

RESOLUTION NO. 2011-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
ACCEPTING THE DEVELOPMENT IMPACT FEE REPORT FOR
FISCAL YEAR JULY 1, 2009 THROUGH JUNE 30, 2010**

WHEREAS, pursuant to Government Code Section 66006, 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;

WHEREAS, this report has been made available to the public not less than fifteen days from the date of the next regularly scheduled public meeting;

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 City's Traffic Signalization Fund No. 150 contains unexpended funds;

WHEREAS, Government Code Section 66001 (d) requires that a local agency make findings with respect to that portion of the account or fund remaining unexpended;

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

WHEREAS, there is a reasonable relationship between the Traffic Signalization Fee and its use, because the fee will be used to fund traffic signal installations or modifications;

WHEREAS, the Traffic Signalization Fees have been deposited into the City's Traffic Signal Fund No. 150;

WHEREAS, no additional funds are anticipated to be deposited into this fund;

WHEREAS, all funds remaining in the Traffic Signalization Fund, which total \$1,842,713.25, will be used for Traffic Signal Projects within the Rohnert Park Major Thoroughfare District; and

WHEREAS, project completion is anticipated to occur in 2012.

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 accept the Development Impact Fee Report for the fiscal year 2009/10.

DULY AND REGULARLY ADOPTED this 11th day of January, 2011.

ATTEST:

Jenni Deyan, Deputy
City Clerk



CITY OF ROHNERT PARK

[Signature]
Mayor

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

CITY OF ROHNERT PARK ANNUAL DEVELOPMENT IMPACT FEE REPORT

**Fiscal Year July 1, 2009 through June 30, 2010
Issued on December 20, 2010**

Pursuant to Government Code Section 66006, the City of Rohnert Park (the "City") provides the following information regarding Development Impact Fees for the fiscal year beginning July 1, 2009 through June 30, 2010.

PER ACRE DEVELOPMENT FEE (Fund No. 110)

This fee was established per Resolution 79-08 and provides for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies.

Amount of Fee: \$17,715.00 per acre

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$-379,130.65
Receipts	381,538.00
Interest	83.44
Expenditures	.00
Ending Balance:	\$ 2,490.79

Five Year Revenue Test (First In First Out Method)			
	Revenues	Expenditures	Fund Balance
Beginning Fund Balance 2005/06	\$ 263,984.92	----	----
FY 2005/06	94,591.64	145,199.00	213,377.56
FY 2006/07	58,721.38	261,246.89	10,852.05
FY 2007/08	91,963.66	22,350.31	80,465.40
FY 2008/09	15,870.75	475,466.80	-379,130.65
FY 2009/10	381,621.44	.00	2,490.79
Totals	\$ 906,553.79	904,263.00	= \$2,490.79
Result: Five year spent test met in accordance with Government Code 66001.			

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.

SEWER CAPACITY CHARGE (Fund No. 120)

This fee was established per Resolution 2008-127. The fee serves as the mechanism by which the City of Rohnert Park will collect from new development the funds necessary to pay for the Incremental Recycled Water Program (IRWP) Capacity Expansion Projects that benefit new development.

Amount of Fee:

The Sewer Capacity Charge for various classes of land use is set forth in the City of Rohnert Park Sewer Capacity Charge Analysis. The Incremental Recycled Water Program (IRWP) Capacity Expansion Projects are outlined in the IRWP Master Plan.

<i>Land Use Class</i>	<i>Sewer Capacity Charge</i>
Single Family Residential (including duplexes)	\$ 12,420.73/unit
Multi-Family Residential (including senior housing, assisted living and mobile homes)	\$ 8,370.50/unit
Canon Manor Single Family Residential	\$ 12,420.73/unit
Non-Residential Land Uses	\$54.00/gallon

Fund Balance Receipts, and Interest:

Beginning Balance	\$ 752,036.73
*Transfers In	2,223,348.27
Receipts	254,701.12
Interest	0.00
Expenditures	1,163,338.64
Ending Balance	\$ 2,066,747.48

*Previous years' sewer connection fees, water/wastewater fees and sewer connection deposits were transferred into sewer capacity fee fund. These fees are no longer being collected and have been replaced by sewer capacity fees.

Five Year Revenue Test (First In First Out Method)			
	Revenues	Expenditures	Fund Balance
Beginning Fund Balance 2006/07	\$ 238,264.70	----	----
FY 2007/08	383,668.30	0.00	621,933.00
FY 2008/09	130,103.73	0.00	752,036.73
FY 2009/10	2,478,049.39	1,163,338.64	2,066,747.48
Totals	\$ 3,230,086.12	-1,163,338.64	=\$2,066,747.48

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

Public Improvement Expenditures: \$ 1,163,338.64

Description of Public Improvement		
Project #	Project Name	Expenditure
2004-12	Canon Manor Sewer Project	\$ 95,132.92
2003-11	Parallel Sewer Interceptor (overfunded)	-18,958.00
	Laguna Capital Costs	1,085,353.00
	Sewer Capacity Charge Update	1,811.00
Total Expenditures		\$1,163,338.64

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.

TRAFFIC SIGNALIZATION FEE (Fund No. 150)

This fee was established per Resolution 79-84 for the construction of traffic signals at planned intersections.

Amount of Fee: (The following fee amounts are those in effect when the fee was eliminated in fiscal 2004.)

Single Family, Duplex, Apartment or Condominium	\$1,085/unit
Commercial or Industrial	\$5,420/unit
Mobile Home	\$830/unit

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$1,836,080.44
Receipts	0.00
Interest	24,917.81
Expenditures	18,285.00
Ending Balance:	\$1,842,713.25

Five Year Revenue Test (First In First Out Method)			
	Revenues	Expenditures	Fund Balance
Beginning Fund Balance 2005/06	\$1,608,893.77	----	----
FY 2005/06	13,387.40	4,085.00	1,618,196.17
FY 2006/07	120,639.92	0.00	1,738,836.09
FY 2007/08	82,256.39	35,626.05	1,785,466.43
FY 2008/09	50,614.01	0.00	1,836,080.44
FY 2009/10	24,917.81	18,285.00	1,842,713.25
Total	\$1,900,709.30	- 57,996.05	= \$1,842,713.25
Result: Funds not expended.			
Findings: Sufficient funds have been collected. Signals will be installed in connection with the Rohnert Park Major Thoroughfare District Signalization Plan. The project is expected to be completed in 2012.			

Public Improvement Expenditure: \$18,285.00

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. (This fee was superseded by the Public Facilities Fee on July 13, 2004).

CAPITAL OUTLAY FUND FEE (Fund No. 160)

This fee was established per Ordinance 47 for the acquisition, improvement, and expansion of public parks, playgrounds, open space, recreation facilities, and community facilities such as fire stations, libraries, civic auditoriums, civic centers, and sports stadiums. The money is used as the City has applicable projects; however, there were no projects to be funded in FY 2009-10. This fee was superseded by the Public Facilities Fee on July 13, 2004.

Fund Balance Receipts, and Interest:

Beginning Balance	\$212,273.74
Receipts	.00
Interest	2,788.65
Expenditures	.00
Ending Balance	\$215,062.39

Five Year Revenue/Expenditure Test (First In First Out Method)			
	Revenues	Expenditures	Fund Balance
Beginning Fund Balance 2004/05	\$ 591,076.78	-----	-----
FY 2005/06	25,924.24*	59,452.57	557,548.45
FY 2006/07	31,477.90*	382,826.35	206,200.00
FY 2007/08	11,577.88*	204.24	217,573.64
FY 2008/09	9,584.37*	14,884.27	212,273.74
FY 2009/10	2,788.65*	0.00	215,062.39
Totals	\$ 672,429.82	- 457,367.43	=\$ 215,062.39
Result: Five year spent test met in accordance with Government Code 66001.			

**Revenues shown over the last 5 years are from deferred revenue and interest income.*

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.

PUBLIC FACILITIES FEE (Fund No. 165)

This fee was updated per Resolution 2008-126 and shall be solely used for; (a) the purposes described in the 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.

Amount of Fee: See the 2008 Updated Public Facilities Fee Schedule (Attachment 1 to Resolution 2008-126)

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 627,134.41
Receipts	307,763.25
Interest	9,407.25
Expenditures	5,075.25
Ending Fund Balance:	\$ 939,229.66

Five Year Revenue/Expenditure Test (First In First Out Method)			
	Revenues	Expenditures	Fund Balance
Beginning Fund Balance 2004/05	\$ 182,742.35	----	----
FY 2005/06	747,946.26	0	930,688.61
FY 2006/07	1,332,564.77	0	2,263,253.38
FY 2007/08	538,077.18	2,179,697.46	621,633.10
FY 2008/09	48,528.83	43,027.52	627,134.41
FY 2009/10	317,170.50	5,075.25	939,229.66
Totals	\$3,167,029.89	-2,227,800.23	=\$ 939,229.66
Result: Five year spent test met in accordance with Government Code 66001.			

Public Improvement Expenditure: \$ 5,075.25

Description of Public Improvement		
Project #	Project Name	Expenditure
2005-03	Recycle Water System Expansion	\$ 1,248.00
2007-02	Eastside Trunk Sewer Project-Phase 2	\$ 3,827.25
Total Expenditures		\$ 5,075.25

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.

RESOLUTION NO. 2008-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AMENDING RESOLUTION NO. 2006-165 AND REPEALING RESOLUTION NO. 2007-113 AND UPDATING THE PUBLIC FACILITIES FEE FOR ALL DEVELOPMENT WITHIN THE CITY OF ROHNERT PARK

WHEREAS, on June 13, 2004, the City of Rohnert Park ("City") conducted a duly noticed Public Hearing and adopted its Public Facilities Financing Ordinance and initial Public Facilities ("PF") Fee Schedule under Resolution 2004-167 and supported by the *Public Facilities Finance Plan*;

WHEREAS, on June 13, 2006, the City Council conducted a duly noticed Public Hearing and approved Resolution 2006-165 which updated the PF Fees for all development within the City and made provisions to automatically adjust the PF Fee for inflation. This update was supported by the *2006 Update to the Public Facilities Finance Plan (2006 Update)*. The inflation index established is the Engineering News Records Construction Cost Index;

WHEREAS, these actions were taken to conform with the General Plan policies requiring that new development pay for the impacts;

WHEREAS, on July 10, 2007, the City Council approved Resolution 2007-113 which updated the PF Fees for all development to account for inflation; and

WHEREAS, the increase in the Engineering News Record Construction Cost Index between July 2007 and June 2008 was 2.46%.

NOW, THEREFORE, be it resolved by the City Council that:

1. **Amount of Fee.** The PF Fee for various classes of land use and various benefiting areas are set forth in Attachment 1, attached hereto and incorporated herein. The land uses classes set forth are intended to be generally consistent with the Land Use framework outline in the General Plan and this Land Use framework should be consulted as necessary to support accurate determination of fees.
2. **Use of Fee.** The PF Fee shall be solely used: (a) for the purposes described in the *2006 Update*; (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 *2006 Update*.
3. **Inflation Increase.** The PF Fee will automatically increase on July 1 in each year hereafter in accordance with any increases in the Engineering News Record Construction Cost Index for the San Francisco Bay Area.
4. **Fee Review.** Annually, as part of the budget process, the City Manager shall review the estimated cost of the capital improvements described in the *2006 Update*, the continued need for those improvements and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged. The City Manager shall report his or her findings to the City Council at a noticed public hearing and recommend any adjustment to this fee or other action as may be needed.
5. **Judicial Action to Challenge this Resolution.** Any judicial action or proceeding to attack, review, set aside, void or annul this resolution shall be brought within 120 days of the date of adoption of this resolution.

6. **Severability.** If any provision or clause, or paragraph of this resolution or the imposition of a PF Fee for any project with the *2006 Update* or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this resolution or other fees levied by this resolution which can be given effect without the invalid provisions or application of fees, and to this end the provisions of the resolution are declared to be severable.
7. **Amend.** Resolution Number 2006-165 is amended by updating the fees that are included in Attachment 1.
8. **Repeal.** Resolution No. 2007-113 is hereby repealed.
9. **Effective Date.** This Resolution shall take effect sixty (60) days after its adoption.

DULY AND REGULARLY ADOPTED by the City Council of the City of Rohnert Park this 12th day of August, 2008.

CITY OF ROHNERT PARK

John Adams
 Mayor

ATTEST:

Seri Suggs
 City Clerk



BREEZE: <u>ABSENT</u>	SMITH: <u>AYE</u>	STAFFORD: <u>AYE</u>	VIDAK-MARTINEZ: <u>AYE</u>	MACKENZIE: <u>AYE</u>
AYES: (4)	NOES: (0)	ABSENT: (1)	ABSTAIN: (0)	

**ATTACHMENT 1
2008 UPDATED PF FEES**

Northeast and University District Specific Plan Areas

	Total Mitigation Fee per Unit		
	2006	2007 Update	2008 Update
Single Family Residential (units)	\$ 19,119	\$ 19,712	\$ 20,197
Multi-Family Residential (units)	\$ 12,021	\$ 12,393	\$ 12,698
Senior Housing (units)	\$ 11,310	\$ 11,660	\$ 11,947
Assisted Living (units)	\$ 6,224	\$ 6,417	\$ 6,575
General Office (thousand square feet)	\$ 19,381	\$ 19,982	\$ 20,474
Hotel/Motel (thousand square feet)	\$ 10,459	\$ 10,784	\$ 11,049
Retail (thousand square feet)	\$ 20,632	\$ 21,272	\$ 21,795
Light Industrial (thousand square feet)	\$ 5,348	\$ 5,513	\$ 5,649
Heavy Industrial (thousand square feet)	\$ 5,348	\$ 5,513	\$ 5,649
Warehouse (thousand square feet)	\$ 4,745	\$ 4,892	\$ 5,012
Education (students)	\$ -	\$ -	\$ -
Park/Recreation (acres)	\$ -	\$ -	\$ -
Agricultural/Rural (acres)	\$ -	\$ -	\$ -

Southeast Specific Plan Area

	Total Mitigation Fee per Unit		
	2,006	2007 Update	2008 Update
Single Family Residential (units)	\$ 19,451	\$ 20,054	\$ 20,547
Multi-Family Residential (units)	\$ 12,228	\$ 12,607	\$ 12,917
Senior Housing (units)	\$ 11,517	\$ 11,874	\$ 12,166
Assisted Living (units)	\$ 6,327	\$ 6,523	\$ 6,683
General Office (thousand square feet)	\$ 19,677	\$ 20,287	\$ 20,786
Hotel/Motel (thousand square feet)	\$ 10,568	\$ 10,896	\$ 11,164
Retail (thousand square feet)	\$ 20,820	\$ 21,466	\$ 21,994
Light Industrial (thousand square feet)	\$ 5,416	\$ 5,584	\$ 5,721
Heavy Industrial (thousand square feet)	\$ 5,416	\$ 5,584	\$ 5,721
Warehouse (thousand square feet)	\$ 4,813	\$ 4,962	\$ 5,084
Education (students)	\$ -	\$ -	\$ -
Park/Recreation (acres)	\$ -	\$ -	\$ -
Agricultural/Rural (acres)	\$ -	\$ -	\$ -

**ATTACHMENT 1
2008 UPDATED PF FEES**

Wilfred Dowdell, Northeast Specific Plan Areas and Stadium Lands Redevelopment Area

	Total Mitigation Fee per Unit		
	\$ 2,006	2007 Update	2008 Update
Single Family Residential (units)	\$ 14,319	\$ 14,763	\$ 15,126
Multi-Family Residential (units)	\$ 9,021	\$ 9,300	\$ 9,529
Senior Housing (units)	\$ 8,310	\$ 8,567	\$ 8,778
Assisted Living (units)	\$ 4,724	\$ 4,870	\$ 4,990
General Office (thousand square feet)	\$ 15,091	\$ 15,558	\$ 15,941
Hotel/Motel (thousand square feet)	\$ 8,884	\$ 9,160	\$ 9,385
Retail (thousand square feet)	\$ 17,902	\$ 18,457	\$ 18,911
Light Industrial (thousand square feet)	\$ 4,357	\$ 4,493	\$ 4,604
Heavy Industrial (thousand square feet)	\$ 4,357	\$ 4,493	\$ 4,604
Warehouse (thousand square feet)	\$ 3,755	\$ 3,871	\$ 3,966
Education (students)	\$ -	\$ -	\$ -
Park/Recreation (acres)	\$ -	\$ -	\$ -
Agricultural/Rural (acres)	\$ -	\$ -	\$ -

Canon Manor Specific Plan Area

	Total Mitigation Fee per Unit		
	2006	2007 Update	2008 Update
Single Family Residential (units)	\$ 9,684	\$ 9,984	\$ 10,230
Multi-Family Residential (units)	\$ 6,052	\$ 6,240	\$ 6,394
Senior Housing (units)	\$ 6,052	\$ 6,240	\$ 6,394
Assisted Living (units)	\$ 3,026	\$ 3,120	\$ 3,197
General Office (thousand square feet)	\$ 8,655	\$ 8,923	\$ 9,143
Hotel/Motel (thousand square feet)	\$ 3,177	\$ 3,276	\$ 3,357
Retail (thousand square feet)	\$ 5,508	\$ 5,678	\$ 5,818
Light Industrial (thousand square feet)	\$ 1,997	\$ 2,059	\$ 2,110
Heavy Industrial (thousand square feet)	\$ 1,997	\$ 2,059	\$ 2,110
Warehouse (thousand square feet)	\$ 1,997	\$ 2,059	\$ 2,110
Education (students)	\$ -	\$ -	\$ -
Park/Recreation (acres)	\$ -	\$ -	\$ -
Agricultural/Rural (acres)	\$ -	\$ -	\$ -

**ATTACHMENT 1
2008 UPDATED PF FEES**

Infill West of Highway 101

	Total Mitigation Fee per Unit		
	2006	2007 Update	2008 Update
	Single Family Residential (units)	\$ 14,248	\$ 14,689
Multi-Family Residential (units)	\$ 8,976	\$ 9,254	\$ 9,482
Senior Housing (units)	\$ 8,265	\$ 8,521	\$ 8,731
Assisted Living (units)	\$ 4,701	\$ 4,847	\$ 4,966
General Office (thousand square feet)	\$ 15,027	\$ 15,492	\$ 15,873
Hotel/Motel (thousand square feet)	\$ 8,861	\$ 9,135	\$ 9,360
Retail (thousand square feet)	\$ 17,861	\$ 18,415	\$ 18,868
Light Industrial (thousand square feet)	\$ 4,343	\$ 4,477	\$ 4,587
Heavy Industrial (thousand square feet)	\$ 4,343	\$ 4,477	\$ 4,587
Warehouse (thousand square feet)	\$ 3,740	\$ 3,856	\$ 3,951
Education (students)	\$ -	\$ -	\$ -
Park/Recreation (acres)	\$ -	\$ -	\$ -
Agricultural/Rural (acres)	\$ -	\$ -	\$ -

Infill East of Highway 101

	Total Mitigation Fee per Unit		
	2006	2007 Update	2008 Update
	Single Family Residential (units)	\$ 13,335	\$ 13,748
Multi-Family Residential (units)	\$ 8,405	\$ 8,666	\$ 8,879
Senior Housing (units)	\$ 7,694	\$ 7,933	\$ 8,128
Assisted Living (units)	\$ 4,416	\$ 4,553	\$ 4,665
General Office (thousand square feet)	\$ 14,211	\$ 14,651	\$ 15,011
Hotel/Motel (thousand square feet)	\$ 8,561	\$ 8,827	\$ 9,044
Retail (thousand square feet)	\$ 17,342	\$ 17,880	\$ 18,320
Light Industrial (thousand square feet)	\$ 4,154	\$ 4,283	\$ 4,388
Heavy Industrial (thousand square feet)	\$ 4,154	\$ 4,283	\$ 4,388
Warehouse (thousand square feet)	\$ 3,551	\$ 3,662	\$ 3,752
Education (students)	\$ -	\$ -	\$ -
Park/Recreation (acres)	\$ -	\$ -	\$ -
Agricultural/Rural (acres)	\$ -	\$ -	\$ -