate with the FORTAG project funded by TAMC.

California Avenue Improvements, Imjin Parkway to 8th Street (\$3,000,000 Roads)

An agreement between the City and the Dunes Developer will allow the full construction of improvements for California Avenue adjacent to the new development through deferred impact fees. The project includes the construction of right-of-way improvements including curb, gutter, sidewalk and striping for bike lands and street parking. The design will coordinate with the FORTAG project funded by TAMC.

Development Impact Fee Study Update (\$10,000 from each Fee Category, \$50,000 total)

The purpose of the Development Impact Fee Study Update is to re-evaluate and update the fees developed from the 2016 study, and to incorporate the adopted CIP projects and additional recommended projects. Additional appropriation of Impact Fee funds was approved through Council Resolution No. 2023-47.

**Annual Impact Fee Report
For the City of Marina
For Fiscal Year 2023-24**

Public Facilities Impact Fee Summary Indexed for 2024												
Land Use	(a) 2023 Public Buildings Fee	(b) Public Buildings Fee	(c) 2023 Public Safety Fee	(d) Public Safety Fee	(e) 2023 Roadways Fee	(f) Roadways Fee	(g) 2023 Intersections Fee	(h) Intersections Fee	(i) 2023 Parks Fee	(j) Parks Fee	2023 Total Fee (a+c+e+g+i)	Total Fee
Residential												
Single Family Dwelling Units	\$ 4,815	\$ 4,938	\$ 1,038	\$ 1,064	\$ 9,081	\$ 9,312	\$ 2,199	\$ 2,255	\$ 10,429	\$ 10,695	\$ 27,562	\$ 28,264
Senior Homes	\$ 3,211	\$ 3,293	\$ 690	\$ 708	\$ 3,511	\$ 3,600	\$ 851	\$ 873	\$ 6,953	\$ 7,130	\$ 15,216	\$ 15,604
Assisted Living - Senior	\$ 1,784	\$ 1,829	\$ 383	\$ 393	\$ 2,519	\$ 2,583	\$ 611	\$ 627	\$ 3,862	\$ 3,960	\$ 9,159	\$ 9,392
Multi-Family Dwellings	\$ 4,460	\$ 4,574	\$ 960	\$ 984	\$ 6,342	\$ 6,504	\$ 1,539	\$ 1,578	\$ 9,656	\$ 9,902	\$ 22,957	\$ 23,542
Mobile Home Park	\$ 4,460	\$ 4,574	\$ 960	\$ 984	\$ 4,759	\$ 4,880	\$ 1,152	\$ 1,181	\$ 9,656	\$ 9,902	\$ 20,987	\$ 21,521
Campground/RV Park	\$ 4,460	\$ 4,574	\$ 960	\$ 984	\$ 2,576	\$ 2,642	\$ 625	\$ 641	\$ 9,656	\$ 9,902	\$ 18,277	\$ 18,743
Non-residential												
Office/Research	\$ 335	\$ 344	\$ 629	\$ 645	\$ 10,340	\$ 10,603	\$ 2,506	\$ 2,570	\$ -	\$ -	\$ 13,810	\$ 14,162
Retail/Service	\$ 202	\$ 207	\$ 376	\$ 386	\$ 17,379	\$ 17,822	\$ 4,213	\$ 4,320	\$ -	\$ -	\$ 22,170	\$ 22,735
Industrial	\$ 68	\$ 70	\$ 125	\$ 128	\$ 6,535	\$ 6,701	\$ 1,583	\$ 1,623	\$ -	\$ -	\$ 8,311	\$ 8,522
Hotel	\$ 91	\$ 93	\$ 171	\$ 175	\$ 7,660	\$ 7,855	\$ 1,856	\$ 1,903	\$ -	\$ -	\$ 9,778	\$ 10,026
Church	\$ 68	\$ 70	\$ 125	\$ 128	\$ 8,540	\$ 8,758	\$ 2,069	\$ 2,122	\$ -	\$ -	\$ 10,802	\$ 11,078
Day Care Center	\$ 269	\$ 276	\$ 504	\$ 517	\$ 69,431	\$ 71,200	\$ 16,830	\$ 17,259	\$ -	\$ -	\$ 87,034	\$ 89,252
Animal Hospital/Veterinary Clinic	\$ 403	\$ 413	\$ 754	\$ 773	\$ 44,250	\$ 45,377	\$ 10,726	\$ 10,999	\$ -	\$ -	\$ 56,133	\$ 57,562
Medical/Dental Office Building	\$ 403	\$ 413	\$ 754	\$ 773	\$ 33,872	\$ 34,735	\$ 8,209	\$ 8,418	\$ -	\$ -	\$ 43,238	\$ 44,339
Casino/Video Lottery	\$ 403	\$ 413	\$ 754	\$ 773	\$ 125,906	\$ 129,113	\$ 30,516	\$ 31,293	\$ -	\$ -	*	*
Casino	\$ 403	\$ 413	\$ 754	\$ 773	\$ 36,964	\$ 37,906	\$ 8,960	\$ 9,188	\$ -	\$ -	*	*
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 2024

Land Use	(a) 2023 DA Traffic Intersections	(b) DA Traffic Intersections	(c) 2023 DA Roadways	(d) DA Roadways	(e) 2023 DA Parks	(f) DA Parks	(g) 2023 DA Facilities	(h) DA Public Facilities	(i) 2023 DA Public Safety	(j) DA Public Safety	2023 DA Total Fee (a+c+e+g+i)	DA Total Fee
Residential												
Single Family Dwelling Units	\$ 4,009.88	\$ 4,112.02	\$ 5,897.60	\$ 6,047.82	\$ 11,299.86	\$ 11,587.68	\$ 2,475.87	\$ 2,538.93	\$ 1,029.64	\$ 1,055.86	\$ 24,712.83	\$ 25,342.31
Town Homes	\$ 2,455.13	\$ 2,517.67	\$ 3,612.18	\$ 3,704.19	\$ 10,462.84	\$ 10,729.35	\$ 2,475.87	\$ 2,538.93	\$ 1,029.64	\$ 1,055.86	\$ 20,035.66	\$ 20,546.01
Senior	\$ 1,256.54	\$ 1,288.55	\$ 1,848.74	\$ 1,895.83	\$ 6,696.22	\$ 6,866.79	\$ 2,475.87	\$ 2,538.93	\$ 1,029.64	\$ 1,055.86	\$ 13,307.00	\$ 13,645.96
Multi-Family Dwellings	\$ 2,815.62	\$ 2,887.34	\$ 4,142.58	\$ 4,248.10	\$ 10,462.84	\$ 10,729.35	\$ 2,475.87	\$ 2,538.93	\$ 1,029.64	\$ 1,055.86	\$ 20,926.55	\$ 21,459.59
Non-residential												
Office (per building sq. ft.)	\$ 4.25	\$ 4.36	\$ 6.25	\$ 6.41	\$ -	\$ -	\$ 1.92	\$ 1.97	\$ 1.65	\$ 1.69	\$ 14.07	\$ 14.43
Hotels (room)	\$ 3,153.03	\$ 3,233.35	\$ 4,638.96	\$ 4,757.13	\$ -	\$ -	\$ 2,063.20	\$ 2,115.75	\$ 840.16	\$ 861.56	\$ 10,695.36	\$ 10,967.79
Commercial/Retail (per building sq. ft.)	\$ 17.10	\$ 17.54	\$ 25.17	\$ 25.81	\$ -	\$ -	\$ 1.17	\$ 1.20	\$ 0.99	\$ 1.02	\$ 44.43	\$ 45.56
Industrial (per building sq. ft.)	\$ 2.70	\$ 2.77	\$ 3.96	\$ 4.06	\$ -	\$ -	\$ 0.39	\$ 0.40	\$ 0.34	\$ 0.35	\$ 7.38	\$ 7.57

January 16, 2025

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

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of January 22, 2025

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2024-,
RECEIVING AND FILING THE FISCAL YEAR 2023-2024 ANNUAL
REPORT ON THE COLLECTION AND USE OF MITIGATION FEES FOR
NEW DEVELOPMENT IMPACTS.**

REQUEST:

It is requested that City Council consider:

1. Adopting Resolution No. 2025-, receiving and filing the fiscal year 2023-2024 annual report on the collection and use of mitigation fees for new development impacts.

BACKGROUND:

AB 1600 (Statutes of 1998, Mitigation Fee Act), codified as Section 66000 et seq. of the California Government Code, regulates how public agencies collect, maintain, and spend development impact fees imposed on developers for the purpose of defraying costs of public facilities. It includes requirements for accounting, spending, and reporting the fees and related interest earnings.

The City's Public Building Facilities Impact Fee, Public Safety Facilities Impact Fee, Transportation (Roadway and Intersections) Facilities Impact Fee, and Parks Facilities Impact Fee collected by the City have been identified as fees subject to Government Code 66000 (AB 1600) requirements, and each had a balance remaining at the end of the most recently ended fiscal year. These fees are accounted for in separate funds, and each fund earns and accumulates interest. Expenditures from these funds have been used for the purposes for which the fees were collected.

ANALYSIS:

Attached (**EXHIBIT A**) is the FY 2023-24 report required under Government Code Section 66006(b)(1). The report summarizes revenue and expenditures for the funds, and includes beginning and ending balances, as required. The purpose and use of the expenditures and transfers made during the fiscal year have been identified. Since the fees are imposed on development projects that impact the facility requirements of the community, the use of these fees to fund the construction of system facilities is reasonable.

The law also requires that this report be made available to the public. The requirement for public notification has been met in conjunction with the posting of the agenda and related attachment that is associated with the City Council meeting at which this report will be presented.

FISCAL IMPACT:

No direct fiscal impact results from receiving and filing this report of activity within the impact mitigation fee accounts. The 2016 Impact Fee nexus study established an allowable administrative fee to cover the cost of activities such as preparing the annual report.

California Environmental Quality Act (CEQA)

Receiving an informational report on the collection and use of 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

Tori Hannah, MBA
Finance Director
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina