

RESOLUTION NO. 2018-001

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
ACCEPTING THE DEVELOPMENT IMPACT FEE REPORT FOR
FISCAL YEAR JULY 1, 2016 THROUGH JUNE 30, 2017**

WHEREAS, pursuant to Government Code Section Government Code Section 66000 *et seq.*, the City of Rohnert Park is required to prepare an annual report regarding development impact fees within 180 days after the close of each fiscal year; and,

WHEREAS, staff has prepared a report that contains the information required by Government Code Section 66000 *et seq.*, a copy of which is attached hereto as Exhibit A and incorporated by this reference; and,

WHEREAS, this report has been made available to the public not less than fifteen (15) days from the date of the next regularly scheduled public meeting. The report has been available for public review at the Clerk's office and on the City's website since December 21, 2017; and,

WHEREAS, Government Code Section 66001 (d) requires a local agency to make findings with respect to any unexpended funds for the fifth fiscal year following the first deposit into the account or fund; and,

WHEREAS, the Affordable Housing Linkage Fee Fund No. 147 contains unexpended funds; and,

WHEREAS, Affordable Housing Linkage Fee Fund No. 147 serves as a mechanism for non-residential development to offset the impacts created by new workers on the City's affordable housing stock; and,

WHEREAS, there is a reasonable relationship between the Affordable Housing Linkage Fee and its use, because the fee will be used to assist in the construction of affordable housing within the new developments; and,

WHEREAS, Affordable Housing Linkage Fee Fund No. 147 have been deposited into the City's Affordable Linkage Fee Fund No. 147; and,

WHEREAS, the economic recession has constrained all residential development, including affordable housing development until quite recently; and,

WHEREAS, in FY 2017-18 \$15,000 of fee revenue will be spent to assist in the construction of affordable housing in the Southeast Specific Plan Area and as development proceeds, fee revenue will be used to assist in the construction of affordable housing or in the implementation of housing programs that are outlined in the City's adopted Housing Element; and,

WHEREAS, Traffic Signalization Fund No. 150 fees are to be used for traffic signals installation in the Rohnert Park Major Thoroughfare District; and,

WHEREAS, there is a reasonable relationship between the Traffic Signalization Fee and its use, because the fee will be used to complete traffic flow and signals system needs studies and intersection improvements in FY 2017-18; and,

WHEREAS, the Traffic Signalization Fees have been deposited into the City's Traffic Signal Fund No. 150 and no additional funds are anticipated to be deposited into this fund because the fee was eliminated in 2004; and,

WHEREAS, funds available in the Traffic Signalization Fund, which total \$1,071,299.73 will be used in FY 17-18 to complete a traffic flow improvement study, a traffic signal system needs study and intersection improvements; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park that the foregoing recitals are true and correct.

BE IT FURTHER RESOLVED that the City Council does hereby find and adopt as follows:

1. In accordance with Government Code Section 66000 *et seq.*, the City has conducted an annual review of its development impact fees and capital infrastructure programs and the Council has reviewed the Development Impact Fee Report for the fiscal year 2016-17.
2. The funds have been and shall be used for the purposes stated in said report and are necessary to mitigate impacts resulting from development in the City and there is a reasonable relationship between the use of the fees and the type of development project upon which the fee is imposed.
3. The Affordable Linkage Fee Fund No. 147 contains unexpended funds. The Affordable Linkage Fee Fund No. 147 serves as a mechanism for non-residential development to offset the impacts created by new workers on the City's affordable housing stock. There is a reasonable relationship between the Affordable Linkage Fee and its use, because the fee will be used to assist in the construction of affordable housing within the new developments. Some funds available in the Affordable Linkage Fee Fund, which total \$15,000 will be used to assist in the construction of affordable housing in the Southeast Specific Plan Area in Fiscal Year 2017-18, and as development proceeds, fee revenue will be used to assist in the construction of affordable housing or in the implementation of housing programs that are outlined in the City's adopted Housing Element.
4. The Traffic Signalization Fund No. 150 fees are to be used for traffic signals installation in the Rohnert Park Major Thoroughfare District. There is a reasonable

relationship between the Traffic Signalization Fee and its use. Funds available in the Traffic Signalization Fund, which total \$1,071,299.73, will be used to complete a traffic flow improvement study, begin a traffic signal system needs study, and construct intersection improvements in FY 2017-18.

5. The Council hereby approves, accepts and adopts the Development Impact Fee Report for the fiscal year 2016-17 and makes the findings set forth in this resolution.

DULY AND REGULARLY ADOPTED this 9th day of January, 2018.

CITY OF ROHNERT PARK


Pam Stafford, Mayor

ATTEST:


Caitlin Saldanha, Deputy City Clerk

Attachment: Exhibit A

AHANOTU: Aye BELFORTE: Aye MACKENZIE: Aye CALLINAN: Aye STAFFORD: Aye
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

**CITY OF ROHNERT PARK
ANNUAL DEVELOPMENT IMPACT FEE REPORT**

Fiscal Year July 1, 2016 through June 30, 2017

Issued on December 21, 2017

State Law (Government Code Section 66006), requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Further, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed.

AB 1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees must be segregated from the General Fund and from other funds or accounts containing fees collected for other improvements. Each fund must earn its own interest and be used for the same purpose as the fee collected.

The report shall be completed within 180 days after the last day of each fiscal year, and made available to the public at least 15 days in advance of the public meeting at which the report is presented. The following information should be contained in the report:

- A description of the type fee in the account or fund.
- The amount of the fee.
- The beginning and ending balances of each fund for which the impact fees were collected.
- The amount of fee collected and the corresponding interest earned.
- An identification of each public improvement on which fees were expended and the amounts expended on each such improvement including the total percentage of the cost of the public improvement that was funded with the fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of any interfund transfer, loan or any refund made for each impact fee fund including the public improvement on which the transferred or loaned fees will be expended, and in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collect to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenue exceeded the amount to be refunded.

PER ACRE DEVELOPMENT FEE (Fund No. 110)

This fee was established per Resolution 79-08 and repealed by Resolution 2016-112, which adopted the City's Water Capacity Charge (see discussion under Fund No. 519 later in this report). The fee provides for the expansion of the City's water system, including but not limited to production, storage, and distribution facilities and necessary engineering and planning studies. In fiscal year 2016-17, the City used revenue generated by this fee to fund studies associated with water storage for new development. The City has budgeted the remaining revenue from this fee to complete extensions of its water distribution to serve new development. These extension projects will go to construction in Fiscal Year 2017-18. No interfund transfers or loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: NA – No longer collected

Fund Balance, Receipts, and Interest Earned:

| | |
|----------------------------|----------------------|
| Beginning Balance: | \$ 628,585.64 |
| Adjustment to Fund Balance | 0.00 |
| Receipts | 244,857.34 |
| Interest | 5,195.16 |
| Expenditures | 13,596.25 |
| Ending Balance: | <u>\$ 865,041.89</u> |

| Five Year Revenue Test | | | | |
|--------------------------------|----------------------|---------------------|------------------|----------------------|
| | Revenues | Expenditures | Adjustments | Fund Balance |
| Beginning Fund Balance 2011/12 | | | | \$ 3,132.39 |
| FY 2012/13 | 28,642.54 | 0.00 | 0.00 | 31,774.93 |
| FY 2013/14 | 334,331.05 | 0.00 | 0.00 | 337,463.44 |
| FY 2014/15 | 116,853.34 | 0.00 | 279.60 | 454,596.38 |
| FY 2015/16 | 145,346.72 | 0.00 | 0.00 | 599,943.10 |
| FY 2016/17 | 250,052.50 | 13,596.25 | 0.00 | 836,399.35 |
| Totals | \$ 878,358.54 | \$ 13,596.25 | \$ 279.60 | \$ 865,041.89 |

Result: Five year spent test met in accordance with Government Code 66001.

PER ACRE DEVELOPMENT FEE (Fund No. 110)

The tables below illustrate the expenditures from the Per Acre Development Fee Fund in Fiscal Year 2016-17 and the planned expenditures for Fiscal Year 2017-18.

Per Acre Development Fee Public Improvements FY 16-17 Expenditures

| Project # | Project Name | Expenditure | % of Project Funded with Fee |
|---------------------------|---------------------|---------------------|---|
| N/A | Water Tank Study | \$ 13,596.25 | 100.00% |
| Total Expenditures | | \$ 13,596.25 | |

Per Acre Development Fee Future Public Improvement Projects

| Project # | Project Name | Expenditure | % of Project Funded with Fee |
|---------------------------|---------------------------------|----------------------|---|
| 2017-18 | Keiser Avenue Parallel Pipeline | \$ 426,455.00 | 100.00% |
| 2016-06 | Snyder Lane Parallel Pipeline | \$ 400,000.00 | 100.00% |
| N/A | Water Tank Study | \$ 35,998.75 | 100.00% |
| Total Expenditures | | \$ 862,453.75 | |

AFFORDABLE HOUSING LINKAGE FEE (Fund No. 147)

This fee was established per Resolution 2006-277. The fee serves as a mechanism for non-residential development to offset the impacts created by new workers on the City's affordable housing stock. The City did not expend any revenue generated by this fee in Fiscal Year 2016-17. The City plans to expend \$15,000 in fee revenue to assist in the construction of affordable housing in the Southeast Specific Plan Area in Fiscal Year 2017-18. As development proceeds, fee revenue will be used to assist in the construction of affordable housing or in the implementation of housing programs that are outlined in the City's adopted Housing Element. No interfund transfers or loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: \$0.69 per commercial square foot

\$1.19 per retail square foot

\$0.71 per industrial square foot

Fund Balance, Receipts, and Interest Earned:

| | |
|-----------------------|----------------------|
| Beginning Balance: | \$ 120,739.23 |
| Adjustment to Balance | 0.00 |
| Receipts | 10,664.64 |
| Interest | 790.08 |
| Expenditures | 0.00 |
| Ending Balance: | <u>\$ 132,193.95</u> |

| Five Year Revenue Test | | | | |
|--|----------------------|----------------|----------------|----------------------|
| | Revenues | Expenditures | Adjustments | Fund Balance |
| Beginning Fund Balance 2011/12 | | | | \$ 27,103.54 |
| FY 2012/13 | 3,185.40 | 0.00 | 0.00 | 30,288.94 |
| FY 2013/14 | 1,552.50 | 0.00 | 0.00 | 31,841.44 |
| FY 2014/15 | 88,646.37 | 0.00 | 0.00 | 120,487.81 |
| FY 2015/16 | 251.42 | 0.00 | 0.00 | 120,739.23 |
| FY 2016/17 | 11,454.72 | 0.00 | 0.00 | 131,942.53 |
| Totals | \$ 105,090.41 | \$ 0.00 | \$ 0.00 | \$ 132,193.95 |
| Result: Five year spent test not met in accordance with Government Code 66001. | | | | |

AFFORDABLE HOUSING LINKAGE FEE (Fund No. 147)

The table below illustrates the planned expenditures from the Affordable Housing linkage fee for Fiscal Year 2017-18.

Affordable Housing Linkage Future Public Improvements

| Project # | Project Name | Expenditure | % of Project Funded with Fee |
|---------------------------|--|---------------------|---------------------------------|
| N/A | Low Income Rental Preservation | \$150,000.00 | 100.00% |
| N/A | Affordable Housing Southeast Specific Plan | 15,000.00 | 100.00% |
| Total Expenditures | | \$165,000.00 | |

TRAFFIC SIGNALIZATION FEE (Fund No. 150)

This fee was established per Resolution 79-84 for the construction of traffic signals at planned intersections. This fee was repealed on July 13, 2004, when the City's Public Facilities Fee was established (see discussion under Fund No. 165 later in this report). In Fiscal Year 2016-17, the City funded portions of three traffic signal projects from this fund. The City has budgeted the remaining revenue from this fee fund to complete traffic studies and intersection improvements in Fiscal Year 2017-18, all of which mitigate the impact of new development. No loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: NA-No longer collected

Fund Balance, Receipts, and Interest Earned:

| | |
|---------------------|------------------------|
| Beginning Balance: | \$ 1,506,170.02 |
| Adjument to Balance | 0.00 |
| Receipts | 0.00 |
| Interest | 9,043.00 |
| Expenditures | 443,913.29 |
| Ending Balance: | <u>\$ 1,071,299.73</u> |

| Five Year Revenue Test | | | | |
|--|---------------------|----------------------|----------------|------------------------|
| | Revenues | Expenditures | Adjustments | Fund Balance |
| Beginning Fund Balance 2011/12 | | | | \$ 1,761,231.92 |
| FY 2012/13 | \$ 8,426.66 | \$ 281,006.91 | \$ 0.00 | \$ 1,488,651.67 |
| FY 2013/14 | 13,814.32 | 0.00 | 0.00 | 1,502,465.99 |
| FY 2014/15 | 4,816.18 | 0.00 | 0.00 | 1,507,282.17 |
| FY 2015/16 | 8,308.11 | 9,420.26 | 0.00 | 1,506,170.02 |
| FY 2016/17 | 9,043.00 | 443,913.29 | 0.00 | 1,071,299.73 |
| Totals | \$ 44,408.27 | \$ 734,340.46 | \$ 0.00 | \$ 1,071,299.73 |
| Result: Five year spent test not met in accordance with Government Code 66001. | | | | |

TRAFFIC SIGNALIZATION FEE (Fund No. 150)

The tables below illustrate the expenditures from the Traffic Signalized Fee Fund in Fiscal Year 2016-17 and the planned expenditures for Fiscal Year 2017-18.

Traffic Signalization Fee Public Improvements FY 16-17 Expenditures

| Project # | Project Name | Expenditure | % of Project |
|--------------------|---|---------------|-----------------|
| | | | Funded with Fee |
| 2011-08 | TR-80a Ranch Verde Traffic Signal Project | \$ 42,093.51 | 100.00% |
| 2014-01 | TR-26 Snyder Lane Bridge & Widening | 294,000.00 | 3.25% |
| 2016-03 | TR-102 Traffic Flow Improvement Study | 107,819.78 | 100.00% |
| Total Expenditures | | \$ 443,913.29 | |

Traffic Signalization Fee Future Public Improvement

| Project # | Project Name | Expenditure | % of Project |
|--------------------|---------------------------------------|-----------------|-----------------|
| | | | Funded with Fee |
| 2016-03 | TR-102 Traffic Flow Improvement Study | \$ 13,667.32 | 100.00% |
| 2017-07 | TR-84 Intersection Improvements | 825,740.00 | 49.00% |
| 2016-07 | Traffic Signals System Needs | 231,800.00 | 52.00% |
| Total Expenditures | | \$ 1,071,207.32 | |

PUBLIC FACILITIES FEE (Fund No. 164 & 165)

This fee was established in 2004 and updated in 2008 and 2011. The most recent updated was approved by Resolution 2011-109 and shall be solely used for; (a) the purposes described in the City's Public Facilities Finance Plan (PFFP); (b) for reimbursing the City for the development's fair share of those capital improvements already constructed by the City; or (c) for reimbursing developers who have constructed public facilities described in the PFFP or other facility master plans adopted from time to time by the City Council where those facilities were beyond that needed to mitigate the impacts of the developer's project or projects. All expenditures from this fund are in the form of transfers to capital project funds.

The City uses revenue from this fund to make a portion of regular debt service payments incurred by the City and the Santa Rosa Subregional System for expansions that serve new development. In Fiscal Year 2016-17, the City used Public Facilities Fee fund revenue to complete several major projects that benefit new development including Phase 3 of the Eastside Trunk Sewer and the widening of Snyder Lane, between Southwest Boulevard and San Francisco Drive. The City initiated work on the widening of Snyder Lane between San Francisco Drive and Keiser Avenue, but put the work on hold because of concerns about the fund balance and existing loan obligations (see following paragraph). The City has budgeted \$1.3 million in anticipated prepayments for improvements to Keiser Avenue in Fiscal Year 2017-18.

In Fiscal Year 2014-15 an audit adjustment was made that recognized 2 loans that were made in prior fiscal years to this fund for projects that benefit new development and that were included the PFFP. The first loan was from the former Redevelopment Agency for Eastside Trunk Sewer Phase I in the amount of \$10,055,725, and the second was a loan from the Sewer Enterprise fund to catch up for prior year debt service payments that should have been made from this fund in the amount of \$1,222,382. The remaining loan balances at June 28, 2016 are \$9,555,725 and \$1,227,687 respectively.

No interfund loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: See Attachment 1

PUBLIC FACILITIES FEE (Fund No. 164 & 165)

Fund Balance, Receipts, and Interest Earned:

| | |
|--------------------|---------------------------|
| Beginning Balance: | \$ (9,213,810.78) |
| RDA Loan Payment | 500,000.00 |
| Receipts | 2,475,994.35 |
| Interest | 7,856.61 |
| Expenditures | 5,510,276.42 |
| Ending Balance: | <u>\$ (11,740,236.24)</u> |

| Five Year Revenue Test | | | | |
|--------------------------------|-------------------------|------------------------|---------------------------|---------------------------|
| | Revenues | Expenditures | Adjustments | Fund Balance |
| Beginning Fund Balance 2011/12 | | | | \$ 664,164.93 |
| FY 2012/13 | \$ 13,117,204.97 | \$ 698,099.58 | \$ 0.00 | 13,083,270.32 |
| FY 2013/14 | 2,598,968.03 | 9,211,117.62 | 0.00 | 6,471,120.73 |
| FY 2014/15 | 3,422,728.34 | 5,876,752.00 | (11,274,981.16) | (7,257,884.09) |
| FY 2015/16 | 5,483,273.23 | 7,439,199.92 | 0.00 | (9,213,810.78) |
| FY 2016/17 | 2,483,850.96 | 5,010,276.42 | 0.00 | (11,740,236.24) |
| Totals | \$ 27,106,025.53 | \$28,235,445.54 | \$ (11,274,981.16) | \$ (11,740,236.24) |

Result: Five year spent test met in accordance with Government Code 66001.

The table below illustrates the planned expenditures from the Public Facilities fee for Fiscal Year 2017-18.

| Public Facilities Fee Future Public Improvements | | | |
|--|--|------------------------|---------------------------------|
| Project # | Project Name | Expenditure | % of Project Funded with Fee |
| 2017-18 | TR 35 Keiser Avenue Reconstruction | 1,980,010.75 | 100.00% |
| N/A | 2005 Sewer COPS Debt Service (Expansion) | 204,748.00 | N/A |
| N/A | Subregional Wastewater System Debt Service | 1,000,000.00 | N/A |
| N/A | RSA & Waste Water 2005 Debt Payment Additional | 1,230,000.00 | N/A |
| N/A | 2007R Bond Loan Repayment | 500,000.00 | N/A |
| N/A | City Administrative Cost | 68,147.50 | N/A |
| N/A | Recycled Water CIP | 154,629.98 | N/A |
| Total Expenditures | | \$ 5,137,536.23 | |

COPELAND CREEK DRAINAGE FEE (Fund No. 191)

This fee was established per Resolution 67-64 for improvements to the Copeland Creek watershed to offset the impacts of new development. This fee was superseded by the Public Facilities Fee on July 13, 2004 and is no longer collected.

However, the City has budgeted the full available balance in Fund No. 191 for a contract with California Conservation Corps North Bay to install mitigation planting in Copeland Creek. The mitigation planting was necessitated by improvements to the bridge at Copeland Creek and Snyder Lane that serves new development. The funds will be exhausted by the end of Fiscal Year 2016-17. No interfund transfers or loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: NA – No longer collected

Fund Balance, Receipts, and Interest Earned:

| | | |
|----------------------------|----|-----------|
| Beginning Balance: | \$ | 54,147.14 |
| Adjustment to Fund Balance | | 0.00 |
| Receipts | | 0.00 |
| Interest | | 342.14 |
| Expenditures | | 0.00 |
| Ending Balance: | \$ | 54,489.28 |

| Five Year Revenue Test | | | | | |
|--------------------------------|--------------|--------------|-------------|--------------|-----------|
| | Revenues | Expenditures | Adjustments | Fund Balance | |
| Beginning Fund Balance 2011/12 | | | | \$ | 31.50 |
| FY 2012/13 | \$ 54,505.46 | \$ 0.00 | \$ 0.00 | | 54,536.96 |
| FY 2013/14 | 72.20 | 234.00 | 0.00 | | 54,375.16 |
| FY 2014/15 | 231.03 | 756.00 | 0.00 | | 53,850.19 |
| FY 2015/16 | 296.95 | 0.00 | 0.00 | | 54,147.14 |
| FY 2016/17 | 342.14 | 0.00 | 0.00 | | 54,489.28 |
| Totals | \$ 55,447.78 | \$ 990.00 | \$ 0.00 | \$ | 54,489.28 |

Result: Five year spent test met in accordance with Government Code 66001.

COPELAND CREEK DRAINAGE FEE (Fund No. 191)

The table below illustrates the budgeted expenditures from the Copeland Creek Drainage Fee Fund for Fiscal Year 2017-18.

Copeland Creek Future Public Improvements

| | | % of Project | |
|---------------------------|---|---------------------|------------------------|
| Project # | Project Name | Expenditure | Funded with Fee |
| 2014-01 | Snyder Lane and Habitat Mitigation Plan | 54,489.28 | 100.00% |
| Total Expenditures | | \$54,489.28 | |

WILFRED DOWDELL PUBLIC SAFETY MITIGATION FEE (Fund No. 315)

This fee was established per resolution 14-129 and is intended to mitigate impacts to the City's public safety department as a result of development in the Wilfred Dowdell Specific Plan Area. Specifically the fee provides for the purchase of equipment needed to outfit the additional Public Safety Officer required as a result of Project development.

The City has not programmed purchases of public safety outfit gear because there are insufficient funds available at this time. The City will utilize fee revenue to purchase public safety outfit gear including a vehicle and turnout gear as soon as sufficient funds are available. No interfund transfers or loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: \$1,895.02 per acre

Fund Balance, Receipts, and Interest Earned:

| | |
|-----------------------|---------------------|
| Beginning Balance: | \$ 13,096.06 |
| Adjustment to Balance | 0.00 |
| Receipts | 0.00 |
| Interest | 82.75 |
| Expenditures | 0.00 |
| Ending Balance: | <u>\$ 13,178.81</u> |

| Five Year Revenue Test | | | | |
|--------------------------------|--------------|--------------|-------------|--------------|
| | Revenues | Expenditures | Adjustments | Fund Balance |
| Beginning Fund Balance 2011/12 | | | | \$ 0.00 |
| FY 2012/13 | \$ 0.00 | \$ 0.00 | \$ 0.00 | 0.00 |
| FY 2013/14 | 0.00 | 0.00 | 0.00 | 0.00 |
| FY 2014/15 | 13,024.24 | 0.00 | 0.00 | 13,024.24 |
| FY 2015/16 | 71.82 | 0.00 | 0.00 | 13,096.06 |
| FY 2016/17 | 82.75 | 0.00 | 0.00 | 13,178.81 |
| Totals | \$ 13,178.81 | \$ 0.00 | \$ 0.00 | \$ 13,178.81 |

Result: Five year spent test met in accordance with Government Code 66001.

WATER CAPACITY CHARGE FUND (Fund No. 519)

This fee was established per Resolution 2016-112 and replaces the City's "Per Acre Development Fee" (Fund 110), which was simultaneously repealed. The fee provides for expansion of the City's water system including production, storage and limited distribution facilities, along with the planning and engineering studies necessary to complete these capital facilities.

In addition to collecting water capacity charges at building permit issuance, the City has received a prepayment of \$5,000,000 from the University District developer in order to fund the construction of its Water Tank #8. Construction of this project began in April 2017 and is anticipated to be complete by December of 2018. The City is administering a fee credit agreement with the developer in order to ensure that the prepayment is properly credited to building permits moving forward. No interfund transfers or loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivision (e) and (f) of Government Code Section 66001.

Amount of Fee: See Attachment 1

Fund Balance, Receipts, and Interest Earned:

| | |
|----------------------------|-------------------------------|
| Beginning Balance: | \$ 0.00 |
| Adjustment to Fund Balance | 0.00 |
| Receipts | 5,237,007.96 |
| Interest | 18,649.99 |
| Expenditures | <u>290,854.23</u> |
| Ending Balance: | <u><u>\$ 4,964,803.72</u></u> |

| Five Year Revenue Test | | | | |
|--------------------------------|------------------------|----------------------|----------------|------------------------|
| | Revenues | Expenditures | Adjustments | Fund Balance |
| Beginning Fund Balance 2011/12 | | | | \$ 0.00 |
| FY 2012/13 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| FY 2013/14 | 0.00 | 0.00 | 0.00 | 0.00 |
| FY 2014/15 | 0.00 | 0.00 | 0.00 | 0.00 |
| FY 2015/16 | 0.00 | 0.00 | 0.00 | 0.00 |
| FY 2016/17 | 5,255,657.95 | 290,854.23 | 0.00 | 4,964,803.72 |
| Totals | \$ 5,255,657.95 | \$ 290,854.23 | \$ 0.00 | \$ 4,964,803.72 |

Result: Five year spent test met in accordance with Government Code 66001.

WATER CAPACITY CHARGE FUND (Fund No. 519)

The tables below illustrate the expenditures from the Water Capacity Charge Fee Fund in Fiscal Year 2016-17 and the planned expenditures for Fiscal Year 2017-18.

Water Capacity Improvement FY 16-17 Expenditures

| Project # | Project Name | Expenditure | % of Project Funded with Fee |
|---------------------------|----------------------|----------------------|---|
| 2006-09 | WA-26 Water Tank # 8 | \$ 290,854.23 | 100.00% |
| Total Expenditures | | \$ 290,854.23 | |

Water Capacity Future Improvement Expenditures

| Project # | Project Name | Expenditure | % of Project Funded with Fee |
|---------------------------|----------------------|------------------------|---|
| 2006-09 | WA-26 Water Tank # 8 | \$ 4,709,145.77 | 100.00% |
| Total Expenditures | | \$ 4,709,145.77 | |



Development Impact Fees

PUBLIC FACILITIES FEE

The Public Facilities Fee (PFF) is based on the Public Facilities Finance Plan, which determined the facilities needed to serve new development built out in accordance with the City's General Plan, and in turn, new developments' fair share of the costs of those facilities. The fair share of costs varies based on the *land use class* of the new development and the *location* of the new development.

New residential development is subject to the Public Facilities Fee shown in *Table 1: Residential Fees* below. Fair share costs for expansion of sewer, water, and public facilities are included in the fees shown below.

Table 1: Residential Fees

| Land Use Designation | Infill East of Hwy 101 | Infill West of Hwy 101 | Northeast SPA | University District SPA | Southeast SPA | Sonoma Mountain Village | Northwest SPA | Wilfred Dowdell SPA | Stadium Lands PD | Canon Manor SPA |
|----------------------------------|------------------------|------------------------|---------------|-------------------------|---------------|-------------------------|---------------|---------------------|------------------|-----------------|
| Single Family Residential (unit) | \$20,664 | \$22,364 | \$32,057 | \$32,513 | \$29,431 | \$25,239 | N/A | N/A | N/A | \$23,151 |
| Multi-Family Residential (unit) | \$13,336 | \$14,399 | \$19,943 | \$20,051 | \$19,046 | \$16,309 | \$14,805 | N/A | \$14,910 | \$15,117 |
| Senior Housing (unit) | \$12,631 | \$13,694 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Assisted Living (unit) | \$10,985 | \$11,516 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

New non-residential development is subject to 3 components that together make up the total Public Facilities Fee for such projects:

Table 2: PFF – Public Facilities. This component of the PFF pays for expanded transportation infrastructure (i.e. new roads, traffic signals), public safety capacity and infrastructure (e.g. Westside Public Safety building), and public works and community facilities. The fee is based on a rate determined by the land use and project location, multiplied by each enclosed 1000 SF of project.

Table 3: PFF – Sewer. This component pays for the infrastructure needed to send additional sewerage to the Laguna Treatment Plant. The fee is based on a rate determined by the land use and project location, multiplied by the daily flow gallons expected to be generated by the new development, based on the number and type of fixtures in the project.

Table 4: PFF – Drainage. This component pays for additional capacity of the drainage system needed to lessen and treat runoff created by new impervious surfaces in new development. The fee is based on a rate determined by the land use and project location, multiplied by 1000 SF of disturbed site area created by the project.

City of Rohnert Park
Development Impact Fees (continued)

ATTACHMENT 1

Table 2: PFF - Public Facilities for Non-Residential Development
Fees Applied to Enclosed Thousand Square Feet (TSF)

| Land Use Designation | Infill East of Hwy 101 | Infill West of Hwy 101 | Northeast SPA | University District SPA | Southeast SPA | Sonoma Mountain Village PD | Northwest SPA | Wilfred Dowdell SPA | Stadium Lands PD | Canon Manor SPA |
|---------------------------------|------------------------|------------------------|---------------|-------------------------|---------------|----------------------------|---------------|---------------------|------------------|-----------------|
| General Office (enclosed tsf) | \$9,504 | \$11,025 | N/A | \$9,981 | \$9,981 | \$9,981 | \$11,025 | \$11,025 | \$11,025 | N/A |
| Hotel/Motel (enclosed tsf) | \$6,804 | \$7,583 | N/A | \$6,979 | \$6,979 | \$6,979 | \$7,362 | \$7,362 | \$7,362 | N/A |
| Retail (enclosed tsf) | \$14,276 | \$15,242 | N/A | \$14,579 | \$14,579 | \$14,579 | \$15,242 | \$15,242 | \$15,242 | N/A |
| Light Industrial (enclosed tsf) | \$3,060 | \$3,411 | N/A | \$3,170 | \$3,170 | \$3,170 | \$3,411 | \$3,411 | \$3,411 | N/A |
| Heavy Industrial (enclosed tsf) | \$3,060 | \$3,411 | N/A | \$3,170 | \$3,170 | \$3,170 | \$3,411 | \$3,411 | \$3,411 | N/A |
| Warehouse (tsf) | \$2,461 | \$2,813 | N/A | \$2,572 | \$2,572 | \$2,572 | \$2,813 | \$2,813 | \$2,813 | N/A |

Table 3: PFF – Sewer, for Non-Residential Development
Fees Applied to Gallons of Wastewater Generated (GAL)

| Land Use Designation | Infill East of Hwy 101 | Infill West of Hwy 101 | Northeast SPA | University District SPA | Southeast SPA | Sonoma Mountain Village PD | Northwest SPA | Wilfred Dowdell SPA | Stadium Lands PD | Canon Manor SPA |
|----------------------|------------------------|------------------------|---------------|-------------------------|---------------|----------------------------|---------------|---------------------|------------------|-----------------|
| General Office | \$73.95 | \$73.95 | N/A | \$125.92 | \$122.39 | \$122.39 | \$73.95 | \$73.95 | \$73.95 | \$122.39 |
| Hotel/Motel | \$73.95 | \$73.95 | N/A | \$125.92 | \$122.39 | \$122.39 | \$73.95 | \$73.95 | \$73.95 | \$122.39 |
| Retail | \$73.95 | \$73.95 | N/A | \$125.92 | \$122.39 | \$122.39 | \$73.95 | \$73.95 | \$73.95 | \$122.39 |
| Light Industrial | \$73.95 | \$73.95 | N/A | \$125.92 | \$122.39 | \$122.39 | \$73.95 | \$73.95 | \$73.95 | \$122.39 |
| Heavy Industrial | \$73.95 | \$73.95 | N/A | \$125.92 | \$122.39 | \$122.39 | \$73.95 | \$73.95 | \$73.95 | \$122.39 |
| Warehouse | \$73.95 | \$73.95 | N/A | \$125.92 | \$122.39 | \$122.39 | \$73.95 | \$73.95 | \$73.95 | \$122.39 |

Table 4: PFF – Drainage for Non-Residential Development
Fees Applied to Disturbed Site Area (TSF)

| Land Use Designation | Infill East of Hwy 101 | Infill West of Hwy 101 | Northeast SPA | University District SPA | Southeast SPA | Sonoma Mountain Village PD | Northwest SPA | Wilfred Dowdell SPA | Stadium Lands PD | Canon Manor SPA |
|----------------------------------|------------------------|------------------------|---------------|-------------------------|---------------|----------------------------|---------------|---------------------|------------------|-----------------|
| General Office (disturbed tsf) | N/A | N/A | N/A | \$313.19 | N/A | N/A | \$285.04 | \$285.04 | \$285.04 | N/A |
| Hotel/Motel (disturbed tsf) | N/A | N/A | N/A | \$313.19 | N/A | N/A | \$285.04 | \$285.04 | \$285.04 | N/A |
| Retail (disturbed tsf) | N/A | N/A | N/A | \$313.19 | N/A | N/A | \$285.04 | \$285.04 | \$285.04 | N/A |
| Light Industrial (disturbed tsf) | N/A | N/A | N/A | \$313.19 | N/A | N/A | \$285.04 | \$285.04 | \$285.04 | N/A |
| Heavy Industrial (disturbed tsf) | N/A | N/A | N/A | \$313.19 | N/A | N/A | \$285.04 | \$285.04 | \$285.04 | N/A |
| Warehouse (disturbed tsf) | N/A | N/A | N/A | \$313.19 | N/A | N/A | \$285.04 | \$285.04 | \$285.04 | N/A |

Development Impact Fees (continued)

Public Facilities Fee Schedule Notes

1. See 2011 Update to the Public Facilities Finance Plan for detailed presentation of calculations. (Adopted by City Council Resolution)
2. "Infill Development" is all development (new, remodel or reconstruction) outside of the defined Specific Plan Areas or Planned Developments
3. Non-residential fees are calculated by summing the values from Tables 2, 3, and 4 for the type of land use proposed.
4. "Mixed Use" fees are calculated by summing the fees calculated for each type of land use within the mixed use proposal.
5. N/A or Not Applicable means that a particular fee component does not apply within the defined geographic area because:
 - a. New development within that geographic does not create impacts to certain infrastructure systems; or
 - b. Approved Specific Plans do not include certain land use classes, hence fee components have not been computed.
6. Enclosed Thousand Square Feet is calculated based on the gross floor area, as defined in Chapter 17.04 of the Municipal Code including any patio area under a horizontal projection of the roof, the floor above or other covering, when such area is used for activities integral to the commercial business.
7. Disturbed Thousand Square Feet is calculated based on the total area approved for grading on the property.
8. The Public Facilities Finance Fee is subject to adjustment by the Engineering News-Record Construction Cost Index (ENR-CCI) for the San Francisco Bay Area on July 1st each year.

WATER CAPACITY CHARGES

The Water Capacity Charge (WCC), adopted in November 2016, funds water supply infrastructure needed by new development. This fee replaced the "Per Acre Development Fee" and "Special Water Connection Fee" and is charged to new residential and non-residential development. A Water Capacity Charge Analysis was conducted to determine the improvements to be financed by the WCC, including buy-in to the City's existing well field, a fair share allocation of the Sonoma County Water Agency's planned supply improvements, and new storage tanks required by the environmental documents for the new development areas. Like the Public Facilities Fee, the fair share of costs varies based on the *land use class* of the new development and the *location* of the new development. The Water Capacity Charge is subject to ENR-CCI adjustment on July 1st each year.

Table 1: Water Capacity Charges – Residential

| Land Use Designation | Infill East of Hwy 101 | Infill West of Hwy 101 | Northeast Specific Plan | University District Specific Plan | Southeast Specific Plan | Wilfred Dowdell Specific Plan | Northwest Specific Plan | Stadium Lands Planned Development | Sonoma Mountain Village Planned Development |
|--------------------------------------|------------------------|------------------------|-------------------------|-----------------------------------|-------------------------|-------------------------------|-------------------------|-----------------------------------|---|
| Single Family Residential (per unit) | \$1,503.90 | \$1,503.90 | \$3,772.17 | \$5,493.21 | \$6,235.72 | \$1,503.90 | \$1,503.90 | \$1,503.90 | \$6,917.96 |
| Multi-Family Residential (per unit) | \$763.88 | \$763.88 | \$1,916.01 | \$2,790.19 | \$3,167.33 | \$763.88 | \$4,555.84 | \$763.88 | \$3,513.87 |
| Senior Housing (per unit) | \$763.88 | \$763.88 | \$1,916.01 | \$2,790.19 | \$3,167.33 | \$763.88 | \$4,555.84 | \$763.88 | \$3,513.87 |
| Assisted Living (per unit) | \$763.88 | \$763.88 | \$1,916.01 | \$2,790.19 | \$3,167.33 | \$763.88 | \$4,555.84 | \$763.88 | \$3,513.87 |

Development Impact Fees (continued)**Table 2: Water Capacity Charges – Non-Residential**

| Land Use Designation | Infill East of Hwy 101 | Infill West of Hwy 101 | Northeast Specific Plan | University District Specific Plan | Southeast Specific Plan | Wilfred Dowdell Specific Plan | Northwest Specific Plan | Stadium Lands Planned Development | Sonoma Mountain Village Planned Development |
|---------------------------|------------------------|------------------------|-------------------------|-----------------------------------|-------------------------|-------------------------------|-------------------------|-----------------------------------|---|
| Non Residential (per gpd) | \$6.47 | \$6.47 | \$16.23 | \$23.64 | \$26.83 | \$6.47 | \$38.60 | \$6.47 | \$29.77 |

AFFORDABLE HOUSING LINKAGE FEE

The linkage fee requirement applies to nonresidential development projects involving the construction of a new building, construction of additional gross square footage to an existing building, and interior remodels that increase the employment density, and changes in use that do not require interior remodels but increase the employee density of the nonresidential development as determined by the Director of Community Development.

Non-residential land uses are divided into three classifications: commercial, retail, and industrial. The Director of Community Development determines the land use classifications that best describe the nonresidential development. The fees for those classifications are determined as follows:

| Effective Date | Commercial Fee | Retail Fee | Industrial Fee |
|----------------|--------------------|--------------------|--------------------|
| July 1, 2008 | \$0.69/square foot | \$1.19/square foot | \$0.71/square foot |

GENERAL PLAN MAINTENANCE FEE

The general plan maintenance fee is used to cover the costs of providing updates to the City's General Plan and is calculated as **0.5% of the total construction valuation** of building permits for new construction and commercial and industrial additions.

COPELAND CREEK DRAINAGE FEE

If the development occurs in the Copeland Creek Drainage District, the fee applies. The Copeland Creek Drainage Fee is calculated at the rate of **\$630 per acre**.

UNIVERSITY DISTRICT DEVELOPMENT FEES**UDSP REGIONAL TRAFFIC FEE**

For residential development within the University District Specific Plan, the UDSP Regional Traffic Fee in the amount **\$3,500 per unit** is due at the time of building permit issuance of a single family residence or other dwelling unit for each market rate residential unit to mitigate the regional traffic impacts of the project.

UDSP MAINTENANCE ANNUITY FEE

For residential development within the University District Specific Plan, the UDSP Maintenance Annuity Fee in the amount of **\$12,228.16 per unit** is due at the time of issuance of a certificate of occupancy for each Residential unit, including all market rate and all affordable units, including single family and multi-family for-sale and rental units. (Note: This fee is subject to CPI adjustment on May 22 each year.)

City of Rohnert Park
Development Impact Fees (continued)

ATTACHMENT 1

SOUTHEAST SPECIFIC PLAN (SESP) DEVELOPMENT FEES

SESP ONE-TIME MAINTENANCE FEE

For residential development within the Southeast Specific Plan, the SESP One-Time Maintenance Fee is due at the time of building permit issuance for each market-rate residential unit, to partially offset the projected fiscal deficit to the City's general fund created by each Unit, in an amount shown in the table below. (Note: This fee is subject to CPI adjustment on June 1st each year.)

| Residential Unit Type | Fee |
|--|---------------------|
| Single-Family Detached, Conventional Lot | \$2,451.12 per unit |
| Single-Family Detached, Small Lot Market Rate: | \$2,180.90 per unit |
| Single-Family Detached, Estate Lot: | \$3,689.92 per unit |
| Single-Family Attached, Market Rate: | \$1,454.99 per unit |

SESP ADDITIONAL SERVICE PERSONNEL FEE

For residential development within the Southeast Specific Plan, the SESP Additional Service Personnel Fee in the amount of **\$613.16 per residential unit** is due at the time of building permit issuance for that unit, to offset the cost of additional public safety personnel, such as police officers and fire-fighters to serve the Southeast Specific Plan. (Note: Fee is subject to CPI adjustment on January 13 each year.)

SESP REGIONAL TRAFFIC IMPACT FEE

For residential development within the Southeast Specific Plan, the SESP Regional Traffic Fee in the amount of **\$3,606.73 per market-rate residential unit** is due at the time of sale of the single-family residence or other dwelling unit and out of the escrow account for the sale of that unit to mitigate the regional traffic impacts of the Southeast Specific Plan. (Note: Fee is subject to CPI adjustment on January 13 each year.)

SESP VALLEY HOUSE DRIVE MITIGATION FEE

For residential development within the Southeast Specific Plan, the SESP Valley House Drive Mitigation Fee in the amount of **\$1,000 per market-rate residential unit** is due at the time of sale of the single-family residence or other dwelling unit and out of the escrow account for the sale of that unit to mitigate a portion of the impacts from construction traffic on collector roads.

WILFRED DOWDELL SPECIFIC PLAN (WDSP) DEVELOPMENT FEES

WILFRED DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE

This fee applies to lots within the Wilfred Dowdell Specific Plan Area for which Wilfred Dowdell Specific Plan Reimbursement Fee has not been paid. Contact the Building Division to determine if a parcel in question qualifies for this fee. The fee is due at parcel map application or building permit issuance, whichever occurs first. The fee is determined at the rate of **\$18,886.66 per acre**. (Note: This fee is subject to adjustment as needed for the City to recover costs to administer the Wilfred Dowdell Specific Plan.)

WDSP PUBLIC SAFETY EQUIPMENT MITIGATION FEE

This fee applies to lots within the Wilfred Dowdell Specific Plan Area for which Wilfred Dowdell Specific Plan Public Safety Equipment Mitigation Fee has not been paid. Contact the Building Division to determine if a parcel in question qualifies for this fee. The fee is determined at the rate of **\$1,895.02 per acre** and is due at building permit issuance (Note: This fee is subject to ENR-CCI adjustment on July 1 each year.)

SONOMA MOUNTAIN VILLAGE (SMV) DEVELOPMENT FEES

SMV REGIONAL TRAFFIC IMPACT FEE

For development within the SMV/SOMO, the SMV Regional Traffic Fee in the amount of **\$3,328.33 per unit** is due at the time of building permit issuance for such residential or commercial unit or building to mitigate the regional traffic impacts of SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV ECONOMIC IMPACT FEE

For residential development within SMV/SOMO, the SMV Economic Impact Fee in the amount of **\$4,341.20 per residential unit** is due at the time of building permit issuance for the purpose of mitigating economic impacts related to loss of industrially-zoned land. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV ADDITIONAL SERVICE PERSONNEL FEE

For residential development within SMV/SOMO, the SMV Additional Service Personnel Fee in the amount of **\$639.04 per residential unit** is due at the time of building permit issuance for that unit for the purpose of mitigating City's costs for additional service personnel to serve SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV CLIMATE ACTION FEE

For residential development within SMV/SOMO, the SMV Climate Action Fee in the amount of **\$328.31 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating SMV/ SOMO's impacts on City's greenhouse gas production. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV PAVEMENT MAINTENANCE / STREET REPAVING FEE

For residential development within SMV/SOMO, the SMV Pavement Maintenance / Street Repaving Fee in the amount of **\$346.15 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating street maintenance and street pavement impacts of SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV PUBLIC SERVICES IMPACT FEE

For residential development within SMV/SOMO, the SMV Public Services Impact Fee in the amount of **\$1,580.65 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating the additional service costs of the City to serve SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)