

RESOLUTION NO. 2013-126

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
UPDATING THE WILFRED/DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE
AND SUPERSEDING SPECIFIC PLAN FEE ESTABLISHED BY
RESOLUTION NO. 2011-70**

WHEREAS, Rohnert Park Municipal Code 17.06.450 allows the Rohnert Park City Council to adopt by resolution, a fee schedule for “costs incurred in the preparation, adoption, and implementation of a specific plan including the preliminary application and costs incurred pursuant to CEQA;”

WHEREAS, City staff prepared an Environmental Impact Report (EIR), Supplemental EIR and Specific Plan for the Wilfred/Dowdell Specific Plan Area (“Area”);

WHEREAS, on September 23, 2008, the City Council of the City of Rohnert Park certified the EIR and adopted the Wilfred/Dowdell Specific Plan, and the Area was annexed to Rohnert Park on December 10, 2009;

WHEREAS, the City incurred \$409,677.69 in costs for the preparation, approval and administration of the Wilfred/Dowdell Specific Plan through April 30, 2011;

WHEREAS, on July 26, 2011, the City Council conducted a duly noticed public hearing to receive and consider public comments on a recommended specific plan reimbursement fee for the Wilfred/Dowdell Specific Plan Area, and upon completion of that hearing the City Council unanimously adopted Resolution No. 2011-70 (Exhibit A) establishing the Wilfred/Dowdell Specific Plan Reimbursement Fee (“Fee”) to be collected from property owners and/or developers of Area parcels at the time of parcel map application or building permit issuance, and which is prorated based on a parcel’s share of developable acreage within the Area;

WHEREAS, the amount of costs incurred by the City for continued specific plan implementation pursuant to CEQA for the Area now totals \$448,023.50 consisting of consultant costs, City administrative fees, public noticing and City staff labor costs to process the project through June 30, 2013;

WHEREAS, Rohnert Park Municipal Code 17.06.450 provides that the Fee can be “amended from time to time.”

WHEREAS, the City Council finds and determines as follows:

- A. The Wilfred/Dowdell Specific Plan was prepared and adopted by the City to facilitate the orderly and systematic development of the Area through the establishment of a comprehensive planning program consistent with the Rohnert Park General Plan.
- B. Persons or entities seeking to develop projects in the Area derive substantial benefits from the preparation and adoption of the Wilfred/Dowdell Specific Plan in that:

1. Environmental documents prepared in connection with the Wilfred/Dowdell Specific Plan, including the EIR and Supplemental EIR, reduce the scope and cost of subsequent environmental review that otherwise is required in connection with Wilfred/Dowdell Specific Plan Area development projects;
 2. Preparation of the Wilfred/Dowdell Specific Plan substantially reduces the scope and cost of planning review otherwise required in connection with Wilfred/Dowdell Specific Plan Area developments projects;
- C. California Government Code Section 65456 allows that the City Council “after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.”
- D. A specific plan reimbursement fee as contemplated by California Government Code Section 65456 and Rohnert Park Municipal Code 17.06.450 is not a tax subject to the supermajority voting provisions of Article XIII of the California Constitution as amended by Proposition 26, but is an exception under Section 1(e)(1) and (6) of Article XIII C of the California Constitution as amended by Proposition 26, to wit:
- (e) As used in this article, "tax" means any levy, charge, or exaction of any kind imposed by a local government except the following:*
- (1) A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege*
- (6) A charge imposed as a condition of property development.*
- E. The \$448,023.50 in costs shown on the attached documentation *Wilfred/Dowdell Specific Plan Processing Costs as of June 30, 2013* (Exhibit B) are reimbursable costs pursuant to California Government Code Section 65456 and Rohnert Park Municipal Code 17.06.450. These costs exceed the \$409,677.69 amount on which the existing Fee established by Resolution No. 2011-70 was based.
- F. City staff anticipates that additional costs for the administration of the Wilfred/Dowdell Specific Plan may be incurred. Pursuant to Rohnert Park Municipal Code 17.06.450F, City staff will report to the City Council least once every year or more frequently as needed, the updated costs of the preparation, adoption and administration of the Wilfred/Dowdell Specific Plan, and may request that the City Council consider amending the Fee as established by this Resolution.

WHEREAS, notice of the public hearing before the City Council on this Fee update was published twice in the newspaper for at least ten (10) days pursuant to Government Code 6062(a) and was mailed fourteen (14) days in advance to persons who requested the information;

WHEREAS, for at least ten (10) days prior to the public hearing a copy of *Wilfred/Dowdell Specific Plan Processing Costs as of June 30, 2013* (Exhibit B) was made available for public review at the City Clerk's office.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. Environmental Clearance. The adoption of this Resolution is exempt from the California Environmental Quality Act as this action is not considered a "project" as defined in California Code of Regulations, Title 14, Chapter 3, Article 20, Section 15378(a):

(a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment,...

Section 3. Fee Updated. The Wilfred/Dowdell Specific Plan Reimbursement Fee ("Wilfred/Dowdell Reimbursement Fee") is updated to reflect the total costs incurred by the City through June 30, 2013 for the preparation, adoption, and implementation of the Wilfred/Dowdell Specific Plan including costs incurred pursuant to CEQA. The Wilfred/Dowdell Reimbursement Fee is established to reimburse the City for these expenses. It is not a monetary exaction for the purposes of defraying the costs of public facilities. Payment of the Wilfred/Dowdell Reimbursement Fee is in addition to any applicable fee(s) which may be imposed to offset impacts to public facilities.

Section 4. Amount of Fee. The Wilfred/Dowdell Reimbursement Fee charged for each parcel is a prorated amount in accordance with the applicant's relative benefit derived from the specific plan, as nearly as can be estimated. For the purposes of estimating relative benefit, the amount of the Wilfred/Dowdell Reimbursement Fee is based on a prorated share of developable acreage within the Wilfred Dowdell Specific Plan acreage. The amount of the Wilfred/Dowdell Reimbursement Fee allocated to each parcel is calculated below:

Allocation of Wilfred Dowdell Specific Plan Reimbursement Fee

The following formula shall be used to allocate the Reimbursable Costs over all Developable Acreage anticipated to be developed within the Specific Plan:

$(\text{Parcel Acreage} \div \text{Total Developable Acreage}) = \text{Percentage Share of Reimbursable Costs}$

Total developable acreage

Total Specific Plan Acreage public right-of-way*:	25.40 acres
Less Public Right-of-Way	- 0.30 acres

Total developable acreage	<u>25.10 acres</u>
---------------------------	--------------------

** Public right-of-way derives no increased benefit from specific plan and therefore is not subject to payment of the Wilfred Dowdell Reimbursement Fee*

Reimbursable costs

Specific Plan Costs incurred/encumbered by City as of June 30, 2013: \$448,023.50

Percentage Share of Wilfred Dowdell Specific Plan Costs and Resulting Fee Amount

Parcel No.	Parcel Acreage	Percentage share of specific plan costs	Fee Amount
045-075-001	2.51	10.00%	\$44,802.35
045-075-002:	1.25	4.98%	\$22,311.93
045-075-003:	1.25	4.98%	\$22,311.93
045-075-005:	5.06	20.16%	\$90,318.68
045-075-006:	5.08	20.24%	\$90,675.67
045-075-008:	3.78	15.06%	\$67,471.27
045-075-009:	1.26	5.02%	\$22,490.42
045-075-010:	0.16	0.64%	\$2,855.93
045-075-011:	0.05	0.20%	\$892.48
045-075-012:	0.12	0.48%	\$2,141.95
045-055-007	4.58	18.25%	\$81,750.90
Total	25.10 acres	100%	\$448,023.50

Section 5. Time of Payment. The Wilfred/Dowdell Reimbursement Fee shall be due and payable prior to the issuance of a building permit, or at time of application of subdivision map or parcel map, whichever comes first.

Section 6. Uses of Fee Revenue. Revenue generated from the Wilfred/Dowdell Reimbursement Fee shall be used only to reimburse the City for costs incurred in the preparation and adoption of the Wilfred/Dowdell Specific Plan and costs incurred pursuant to CEQA for the Wilfred/Dowdell Specific Plan.

Section 7. Creation of Fee Account. Wilfred/Dowdell Reimbursement Fees collected shall be deposited in a restricted account maintained by the City. Revenue within this account, and any interest accrued thereon, shall be used solely for the purpose set forth by this Resolution. Once monies in the account are disbursed to reimburse the City for its costs incurred, those monies shall be unrestricted revenue of the City.

Section 8. Refunds. No applicant shall be entitled to a refund of the Wilfred/Dowdell Reimbursement Fee collected if, for any reason, development subject to the Wilfred/Dowdell Reimbursement Fee does not proceed.

Section 9. Exemptions. The fee shall not apply to building permits for reconstruction and expansion of legal non-conforming residential uses in the Specific Plan Area as determined by the City Manager or designee.

Section 10. **Appeals.** Appeal of any reimbursement fee imposed pursuant to this Resolution shall be made in accordance with the appeal procedures established in the Rohnert Park Municipal Code for the City Council.

Section 11. **Amendments to Fee.** This fee may be reviewed and amended by resolution from time to time as provided by Rohnert Park Municipal Code 17.06.450.

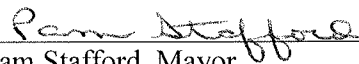
Section 12. **Severability.** If any action, subsection, sentence, clause or phrase of this Resolution or the fees levied by this Resolution shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution or the fees levied by this Resolution that can be given effect without the invalid provisions.

BE IT FURTHER RESOLVED, that the Fee established by this resolution supersedes the Fee established by Resolution No. 2011-70 shown in Exhibit A.

DULY AND REGULARLY ADOPTED by the City Council of the City of Rohnert Park on this 27th day of August, 2013.



CITY OF ROHNERT PARK


Pam Stafford, Mayor

ATTEST:

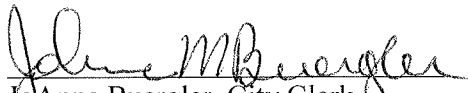

JoAnne Buergler, City Clerk

Exhibit A: Resolution 2011-70 without Exhibits

Exhibit B: Wilfred/Dowdell specific Plan Processing costs as of June 30, 2013

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

RESOLUTION NO. 2011-70

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
ESTABLISHING WILFRED/DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE
AND SUPERSEDING SPECIFIC PLAN FEE ESTABLISHED BY
RESOLUTION NO. 98-45**

WHEREAS, on February 24, 1998, the City Council adopted Resolution No. 98-45, directing the preparation of the Wilfred/Dowdell Specific Plan and establishing a specific plan fee schedule to collect \$63,581 from property owners and/or developers in the Wilfred/Dowdell Specific Plan Area ("Specific Plan Area") for the estimated cost of preparation, approval and administration of the Wilfred/Dowdell Specific Plan ("Specific Plan");

WHEREAS, the City incurred costs to prepare the Specific Plan, Environmental Impact Report ("EIR"), and Supplemental EIR for the Specific Plan;

WHEREAS, the City Council certified the EIR for the project and adopted the Wilfred/Dowdell Specific Plan on September 23, 2008;

WHEREAS, the Specific Plan Area was approved for annexation by the Local Agency Formation Commission on August 5, 2009 and the boundary maps were recorded by the County of Sonoma on December 10, 2009;

WHEREAS, the total costs incurred by the City in preparing the Wilfred/Dowdell Specific Plan and its supporting documents totaled \$345,652.69 as of April 30, 2011;

WHEREAS, Baney Corporation dba Oxford Inns and Suites ("Initial Developer"), is currently processing development permits for the Oxford Suites Hotel project in the North Village portion of the Specific Plan Area and, in compliance with the terms of an existing Reimbursement Agreement dated January 14, 2011, and reasonably expects to incur at least \$64,025.00 in additional costs for environmental review required pursuant to CEQA;

WHEREAS, the City Council finds and determines as follows:

- A. The Specific Plan was prepared and adopted by the City to facilitate the orderly and systematic development of the Specific Plan Area through the establishment of a comprehensive planning program consistent with the Rohnert Park General Plan.
- B. Persons or entities seeking to develop projects in the Specific Plan Area derive substantial benefits from the preparation and adoption of the Wilfred/Dowdell Specific Plan in that:
 - 1. Environmental documents prepared in connection with the Wilfred/Dowdell Specific Plan, including the EIR and Supplemental EIR and additional environmental review documents to be prepared in connection with Initial Developer's application, reduce the scope and cost of subsequent

environmental review that otherwise would be required in connection with Specific Plan Area development projects;

2. Preparation of the Specific Plan substantially reduces the scope and cost of planning review otherwise required in connection with Specific Plan Area developments projects;
- C. California Government Code Section 65456 allows that the City Council "after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code."
- D. Rohnert Park Municipal Code 17.06.450 allows the City Council to adopt by resolution, a fee schedule for "costs incurred in the preparation, adoption, and implementation of a specific plan including the preliminary application and costs incurred pursuant to CEQA."
- E. A specific plan reimbursement fee as contemplated by California Government Code Section 65456 and Rohnert Park Municipal Code 17.06.450 is not a tax subject to the supermajority voting provisions of Article XIII of the California Constitution as amended by Proposition 26, but is an exception under Section 1(e)(1) and (6) of Article XIII C of the California Constitution as amended by Proposition 26, to wit:
 - (e) As used in this article, "tax" means any levy, charge, or exaction of any kind imposed by a local government except the following:
 - (1) A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege....
 - (6) A charge imposed as a condition of property development.
- F. Through April 30, 2011, the City has incurred \$345,652.69 in costs documented in ***Exhibit A: Wilfred/Dowdell Specific Plan Processing Costs as of April 30, 2011.***
- G. The Initial Developer of the "North Village" portion of the Specific Plan Area expects that in order to bring their proposed project to completion, additional costs must be incurred pursuant to CEQA for development within the Specific Plan Area, including, but not limited to, the anticipated costs of \$64,025.00 shown in ***Exhibit B: Fifth Amendment to the Consultant Services Agreement with MACTEC Inc. for Biological-Environmental Services for the Wilfred Dowdell Specific Plan Project.***
- H. The costs shown in ***Exhibit A*** and ***Exhibit B*** total \$409,677.69 and are reimbursable costs pursuant to California Government Code Section 65456 and Rohnert Park

EXHIBIT A to RESOLUTION

Municipal Code 17.06.450. These costs exceed that of the original fee of \$63,581 established by Rohnert Park City Council and shown in *Exhibit C: Rohnert Park City Council Resolution No. 98-45*.

- I. City staff anticipates that additional costs for the administration of the Wilfred/Dowdell Specific Plan may be incurred. Pursuant to Rohnert Park Municipal Code 17.06.450F, City staff will report to the City Council least once every year or more frequently as needed, the updated costs of the preparation, adoption and administration of the Wilfred/Dowdell Specific Plan, and may request that the City Council consider amending the Wilfred/Dowdell Specific Plan Reimbursement Fee as established by this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. **Environmental Clearance.** The adoption of this Resolution is exempt from the California Environmental Quality Act as this action is not considered a "project" as defined in California Code of Regulations, Title 14, Chapter 3, Article 20, Section 15378(a):

(a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment,...

Section 3. **Fee Established.** The Wilfred/Dowdell Specific Plan Reimbursement Fee ("Wilfred/Dowdell Reimbursement Fee") is established to reimburse the City and Initial Developer for expenses associated with preparing and adopting the Wilfred/Dowdell Specific Plan, including costs incurred pursuant to CEQA for the Wilfred/Dowdell Specific Plan.

The Wilfred/Dowdell Reimbursement Fee is a permit processing fee to reimburse the City for costs incurred in the adoption of the Wilfred/Dowdell Specific Plan. It is not a monetary exaction for the purposes of defraying the costs of public facilities. Payment of the Wilfred/Dowdell Reimbursement Fee is in addition to any applicable fee(s) which may be imposed to offset impacts to public facilities.

Section 4. **Amount of Fee.** The Wilfred/Dowdell Reimbursement Fee charged for each parcel is a prorated amount in accordance with the applicant's relative benefit derived from the specific plan, as nearly as can be estimated. For the purposes of estimating relative benefit, the amount of the Wilfred/Dowdell Reimbursement Fee is based on a prorated share of developable acreage within the Wilfred Dowdell Specific Plan acreage. The amount of the Wilfred/Dowdell Reimbursement Fee allocated to each parcel is calculated below:

Allocation of Wilfred Dowdell Specific Plan Reimbursement Fee

The following formula shall be used to allocate the Reimbursable Costs over all Developable Acreage anticipated to be developed within the Specific Plan:

(Parcel Acreage ÷ Total Developable Acreage) = Percentage Share of Reimbursable Costs

EXHIBIT A to RESOLUTION

Total developable acreage

Total Specific Plan Acreage public right-of-way*:	25.40 acres
Less Public Right-of-Way	- 0.30 acres

Total developable acreage	<u>25.10 acres</u>
---------------------------	--------------------

** Public right-of-way derives no increased benefit from specific plan and therefore is not subject to payment of the Wilfred Dowdell Reimbursement Fee*

Reimbursable costs

Specific Plan Costs incurred by City as of April 30, 2011:	\$345,652.69
Plus anticipated costs pursuant to CEQA approved by City	+ <u>\$64,025.00</u>

Total reimbursable costs	<u>\$409,677.69</u>
--------------------------	---------------------

Percentage Share of Wilfred Dowdell Specific Plan Costs and Resulting Fee Amount

Parcel No.	Parcel Acreage	Percentage share of specific plan costs	Fee Amount
045-075-001	2.51	10.00%	\$40,967.77
045-075-002	1.25	4.98%	\$20,402.28
045-075-003	1.25	4.98%	\$20,402.28
045-075-005	5.06	20.16%	\$82,588.41
045-075-006	5.08	20.24%	\$82,914.85
045-075-008	3.78	15.06%	\$61,696.48
045-075-009	1.26	5.02%	\$20,565.49
045-075-010	0.16	0.64%	\$2,611.49
045-075-011	0.05	0.20%	\$816.09
045-075-012	0.12	0.48%	\$1,958.62
045-055-007	4.58	18.25%	\$74,753.94
Total	25.10 acres	100%	\$409,677.69

Section 5. Time of Payment. The Wilfred/Dowdell Reimbursement Fee shall be due and payable prior to the issuance of a building permit, or at time of application of subdivision map or parcel map, whichever comes first.

Section 6. Uses of Fee Revenue. Revenue generated from the Wilfred/Dowdell Reimbursement Fee shall be used only to reimburse the City and/or Initial Developer for costs incurred in the preparation and adoption of the Wilfred/Dowdell Specific Plan and costs incurred pursuant to CEQA for the Wilfred/Dowdell Specific Plan.

Section 7. Creation of Fee Account. Wilfred/Dowdell Reimbursement Fees collected shall be deposited in a restricted account maintained by the City. Revenue within this account, and any interest accrued thereon, shall be used solely for the purpose set forth by this Resolution. Once monies in the account are disbursed to reimburse the City for its costs incurred, those monies shall be unrestricted revenue of the City.

Section 8. Refunds. No applicant shall be entitled to a refund of the Wilfred/Dowdell Reimbursement Fee collected if, for any reason, development subject to the Wilfred/Dowdell Reimbursement Fee does not proceed.

Section 9. Exemptions. The fee shall not apply to building permits for reconstruction and expansion of legal non-conforming residential uses in the Specific Plan Area as determined by the City Manager or designee.

Section 10. Appeals. Appeal of any reimbursement fee imposed pursuant to this Resolution shall be made in accordance with the appeal procedures established in the Rohnert Park Municipal Code for the City Council.

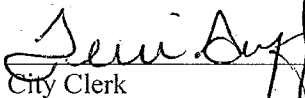
Section 11. Amendments to Fee. This fee may be reviewed and amended by resolution from time to time as provided by Rohnert Park Municipal Code 17.06.450.

Section 12. Severability. If any action, subsection, sentence, clause or phrase of this Resolution or the fees levied by this Resolution shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution or the fees levied by this Resolution that can be given effect without the invalid provisions.

BE IT FURTHER RESOLVED, that the Wilfred/Dowdell Specific Plan Reimbursement Fee established by this resolution supersedes the specific plan fee established by Resolution No. 98-45 shown in *Exhibit C: Rohnert Park City Council Resolution No. 98-45*.

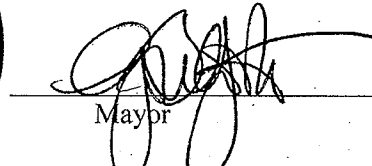
DULY AND REGULARLY ADOPTED by the City Council of the City of Rohnert Park on this 26th day of July, 2011.

ATTEST:


City Clerk



CITY OF ROHNERT PARK


Mayor

AHANOTU: <u>AYE</u>	CALLINAN: <u>AYE</u>	MACKENZIE: <u>AYE</u>	STAFFORD: <u>AYE</u>	BELFORTE: <u>AYE</u>
AYES: (5)	NOES: (0)	ABSENT: (0)	ABSTAIN: (0)	

Wilfred Dowdell Specific Plan Processing Costs as of June 30, 2013

Summary and Notes

SPECIFIC PLAN PROCESSING COSTS SUMMARY

Item	Total Costs to Date
EIR Contract & Supplemental EIR Contract	\$330,040.45
Legal and Other Services, Noticing, and City Staff Time	\$117,983.05
SPECIFIC PLAN PROCESSING COSTS THROUGH 6/30/2013	\$448,023.50

Notes:

- (1) This accounting includes costs of consultants invoiced and paid through 6/30/2013, contracts encumbered and payable through 6/30/2013, and staff services rendered through 6/30/2013
 - Preliminary Specific Plan
 - Specific Plan
 - Environmental Impact Report (EIR)
 - Supplemental EIR
 - Annexation
 - Studies and development of environmental mitigation and monitoring program as required by the EIR.
- (2) City Staff Project Time is based on hourly rates and/or fully burdened hourly rates (i.e. hourly rates + overhead as determined by fee study) in place at the time staff labor costs were incurred.
- (3) 20% EIR Administrative Fee covers Planning staff labor costs through the completion of the Supplemental EIR. The 20% EIR Administrative Fee is not applied to environmental consultant costs associated with carrying out studies required by the EIR and Supplemental EIR. Instead, the 7% City Administrative Fee is applied to the cost of these activities, and staff labor costs are directly charged.
- (4) 7% City Administrative Fee is applied to all other consultant costs.
- (5) No administrative fee is applied to services (i.e. printing, public noticing) and other agency fees.
- (6) No administrative fee is applied to staff labor costs.

Updated 7/26/13

WILFRED/DOWDELL SPECIFIC PLAN PROCESSING COSTS**EIR and Supplemental EIR costs**

(Last updated 7/20/13, Costs through 6/30/13)

EIR CONSULTANT

Company/Organization	Total Contract amount	Expenditures to Date	
PARSONS HBA	\$ 89,282.00	\$ 89,272.00	

Company/Organization	Invoice No.	Invoice Date	Amount
PARSONS HBA	1468785	11/2/98	9,340.00
PARSONS HBA	*	Dec. 98	24,840.00
PARSONS HBA	1545123	1/31/99	27,380.00
PARSONS HBA	1592690	4/1/99	10,044.00
PARSONS HBA	*		17,668.00

	Subtotal	89,272.00
City administrative fee 20%		17,854.40
TOTAL EIR CONSULTANT & ADMINISTRATIVE FEE COSTS	\$	107,126.40

SUPPLEMENTAL EIR CONSULTANT

Company/Organization	Invoice No.	Invoice Date	Date Paid	Paid by Check No	Amount
MACTEC Engineering and Consulting	8094452	6/16/04	6/30/04	146158	1,911.00
MACTEC Engineering and Consulting	8100011	7/26/04	8/11/04	146618	705.25
MACTEC Engineering and Consulting	8106272	8/30/04	9/15/04	147427	564.90
MACTEC Engineering and Consulting	8111631	9/29/04	10/13/04	147986	1,284.68
MACTEC Engineering and Consulting	8117371	11/3/04	11/9/04	148714	1,480.53
MACTEC Engineering and Consulting	8123898	12/3/04	12/14/04	149455	2,849.43
MACTEC Engineering and Consulting	8127687	12/31/04	1/12/05	149944	710.26
MACTEC Engineering and Consulting	8133495	2/4/05	2/15/05	150856	7,424.45
MACTEC Engineering and Consulting	8137475	3/4/05	4/6/05	151837	5,521.15
MACTEC Engineering and Consulting	8141651	5/4/05	5/18/05	451973	5,715.79
MACTEC Engineering and Consulting	8146319	6/3/05	6/15/05	152876	1,894.80
MACTEC Engineering and Consulting	8151908	6/29/05	6/30/05	153440	4,123.40
MACTEC Engineering and Consulting	8156115	8/1/05	8/16/05	154278	2,163.71
MACTEC Engineering and Consulting	8159705	8/1/05	8/16/05	154798	428.08
MACTEC Engineering and Consulting	8163947	8/19/05	9/23/05	155792	7,065.64
MACTEC Engineering and Consulting	8167981	9/22/05	10/5/05	156002	17,674.40
MACTEC Engineering and Consulting	8174312	11/1/05	11/17/05	157011	6,992.91
MACTEC Engineering and Consulting	8183801	12/23/05	1/31/06	158465	1,174.31
MACTEC Engineering and Consulting	8201916	5/2/06	6/7/06	161338	1,131.24
MACTEC Engineering and Consulting	8207063	5/31/06	6/30/06	162184	5,012.37
MACTEC Engineering and Consulting	8212723	6/30/06	6/30/06	162574	6,636.78
MACTEC Engineering and Consulting	8215638	8/2/06	8/16/06	165692	356.74
MACTEC Engineering and Consulting	8219420	8/28/06	9/20/06	163792	432.34
MACTEC Engineering and Consulting	8230663	11/6/06	11/15/06	165043	853.13
MACTEC Engineering and Consulting	8224334	9/27/06	11/15/06	165043	981.75
MACTEC Engineering and Consulting	8232347	11/27/06	12/20/06	165973	577.50
MACTEC Engineering and Consulting	8240073	1/29/07	2/26/07	167395	1,141.38
MACTEC Engineering and Consulting	8245406	3/2/07	3/21/07	167956	7,613.65
MACTEC Engineering and Consulting	8250033a	3/30/07	7/27/07	170492	1,993.53
MACTEC Engineering and Consulting	8254919	5/4/07	6/1/07	169680	1,929.88
MACTEC Engineering and Consulting	8266859	7/20/07	9/11/07	171683	1,429.48
MACTEC Engineering and Consulting	8274503	8/31/07	12/3/07	172274	2,686.36
MACTEC Engineering and Consulting	8296675	2/15/08	2/29/08	176133	2,105.91
MACTEC Engineering and Consulting	8302133	3/28/08	4/11/08	177261	2,812.01
MACTEC Engineering and Consulting	8306464	5/2/08	6/4/08	178444	230.00

WILFRED/DOWDELL SPECIFIC PLAN PROCESSING COSTS**EIR and Supplemental EIR costs**

(Last updated 7/20/13, Costs through 6/30/13)

MACTEC Engineering and Consulting	8317548	7/31/08	9/24/08	181099	2,225.56
MACTEC Engineering and Consulting	8321154	8/22/08	9/24/08	181099	668.63
MACTEC Engineering and Consulting	8340502	2/9/09	7/15/09	187232	11,233.78
MACTEC Engineering and Consulting	8427964	5/6/11	6/15/11	199738	894.50
MACTEC Engineering and Consulting	8430650	6/3/11	7/6/11	200035	273.25
AMEC (formerly MACTEC)	8438558	8/19/11	10/19/11	202061	3,863.71
AMEC (formerly MACTEC)	8440904	9/2/11	10/19/11	202061	6,599.37
AMEC (formerly MACTEC)	8443881	10/5/11	10/26/11	202201	1,791.92
AMEC (formerly MACTEC)	8448296	11/29/11	1/18/12	203795	506.50
AMEC (formerly MACTEC)	8452305	12/23/11	2/8/12	204197	12,061.76
AMEC (formerly MACTEC)	K09580677	3/28/12	4/18/12	205442	8,016.26
AMEC (formerly MACTEC)	K02520622	5/14/12	6/5/12	206315	83.28
AMEC (formerly MACTEC)	K02521072	3/25/13	4/17/13	211933	1,081.46

	Subtotal	156,908.72
City administrative fee	20%	31,381.74
TOTAL SUPPLEMENTAL EIR CONSULTANT & ADMINISTRATIVE FEE COSTS \$		188,290.46

SUPPLEMENTAL EIR CONSULTANT - Contracts Payable

<u>Company/Organization</u>	<u>Contract description</u>	<u>Amount remaining in contract</u>
AMEC (formerly MACTEC)	Amendment #5 to Agreement for Services with MACTEC Inc. for Biological-Environmental Services for the Wilfred Dowdell Specific Plan	28,852.99
	Subtotal	28,852.99
	City administrative fee	20%
		5,770.60
TOTAL CONTRACTS PAYABLE & ANTICIPATED ADMINISTRATIVE FEE COSTS \$		34,623.59

TOTAL EIR & SUPPLEMENTAL EIR COSTS \$ 330,040.45

Updated 7/26/13

WILFRED/DOWDELL SPECIFIC PLAN PROCESSING COSTS
Legal and Other Services, Noticing, and City Staff Time
 (Last updated 7/20/13, Costs through 6/30/13)

LEGAL AND CONSULTING SUPPORT SERVICES

Company/Organization	Invoice No.	Invoice Date	Date Paid	Paid by Check No	Amount
Whitlock & Weinberger Transportation, Inc.	2218	3/27/00	4/20/00	104762	6,325.00
Whitlock & Weinberger Transportation, Inc.	2164	2/28/00	6/9/00	105957	2,360.35
Whitlock & Weinberger Transportation, Inc.	2270	4/24/00	6/9/00	105957	1,650.00
Whitlock & Weinberger Transportation, Inc.	2361	5/29/00	10/6/00	110427	605.00
Whitlock & Weinberger Transportation, Inc.	2395	6/26/00	10/6/00	110427	110.00
Whitlock & Weinberger Transportation, Inc.	2459	7/31/00	10/6/00	110427	275.00
Whitlock & Weinberger Transportation, Inc.	2521	8/28/00	10/6/00	110427	1,009.00
Whitlock & Weinberger Transportation, Inc.	2581	9/25/00	11/9/00	111267	1,457.50
Whitlock & Weinberger Transportation, Inc.	2649	10/30/00	11/30/00	111829	5,539.20
Whitlock & Weinberger Transportation, Inc.	2725	11/27/00	1/12/01	112934	1,135.00
Whitlock & Weinberger Transportation, Inc.	2803	1/2/01	2/9/01	113638	408.65
Whitlock & Weinberger Transportation, Inc.	2898	1/29/01	2/23/01	113898	110.00
Whitlock & Weinberger Transportation, Inc.	2986	2/26/01	3/9/01	114319	1,207.50
Whitlock & Weinberger Transportation, Inc.	3077	3/26/01	4/5/01	115003	330.00
Winzler & Kelly Consulting Engineers	12472	11/24/04	2/7/05	153080	546.75
Winzler & Kelly Consulting Engineers	13096	12/13/04	5/25/05	153080	525.50
Winzler & Kelly Consulting Engineers	14702	3/17/05	5/25/05	153080	212.00
McDonough Holland & Allen	178556	7/27/06	8/9/06	162663	202.80
McDonough Holland & Allen	179953	8/31/06	9/15/06	163681	1,054.56
McDonough Holland & Allen	181115	9/28/06	10/19/06	164397	3,240.12
McDonough Holland & Allen	182125	10/31/06	11/15/06	165049	3,850.08
McDonough Holland & Allen	183062	11/29/06	12/13/06	165699	450.84
McDonough Holland & Allen	184071	12/23/06	1/17/07	166347	1,414.92
McDonough Holland & Allen	185158	1/29/07	2/7/07	166935	932.88
McDonough Holland & Allen	186406	2/24/07	3/14/07	167787	503.88
McDonough Holland & Allen	187389	3/27/07	4/25/07	168838	2,988.96
McDonough Holland & Allen	189456	5/24/07	6/6/07	169857	85.80
McDonough Holland & Allen	190287	6/23/07	6/23/07	Accrued	2,516.80
McDonough Holland & Allen	191660	7/31/07	6/30/07	171684	1,038.44
McDonough Holland & Allen	192312	8/27/07	10/3/07	172405	1,009.32
Winzler & Kelly Consulting Engineers	31870	9/17/07	10/17/07	172882	1,764.00
McDonough Holland & Allen	193534	9/29/07	10/31/07	173101	163.80
Winzler & Kelly Consulting Engineers	32371	10/16/07	11/14/07	173504	1,134.00
Winzler & Kelly Consulting Engineers	33730	12/24/07	1/16/08	175049	378.00
McDonough Holland & Allen	196810	12/28/07	1/16/08	174981	932.88
McDonough Holland & Allen	199796	3/31/08	5/14/08	178054	301.60
McDonough Holland & Allen	203520	7/31/08	6/30/08	180678	507.00
McDonough Holland & Allen	204455	8/27/08	10/8/08	181487	4,089.80
McDonough Holland & Allen	205261	9/26/08	10/15/08	181584	642.20
Coastland Civil Engineering, Inc.	29205	10/31/08	12/3/08	182491	4,109.25
Coastland Civil Engineering, Inc.	29280	11/30/08	12/17/08	182919	451.25
McDonough Holland & Allen	207341	11/26/08	1/21/09	183524	257.40
McDonough Holland & Allen	206334	10/31/08	1/21/09	183524	1,437.80
Coastland Civil Engineering, Inc.	29686	3/31/09	4/29/09	185478	267.50
Alicia Giudice	2009-121	12/10/09	12/22/09	190110	580.00
North Fork Associates	PL09-052-01	12/31/09	2/8/10	190931	174.36
North Fork Associates	PL09-052-69	3/7/11	3/16/11	198136	751.25
North Fork Associates	PL09-052-75	4/7/11	4/27/11	198827	289.25

WILFRED/DOWDELL SPECIFIC PLAN PROCESSING COSTS
Legal and Other Services, Noticing, and City Staff Time
 (Last updated 7/20/13, Costs through 6/30/13)

North Fork Associates	PL09-052-80	5/4/11	5/25/11	199414	220.38
Burke, Williams & Sorensen LLP	147440	6/20/11	6/30/11	200247	1,099.80
			6/30/2011		
Burke, Williams & Sorensen LLP	200926	7/15/11	(accrued)	200926	2,389.40
Burke, Williams & Sorensen LLP	148966	8/8/11	9/21/11	201581	1,419.60
Burke, Williams & Sorensen LLP	150745	10/26/11	11/16/11	202671	605.28
Dudek	20122794	8/10/11	8/21/12	207823	931.01
Dudek	20123169	9/18/12	10/17/12	208750	1,520.00
Dudek	20123358	10/9/12	11/8/12	209184	137.75
Dudek	20124502	12/20/12	1/16/13	210380	429.88

Subtotal	70,080.29
City administrative fee 7%	4,905.62
SUBTOTAL CONSULTANTS: \$	74,985.91

PUBLIC NOTICING AND OTHER SERVICES

Company/Organization	Invoice No.	Invoice Date	Date paid	Paid by Check No	Amount
Fedex Kinko's	109000003173	2/22/07	3/14/07	167775	872.24
The Community Voice	8498	9/12/08	9/24/08	181074	214.50
Sonoma County Clerk	n/a	9/23/08	9/24/08	181137	2,656.75
Sign-A-Rama	5186	8/22/08	9/24/08	181134	1,003.99
The Community Voice	8613	10/17/08	10/17/08	181794	173.25
Sonoma County Clerk	n/a	4/14/09	4/15/09	185410	50.00
Sonoma LAFCO	n/a	4/14/09	4/15/09	185411	5,800.00
The Community Voice	8433	8/15/08	6/30/09	181074	103.50
CA Board of Equalization	n/a	n/a	10/30/09	189233	1,200.00
Your Other Office, Inc.	3713	11/18/09	12/2/09	189733	22.89
The Community Voice	7160	7/11/11	8/10/11	200824	520.00
SUBTOTAL \$					12,617.12

CITY STAFF PROJECT TIME

City staff time (Engineering) 2005	Draft EIR; mtgs; correspondence; files	115.50
City staff time (Engineering) 2006	Draft EIR; mtgs.; correspondence; prelim. plan review	1,059.12
City staff time (Engineering) 2007	Draft EIR; correspondence; specific plan review; files	798.35
City staff time (Engineering) 2008	Draft EIR; final draft EIR; reorganization; files	1,968.30
City staff time (Engineering) 2009	Specific plan review; annexation; files	3,405.25
City staff time (Dev. Services) 2010	ROW issues; street imprvmnts; mtgs; corrspdnc; files	1,665.00
City staff time (Dev. Services) 2011	Site plan, ROW, roadways, COA, SP reimb. fee, files	15,723.00
City staff time (Dev. Services) 2012	Plan review, accounting; files	5,049.25
City staff time 2013 through June 2013	Plan review, accounting; files; reporting	596.25
SUBTOTAL \$		30,380.02

Legal and other services, public noticing, and city staff project time total: \$ 117,983.05