

RESOLUTION NO. 2016-113

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
ACCEPTING THE DEVELOPMENT IMPACT FEE REPORT FOR
FISCAL YEAR JULY 1, 2015 THROUGH JUNE 30, 2016**

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 November 28, 2016; 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 City's Per Acre Development Fee Fund No. 110 contains unexpended funds; and

WHEREAS, Per Acre Development Fee Fund No. 110 fees are to be used for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies; and

WHEREAS, there is a reasonable relationship between the Per Acre Development Fee and its use, because the fee will be used for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies; and

WHEREAS, the approved land used plans and environmental documents for each Specific Plan Area and Planned Development Area in the City require the construction of water storage facilities and these improvements are slated for construction beginning in Fiscal Year 2016-17; and

WHEREAS, all funds available in the Per Acre Development Fund, which total \$628,585.64 will be used to fund construction of water storage facilities; 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, some funds available in the Affordable Housing Linkage Fee Fund, which total \$120,739.23 will be used to assist in the construction of affordable housing in the Southeast Specific Plan Area in Fiscal Year 2017-18, with additional expenditures on future phases of other affordable housing development throughout the city; 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 fund traffic signal installations or modifications on the Snyder Lane Widening Project and a signal capacity project; 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 \$1,506,170.02 will be used in FY 16-17 on the Snyder Lane Widening Project for the traffic signalization and a signal capacity increase study starting in Fiscal Year 2016-17 with the project to follow in FY 17-18, and other signal projects intersecting Snyder Lane beginning in FY 2016-17 through FY 2020; and

WHEREAS, the Copeland Creek Drainage Fee Fund No. 191 fees are to be used for improvements to the Copeland Creek watershed to offset the impacts of new development; and

WHEREAS, there is a reasonable relationship between the Copeland Creek Drainage Fund and its use, because the fee will be used to install mitigation planting in Copeland Creek; and

WHEREAS, the Copeland Creek Drainage Fee have been deposited into the City's Copeland Creek Drainage Fee Fund No. 191 and no additional funds are anticipated to be deposited into this fund because the fee was eliminated in 2004; and

WHEREAS, all funds available in the Copeland Creek Drainage Fee, which total \$54,147.14 will be used to install mitigation planting in Copeland Creek;

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 City's Per Acre Development Fee Fund No. 110 contains unexpended funds. These fees are to be used for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies. There is a reasonable relationship between the Per Acre Development Fee and its use, because the fee will be used for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies. The approved land use plans and environmental documents for each Specific Plan Area and Planned Development Area in the City require the construction of water storage facilities and these improvements are slated for construction beginning in Fiscal Year 2016-17. All funds available in the Per Acre Development Fund, which total \$628,585.64 will be used to fund construction of water storage facilities.
4. 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 \$120,739.23 will be used to assist in the construction of affordable housing in the Southeast Specific Plan Area in Fiscal Year 2017-18, with additional expenditures on future phases of other affordable housing development throughout the city.
5. 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, because the fee will be used to fund traffic signal installations or modifications on the Snyder Lane Widening Project and a signal capacity project. All funds available in the Traffic Signalization Fund, which total \$1,506,170.02 will be used on the Snyder Lane Widening Project for the traffic signalization portion of the project and the signal capacity increase project starting in Fiscal Year 2016-17.

6. The Copeland Creek Drainage Fee Fund No. 191 fees are to be used for improvements to the Copeland Creek watershed to offset the impacts of new development. There is a reasonable relationship between the Copeland Creek Drainage Fund and its use, because the fee will be used to install mitigation planting in Copeland Creek. All funds available in the Copeland Creek Drainage Fee, which total \$54,147.14 will be used to install mitigation planting in Copeland Creek;
7. The Council hereby approves, accepts and adopts the Development Impact Fee Report for the fiscal year 2015-16.

DULY AND REGULARLY ADOPTED this 13th day of December, 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)

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

**Fiscal Year July 1, 2015 through June 30, 2016
Issued on November 28, 2016**

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 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. The City has not previously programmed capital projects related to water production, storage and distribution facilities, because there are insufficient funds collected at this time. However, the approved land used plans and environmental documents for each Specific Plan Area and Planned Development Area in the City require the construction of water storage facilities. These improvements are slated for construction beginning in 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: \$17,715.00 per acre

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 483,238.92
Adjustment to Fund Balance	0.00
Receipts	142,575.16
Interest	2,771.56
Expenditures	0.00
Ending Balance:	<u>\$ 628,585.64</u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 10/11				\$ 2,811.59
FY 2011/12	\$ 320.80	\$ 0.00	\$ 0.00	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	366,105.98
FY 2014/15	116,853.34	0.00	279.60	483,238.92
FY 2015/16	145,346.72	0.00	0.00	628,585.64
Totals	\$ 628,306.04	\$ 0.00	\$ 279.60	\$ 628,585.64
Result: Five year spent test not met in accordance with Government Code 66001.				

PER ACRE DEVELOPMENT FEE (Fund No. 110) continued:

The table below shows the planned usage of the Per Acre Development Fee funds that were not spent within the 5 year period, but retain a reasonable relationship between the Per Acre Development Fee and its use, because the fee will be used for construction of water storage facilities in FY 16-17.

Per Acre Development Fee Future Public Improvement Projects

Project #	Project Name	% of Project	
		Expenditure	Funded with Fee
N/A	University District Water Tank	\$5,000,000.00	100.00%
N/A	Updated Tank Sizing & Location Analysis	50,000.00	100.00%
Total Expenditures		\$5,050,000.00	

SEWER CAPACITY CHARGE (Fund No. 120)

This fee was established per Resolution 2008-127. The fee served as the mechanism by which the City of Rohnert Park collected from new development the funds necessary to pay for the Incremental Recycled Water Program (IRWP) Capacity Expansion Projects that benefit new development. The City is no longer collecting for Sewer capacity charge. This fee was incorporated into the Public Facilities Fee on November 22, 2011. An outstanding receivable is due in the amount of \$1,030. As the receivable is collected, the funds are transferred to the Sewer Enterprise Fund to pay for a portion of the City's share of the expansion of the Subregional Wastewater System Expansion debt service. 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:	\$ 0.00
Adjustment to Fund Balance	0.00
Receipts	3,395.56
Interest	156.43
Expenditures	3,551.99
Ending Balance:	<u>\$ 0.00</u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2010/11				\$ 1,381,908.16
FY 2011/2012	\$ 133,793.40	\$ 967,846.44	\$ 0.00	547,855.12
FY 2012/2013	340,907.56	888,762.68	0.00	0.00
FY 2013/2014	3,047.62	3,047.62	0.00	0.00
FY 2014/2015	3,007.07	3,007.07	0.00	0.00
FY 2015/2016	3,551.99	3,551.99	0.00	0.00
Totals	\$ 484,307.64	\$ 1,866,215.80	\$ 0.00	\$ 0.00
Result: Five year spent test met in accordance with Government Code 66001.				

SEWER CAPACITY CHARGE (Fund No. 120), continued:

Sewer Capacity Charge Public Improvement FY 15-16 Expenditures

Project #	Project Name	Expenditure	% of Project Funded with Fee
N/A	Subregional Wastewater System	\$ 3,551.99	N/A
Total Expenditures		\$ 3,551.99	

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 has not programmed capital projects related to affordable housing because there are insufficient funds collected at this time. However, as development proceeds in the City's Specific Plan and Planned Development Areas, the fee revenue will be used to assist in the construction of affordable housing within the new developments. These improvements are slated for construction beginning 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: \$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:	\$ 120,487.81
Adjustment to Balance	0.00
Receipts	195.96
Interest	55.46
Expenditures	0.00
Ending Balance:	<u>\$ 120,739.23</u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2010/11				\$ 24,850.00
FY 2011/12	\$ 2,253.54	\$ 0.00	\$ 0.00	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
Totals	\$ 95,889.23	\$ 0.00	\$ 0.00	\$ 120,739.23
Result: Five year spent test not met in accordance with Government Code 66001.				

The City plans to expend \$15,000 in Affordable Housing Linkage Fee revenue to assist in the construction of affordable housing in the Southeast Specific Plan Area in 2017-18, with additional expenditures on future phases of that development.

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 superseded by the Public Facilities Fee on July 13, 2004.

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:	\$ 1,507,282.17
Adjustment to Balance	0.00
Receipts	0.00
Interest	8,308.11
Expenditures	9,420.26
Ending Balance:	\$ 1,506,170.02

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2010/11				\$ 1,862,107.07
FY 2011/12	\$ 12,731.13	\$ 113,606.28	\$ 0.00	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
Totals	\$ 48,096.40	\$ 404,033.45	\$ 0.00	\$ 1,506,170.02

Result: Five year spent test not met in accordance with Government Code 66001.

Traffic Signalization Fee Public Improvements FY 15-16 Expenditures

Project #	Project Name	Expenditure	% of Project Funded with Fee
2016-03	TR-102 Traffic Flow Improvement Study	\$ 9,420.26	100.00%
Total Expenditures		\$ 9,420.26	

TRAFFIC SIGNALIZATION FEE (Fund No. 150) continued:

The table below shows the planned usage of the Traffic Signalization Fee funds that were not spent within the 5 year period, but retain a reasonable relationship between the Traffic Signalization Fee and its use, because the fee will be used to pay for the signalization portion of the Snyder Lane Widening Project in FY 2016-17; a Medical Center/Snyder and Jasmine project beginning in FY 2016-17; Commerce and Snyder project programmed for FY 2019-20 and the Signal Capacity Increasing Project, the study is programmed for FY 2016-17 and the remainder programmed for FY 2017-18.

Traffic Signalization Fee Future Public Improvement Projects

Project #	Project Name	Expenditure	% of Project Funded with Fee
2014-01	Snyder Lane Widening	\$ 240,000.00	2.80%
N/A	Medical Center/Snyder and Jasmine Signals	500,000.00	100.00%
N/A	Commerce and Snyder	700,000.00	100.00%
N/A	Signal Capacity Increasing Project	650,000.00	100.00%
Total Expenditures		\$ 2,090,000.00	

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. This fee was superseded by the Public Facilities Fee on July 13, 2004 and is no longer collected.

The money is used as the City has applicable projects. It was anticipated in FY 2013-14 that these funds would be used to pay for the Sports Center Locker Room Retrofit project; however a new funding source, 2007R bond proceeds was identified and used instead. These remaining funds will be transferred to a capital projects fund to pay for the majority of the M Park Tennis Courts rehabilitation in FY 2015-16 and will be exhausted by the end of the fiscal year. 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:	\$ 205,121.97
Adjustment to Balance	0.00
Receipts	9,645.24
Interest	0.00
Expenditures	214,767.21
Ending Balance:	\$ 0.00

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2010/11				\$ 217,326.04
FY 2011/12	\$ 1,501.53	\$ 0.00	\$ 0.00	218,827.57
FY 2012/13	1,124.44	0.00	0.00	219,952.01
FY 2013/14	648.12	9,645.44	0.00	210,954.69
FY 2014/15	898.10	6,655.50	(75.32)	205,121.97
FY 2015/16	9,645.24	214,767.21	0.00	0.00
Totals	\$ 13,817.43	\$ 231,068.15	\$ (75.32)	\$ 0.00

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

Capital Outlay Fund Fee Public Improvement FY 15-16 Expenditures

Project #	Project Name	Expenditure	% of Project Funded with Fee
2015-02	M Section Tennis Courts	214,767.21	70.87%
Total Expenditures		\$ 214,767.21	

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. All expenditures from this fund are in the form of transfers to capital project funds.

In FY 2014-15 an audit adjustment was made that recognized 2 loans that were made in prior fiscal years to this fund for development projects. 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 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

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ (7,911,396.83)
Adjustment to Fund Balance	0.00
Receipts	5,292,403.79
Interest	23,024.20
Expenditures	7,373,057.92
Ending Balance:	<u>\$ (9,969,026.76)</u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2010/11				\$ 754,235.64
FY 2011/12	\$ 39,559.83	\$ 129,630.54	\$ 0.00	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	2,761,610.60	5,869,147.00	(11,274,981.16)	(7,911,396.83)
FY 2015/16	5,315,427.99	7,373,057.92	0.00	(9,969,026.76)
Totals	<u>\$ 23,832,771.42</u>	<u>\$23,281,052.66</u>	<u>\$ (11,274,981.16)</u>	<u>\$ (9,969,026.76)</u>
Result: Five year spent test met in accordance with Government Code 66001.				

PUBLIC FACILITIES FEE (Fund No. 165) continued

Public Facilities Fee Public Improvement FY 15-16 Expenditures

Project #	Project Name	Expenditure	% of Project Funded with Fee
2005-03	Recycled Water Expansion	\$ 9,601.65	100.00%
2011-11	Dowdell Ave Construction	3,103.50	100.00%
2014-01	ESTS - Phase III/Snyder Lane Widening	6,382,374.69	80.00%
N/A	Subregional Wastewater System Debt Service	769,173.98	N/A
N/A	2005 Sewer COPS Debt Service (Expansion)	208,804.10	N/A
Total Expenditures		\$ 7,373,057.92	

COPELAND CREEK DRAINAGE (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.

The City has not programmed capital projects in the Copeland Creek watershed largely because of delays in development. 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:	\$ 53,850.19
Adjustment to Fund Balance	0.00
Receipts	0.00
Interest	296.95
Expenditures	0.00
Ending Balance:	<u><u>\$ 54,147.14</u></u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2011/12				\$ 0.00
FY 2011/12	\$ 31.50	\$ 0.00	\$ 0.00	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
Totals	\$ 55,137.14	\$ 990.00	\$ 0.00	\$ 54,147.14
Result: Five year spent test met in accordance with Government Code 66001.				

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

This fee was established per resolution 14-129 for the Wilfred Dowdell Public Safety Equipment Mitigation Fee. The fee mitigates impacts to the City's public safety department as a result of development in the Wilfred Dowdell Specific Plan Areas. 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: \$1,867.01 per acre

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 13,024.24
Adjustment to Balance	0.00
Receipts	0.00
Interest	71.82
Expenditures	0.00
Ending Balance:	\$ 13,096.06

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2010/11				\$ 0.00
FY 2011/12	\$ 0.00	\$ 0.00	\$ 0.00	0.00
FY 2012/13	0.00	0.00	0.00	0.00
FY 2014/15	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
Totals	\$ 13,096.06	\$ 0.00	\$ 0.00	\$ 13,096.06
Result: Five year spent test met in accordance with Government Code 66001.				



Development Fees

Public Facility Fee (PFF) - The public facility fee consists of a population mitigation fee, a traffic mitigation fee, a component mitigation fee, and an administrative fee. The PFF is used to fund the construction of a wide range of infrastructure to support the City's General Plan. The PFF amount charged to a development is based on which area the development will be constructed.

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 PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Single Family Residential (unit)	\$19,664	\$21,282	\$30,506	\$30,940	\$28,007	\$24,018	NA	NA	NA	\$22,031
Multi-Family Residential (unit)	\$12,691	\$13,703	\$18,978	\$19,081	\$18,124	\$15,520	\$14,089	NA	\$14,189	\$14,386
Senior Housing (unit)	\$12,020	\$13,032	NA	NA	NA	NA	NA	NA	NA	NA
Assisted Living (unit)	\$10,453	\$10,959	NA	NA	NA	NA	NA	NA	NA	NA

Table 2 Non-Residential 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)	\$9,045	\$10,491	NA	\$9,498	\$9,498	\$9,498	\$10,491	\$10,491	\$10,491	NA
Hotel/Motel (enclosed tsf)	\$6,475	\$7,216	NA	\$6,641	\$6,641	\$6,641	\$7,006	\$7,006	\$7,006	NA
Retail (enclosed tsf)	\$13,585	\$14,505	NA	\$13,873	\$13,873	\$13,873	\$14,505	\$14,505	\$14,505	NA
Light Industrial (enclosed tsf)	\$2,912	\$3,246	NA	\$3,016	\$3,016	\$3,016	\$3,246	\$3,246	\$3,246	NA
Heavy Industrial (enclosed tsf)	\$2,912	\$3,246	NA	\$3,016	\$3,016	\$3,016	\$3,246	\$3,246	\$3,246	NA
Warehouse (tsf)	\$2,342	\$2,677	NA	\$2,447	\$2,447	\$2,447	\$2,677	\$2,677	\$2,677	NA

Table 3 Non-Residential 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 (enclosed tsf)	\$70.37	\$70.37	NA	\$119.83	\$116.47	\$116.47	\$70.37	\$70.37	\$70.37	\$116.47
Hotel/Motel (enclosed tsf)	\$70.37	\$70.37	NA	\$119.83	\$116.47	\$116.47	\$70.37	\$70.37	\$70.37	\$116.47
Retail (enclosed tsf)	\$70.37	\$70.37	NA	\$119.83	\$116.47	\$116.47	\$70.37	\$70.37	\$70.37	\$116.47
Light Industrial (enclosed tsf)	\$70.37	\$70.37	NA	\$119.83	\$116.47	\$116.47	\$70.37	\$70.37	\$70.37	\$116.47
Heavy Industrial (enclosed tsf)	\$70.37	\$70.37	NA	\$119.83	\$116.47	\$116.47	\$70.37	\$70.37	\$70.37	\$116.47
Warehouse (tsf)	\$70.37	\$70.37	NA	\$119.83	\$116.47	\$116.47	\$70.37	\$70.37	\$70.37	\$116.47

Table 4 Non-Residential 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 (enclosed tsf)	NA	NA	NA	\$292.22	NA	NA	\$265.95	\$265.95	\$265.95	NA
Hotel/Motel (enclosed tsf)	NA	NA	NA	\$292.22	NA	NA	\$265.95	\$265.95	\$265.95	NA
Retail (enclosed tsf)	NA	NA	NA	\$292.22	NA	NA	\$265.95	\$265.95	\$265.95	NA
Light Industrial (enclosed tsf)	NA	NA	NA	\$292.22	NA	NA	\$265.95	\$265.95	\$265.95	NA
Heavy Industrial (enclosed tsf)	NA	NA	NA	\$292.22	NA	NA	\$265.95	\$265.95	\$265.95	NA
Warehouse (tsf)	NA	NA	NA	\$292.22	NA	NA	\$265.95	\$265.95	\$265.95	NA

Attachment 1A

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. NA 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.