

## **RESOLUTION NO. 2016-62**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK UPDATING THE WILFRED/DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE AND SUPERSEDING RESOLUTION NO. 2015-120**

**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”; and

**WHEREAS**, on September 23, 2008, the City Council of the City of Rohnert Park certified the Environmental Impact Report (EIR) and Supplemental EIR prepared for the Wilfred/Wilfred/Dowdell Specific Plan Area (“Area”) and adopted the Wilfred/Dowdell Specific Plan, and the Area was subsequently annexed to Rohnert Park on December 10, 2009; and

**WHEREAS**, on July 26, 2011, the City Council adopted Resolution No. 2011-70 to establish the Wilfred/Dowdell Specific Plan Reimbursement Fee (“Fee”) which is to be charged to developers/property owners of parcels in the Area to reimburse the City of Rohnert Park for specific plan preparation costs of \$409,677.69 incurred by the City through April 30, 2011. The fee is imposed at the time of parcel map application or building permit issuance and the amount of the Fee for each parcel is based on the parcel’s share of developable acreage within the Area; and

**WHEREAS**, since its establishment, the Fee has been updated annually by the Rohnert Park City Council by resolution on these dates as follows, to account for additional costs over each year that change the total unreimbursed costs on which the Fee is based (“Basis of Fee”):

<b>Date of City Council Action</b>	<b>Resolution Updating Specific Plan Reimbursement Fee</b>	<b>Total Amount of Costs to be Reimbursed (“Basis of Fee”)</b>
August 27, 2013	Resolution No. 2013-126	\$448,023.50
June 24, 2014	Resolution No. 2014-074	\$449,649.19
June 23, 2015	Resolution No. 2015-120	\$454,837.93

**WHEREAS**, additional costs for administration of the specific plan in the amount of \$2,295.97 has been incurred by the City between May 2015 and April 2016, bringing the total costs to be reimbursed through the Fee to \$457,133.90; and

**WHEREAS**, as of April 30, 2016, payments totaling \$124,728.75 have been received from developers of five Area parcels (APNs 045-075-017, 045-075-003, 045-075-011, 045-075-012, and 045-055-029) for the Fee due from each of these parcels at the time of their payment, reducing the total Basis of Fee to \$332,405.15; and

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

**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 development 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. Rohnert Park Municipal Code 17.06.450C provides that “in the case of development requiring multiple development approvals, the specific plan fee requirement shall be applicable only once, to any particular property.”

- F. The \$332,405.15 in costs that remain unreimbursed and comprise the *2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee* shown in Exhibit A are reimbursable costs pursuant to California Government Code Section 65456 and Rohnert Park Municipal Code 17.06.450. These costs differ from the \$454,837.93 amount on which the existing Fee, updated by Resolution No. 2015-120, was based.
- G. 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 at 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 *2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee* (Exhibit A) 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 ("Fee") is established to reimburse the City for the preparation, adoption, and implementation of the Wilfred/Dowdell Specific Plan including costs incurred pursuant to CEQA. The updated Fee is based on the *2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee* ("2016 Basis of Fee") in shown in Exhibit A, which details all costs for the activities above through April 30, 2016, minus the Fee payments already made. The updated Fee as calculated in Section 4 is due for parcels in the Wilfred/Dowdell Specific Plan Area for which the Fee has not been paid, and which trigger its payment pursuant to Section 5. The Fee is not a monetary exaction for the purposes of defraying the costs of public facilities. Payment of the 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 amount of Fee is calculated as the 2016 Basis of Fee, divided by the sum of the developable acreage of those parcels for which the Fee has not been paid, multiplied by each parcel's acreage. (In accordance with the Rohnert Park Municipal Code 17.06.450C the specific plan fee requirement is applicable only once to a property, therefore the parcels which have paid the Fee are not included in the total acreage.) The amount of the Fee allocated to each remaining parcel is as follows:

**Wilfred/Dowdell Specific Plan Reimbursement Fee based on 2016 Basis of Fee**

Assessors Parcel Number	Parcel Acreage	Fee Due Each Parcel based on 2016 Basis of Fee (\$332,405.15) ÷ Sum of Acreage of Parcels with Fee Unpaid (17.6 acres) x Each Parcel's Acreage
045-075-016	2.26	\$42,683.84
045-075-005	5.06	\$95,566.48
045-075-006	5.08	\$95,944.21
045-075-008	3.78	\$71,391.56
045-075-009	1.26	\$23,797.19
045-075-010	0.16	\$3,021.86
	17.6 acres	\$332,405.15

**Section 5. Time of Payment.** The 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 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.** 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 Fee collected if, for any reason, development subject to the 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 Wilfred/Dowdell 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.

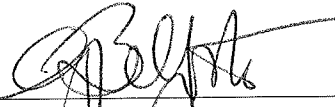
**Section 11. Amendments to Fee.** The Fee may be reviewed and amended by resolution from time to time as provided by Rohnert Park Municipal Code 17.06.450.

**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. 2015-120.

**DULY AND REGULARLY ADOPTED** by the City Council of the City of Rohnert Park on this 14<sup>th</sup> day of June, 2016.

**CITY OF ROHNERT PARK**

  
\_\_\_\_\_  
Gina Belforte, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Caitlin Saldanha, Deputy City Clerk

Attachment: Exhibit A

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

# EXHIBIT A to RESOLUTION

## **2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee Summary and Notes**

Specific Plan Processing Costs (Cumulative through April 2016)	
Item	Costs to Date
2015 Basis of Wilfred/Dowdell Specific Plan Reimbursement Fee	\$454,837.93 (1)
Additional Costs since 2015 Basis (May 2015 - April 2016)	\$2,295.97 (2)
<b>Total Specific Plan Processing Costs</b>	<b>\$457,133.90 (3)</b>
Specific Plan Reimbursement Fee Payments	
Parcel	Fees collected
045-075-017 (formerly 045-075-002)	\$19,131.33
045-075-003	\$23,445.25
045-075-011	\$937.81
045-075-012	\$2,250.74
045-075-029 (formerly 045-075-007)	\$78,963.62
<b>Total Specific Plan Reimbursement Fee Payments</b>	<b>\$124,728.75</b>
<b>2016 BASIS OF WILFRED/DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE</b>	<b>\$332,405.15</b>

Detail of Total Cost Change from 2015 Basis	
Costs incurred from May 2015 through April 2016	Amount
Legal services - Burke, Williams & Sorensen LLP Inv. #190692	\$753.01
7% administrative fee for legal consultant services shown above	\$52.71 (4)
Public Noticing - The Community Voice Inv. #14637	\$330.00 (5)
City staff labor - May 2015 through April 2016	\$1,160.25 (6)
<b>Total Cost Change May 2015 through April 2016</b>	<b>\$2,295.97</b>

### **Notes:**

- (1) Includes costs through April 2015 as reported in Wilfred/Dowdell Specific Plan Reimbursement Fee annual report to City Council on June 23, 2015.
- (2) See "Detail of total cost change from 2015 Basis" on this sheet.
- (3) See Exhibit B for itemization of all costs, including: consultants invoiced and paid through 4/30/2016, contracts encumbered and payable through 4/30/2016, and staff services rendered through 4/30/2016 for Preliminary Specific Plan, Specific Plan, EIR, Supplemental EIR, Annexation, and studies and development of environmental mitigation and monitoring program as required by EIR, and administration of specific plan fee and fee for mitigation program required by CEQA requirements for this specific plan.
- (4) 7% City Administrative Fee is applied to all consultant costs other than EIR consultant costs, to which a 20% EIR Administrative Fee is charged.
- (5) No administrative fee is applied to services (i.e. printing, public noticing) and other agency fees.
- (6) 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. No administrative fee is applied to staff labor costs.

(Updated 5/18/16)

EXHIBIT A to RESOLUTION

**2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee**

*EIR and Supplemental EIR costs*

(Costs through 4/30/16)

**EIR CONSULTANT**

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

<b>Company/Organization</b>	<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Amount</b>
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			<b>89,272.00</b>
City administrative fee 20%			17,854.40
<b>TOTAL EIR CONSULTANT &amp; ADMINISTRATIVE FEE COSTS \$</b>			<b>107,126.40</b>

**SUPPLEMENTAL EIR CONSULTANT**

<b>Company/Organization</b>	<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Date Paid</b>	<b>Paid by Check No</b>	<b>Amount</b>
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

EXHIBIT A to RESOLUTION

**2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee**

*EIR and Supplemental EIR costs*

(Costs through 4/30/16)

**SUPPLEMENTAL EIR CONSULTANT (table continued)**

<b>Company/Organization</b>	<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Date Paid</b>	<b>Paid by Check No</b>	<b>Amount</b>
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	<b>156,908.72</b>
City administrative fee	20%	31,381.74
<b>TOTAL SUPPLEMENTAL EIR CONSULTANT &amp; ADMINISTRATIVE FEE COSTS</b>	<b>\$</b>	<b>188,290.46</b>

**SUPPLEMENTAL EIR CONSULTANT - Contracts Payable**

<b>Company/Organization</b>	<b>Contract description</b>	<b>Amount remaining in contract</b>
AMEC (formerly MACTEC)	Amendment #5 to Agreement for Services with	28,852.99

	Subtotal	<b>28,852.99</b>
City administrative fee	20%	5,770.60
<b>TOTAL CONTRACTS PAYABLE &amp; ANTICIPATED ADMINISTRATIVE FEE COSTS</b>	<b>\$</b>	<b>34,623.59</b>

**TOTAL EIR & SUPPLEMENTAL EIR COSTS** **\$ 330,040.45**

*(Reviewed 5/16/16. Last updated 5/29/14; no additional costs in this category of specific plan processing.)*



EXHIBIT A to RESOLUTION

**2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee**  
*Legal and Other Services, Noticing, and City Staff Time*  
 (Costs through 4/30/16)

**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
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
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

EXHIBIT A to RESOLUTION

**2016 Basis of the Wilfred/Dowdell Specific Plan Reimbursement Fee**  
*Legal and Other Services, Noticing, and City Staff Time*  
 (Costs through 4/30/16)

**LEGAL AND CONSULTING SUPPORT SERVICES (table continued)**

Company/Organization	Invoice No.	Invoice Date	Date Paid	Paid by Check No	Amount
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
Burke, Williams & Sorensen LLP	168849	8/30/13	9/18/13	214745	474.24
Burke, Williams & Sorensen LLP	180945	9/17/14	10/15/14	221932	2,471.04
Burke, Williams & Sorensen LLP	181675	10/8/14	12/3/14	222776	449.28
Burke, Williams & Sorensen LLP	190692	7/7/15	7/27/15	226872	753.01
Subtotal					<b>74,227.86</b>
City administrative fee				7%	5,195.95
<b>SUBTOTAL CONSULTANTS: \$</b>					<b>79,423.81</b>

**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
The Community Voice	13130	8/16/13	8/28/13	214274	308.00
The Community Voice	14131	10/1/14	10/22/14	222053	418.00
The Community Voice	14637	6/16/15	9/25/15	228020	330.00
<b>SUBTOTAL \$</b>					<b>13,673.12</b>

**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; corrsdnc; 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 Jan 2013 - June 2013	Plan review, accounting; files; reporting	596.25
City staff time July 2013 - April 2014	Accounting; files; reporting	810.25
City staff time May 2014 - April 2015	Public safety CEQA mitigation fee; accounting; files;	1,646.00
City staff time May 2015 - April 2016	Accounting; files; reporting	1,160.25
<b>SUBTOTAL \$</b>		<b>33,996.52</b>

**Legal and other services, public noticing, and city staff project time total: \$ 127,093.45**

(Updated 5/16/16)