



**NOTICE OF AVAILABILITY OF THE
ANNUAL DEVELOPMENT IMPACT FEE REPORT
FOR FISCAL YEAR ENDING JUNE 30, 2022**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rohnert Park will consider acceptance of the Annual Development Impact Fee Report for the Fiscal Year Ending June 30, 2022.

WHERE: Rohnert Park City Hall – Council Chamber
130 Avram Avenue
Rohnert Park, California

WHEN: Tuesday, December 13, 2022, at the hour of 5:00 p.m.
or as soon thereafter as the matter is reached on the agenda.

The Agenda for this meeting and documents included in the Agenda for this hearing will be published at least 72 hours prior to the meeting and can be accessed by viewing the City's Agenda website, https://www.rpcity.org/city_hall/city_council/meeting_central

All residents of Rohnert Park are hereby notified to attend these meetings of the City Council at the dates and times above, where any public comments will be heard and given due consideration.

Any member of the public who needs accommodations should contact the ADA Coordinator at jcannon@rpcity.org or 707-588-2221. For more information visit https://www.rpcity.org/city_hall/departments/human_resources/ada_and_accessibility_resources

The Annual Development Impact Fee Report is available for public review on the City's website at www.rpcity.org under Government / Public Notices.

Dated: November 28, 2022

Sylvia Lopez Cuevas, City Clerk

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

Fiscal Year July 1, 2021 through June 30, 2022

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. Further, Government Code (GC) Section 66001 requires that for the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make findings related to purpose of the fee, relationship between the fee and the purpose for which it is charged, and identify sources and amount of funding, among other findings.

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. Per AB 1600, each fee collected to mitigate a specific impact has to be spent within five years of collection. If the fee is held beyond this time frame due to specific circumstances or insufficient collection for the needed improvements, the City Council must make specific findings to continue holding the fees. The AB 1600 annual 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 must 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.

This report uses the term ‘five-year test’ to examine whether revenues remain in a fund after the fifth anniversary of the first deposit into a fund, and every 5 years thereafter. If five-year rolling annual expenditures are greater than the beginning fund balance (five years earlier), than this report designates that the five year test is met, requiring no further findings be made under GC Section 66006(d). All funds except Fund 4200 (per acre development fee) meet the five-year test. For Fund 4200, this report identifies projects funded in FY22-23 to meet findings of reasonableness required by GC § 66001(a).

PER ACRE DEVELOPMENT FEE (Fund No. 4200)

This fee was established per Resolution 79-08 and repealed by Resolution 2016-112, which adopted the City’s Water Capacity Charge (see discussion under Fund No. 3436 later in this report).

The fee provides for the expansion of the City’s water system, including but not limited to production, storage, and distribution facilities and necessary engineering and planning studies. For Fiscal Year 22-23, revenue remaining in this fund will be used for purposes of constructing that Water Tank #9 project and the fund will then be closed.

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

Amount of Fee: NA – No longer collected – Fee has been superceded by the Water Capacity Charge.

Five year test not met

Beginning Balance 7/1/21:	\$	17,398.65
Adjustment to Fund Balance	\$	-
Receipts	\$	-
Interest	\$	69.61
Expenditures		
Ending Balance 6/30/22:	<u>\$</u>	<u>17,468.26</u>

	Five Year Test			
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
Beginning Fund Balance 2017-18				\$ 865,041.89
FY 2017-18	7,175.94	40,713.84	-	831,503.99
FY 2018-19	5,236.01	812,882.16	-	23,857.84
FY 2019-20	367.56	-	-	24,225.40
FY 2020-21	124.25	6,951.00	-	17,398.65
FY 2021-22	69.61			17,468.26
Totals	<u>\$ 12,973.37</u>	<u>\$ 860,547.00</u>	<u>\$ -</u>	<u>\$ 17,468.26</u>

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

The table below illustrates the expenditures from the Per Acre Development Fee Fund in Fiscal Year 2021-22 and the planned expenditures for Fiscal Year 2022-23.

Per Acre Development Fee Public Improvement Expenditures			% of Project	
<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>	
FY 2021-22	Total FY21-22 Expenditures			
FY 2022-23	CIP2102	Water Tank #9	17,468.26	1.09%
		Total FY22-23 Budget	17,468.26	

PER ACRE DEVELOPMENT FEE (Fund No. 4200)

Since the five year test has not been met for this fee, additional findings for this fees are provided per GC Section 66001. The following information is presented with respect to the purpose and anticipated future use of funds:

- (1) Identify the purpose to which the fee is to be put.

The fee provides for the expansion of the City's water system, including but not limited to production, storage, and distribution facilities and necessary engineering and planning studies. The City intends to spend the remaining fee funds on its Water Tank 9, a water storage facility that benefits new development in the City.

- (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged:

New development places demands on existing infrastructure, including the City's water service, and will inevitably require that the water service utility be expanded to provide capacity to support the new development. The purpose of this fee, when originally adopted, was to offset costs of expansions of the City's water system, as required to serve such new development. Therefore, the fee has a reasonable relationship to purpose for which it was charged.

- (3) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements

The Water Storage Tank 9 Pad and Retaining Wall Project has a total approved capital improvement program budget of \$1,717,486.26. Funding is anticipated to come from the Per Acre Development Fee (\$17,486.26) and the Water Capacity Charge Fund (\$1,700,000.00).

- (4) Designate the approximate dates on which the funding referred to in paragraph (3) is expected to be deposited into the appropriate account or fund

The City began funding the Water Tank 9 Pad and Retaining Wall Improvements Project in Fiscal Year 20-21, the funding has been secured, and work is anticipated to be complete in Fiscal Year 22-23.

AFFORDABLE HOUSING LINKAGE FEE (Fund No. 4225)

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. Fee revenue is used to assist in the construction of affordable housing or in the implementation of housing programs that are outlined in the City’s adopted Housing Element. In Fiscal Year 21-22, revenue from this fund was used for the Essential Homes for the Workforce pilot project. In Fiscal Year 22-23, revenue from this fund will be used to support the construction of the City’s 60-unit interim affordable housing project, Labath Landing.

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

Beginning Balance 7/1/21:	\$	166,417.13
Adjustment to Fund Balance	\$	-
Receipts	\$	41,548.35
Interest	\$	660.45
Expenditures	\$	<u>28,000.00</u>
Ending Balance 6/30/22:	\$	<u><u>180,625.93</u></u>

	Five Year Test			
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
Beginning Fund Balance 2017-18				\$ 132,193.95
FY 2017-18	60,600.68	-	-	192,794.63
FY 2018-19	50,131.64	30,000.00	-	212,926.27
FY 2019-20	66,578.59	-	-	279,504.86
FY 2020-21	990.47	114,078.20	-	166,417.13
FY 2021-22	42,208.80	28,000.00		180,625.93
Totals	\$ 220,510.18	\$ 172,078.20	\$ -	\$ 180,625.93

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

The table below illustrates the expenditures from the Affordable Housing Linkage fee in Fiscal Year 2021-22 and the planned expenditures for Fiscal Year 2022-23.

Affordable Housing Linkage Fee Improvement Expenditures				% of Project
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>
FY 2021-22	N/A	Affordable Assistance	28,000.00	100.00%
		Total FY 21-22 Expenditures	28,000.00	
FY 2022-23	CIP2107	Homekey/Labath Landing	285,000.00	100.00%
		Total FY 22-23 Budget	285,000.00	

AFFORDABLE HOUSING RESIDENTIAL FEE (Fund No. 4230)

This fee was established by Resolution 2019-086 and requires developers of new residential projects to pay a fee instead of building on-site inclusionary units in order to address the gap between market prices of housing in the City and prices affordable to very low, low and moderate income households. In Fiscal Year 21-22, revenue from this fund was used to support the construction of the City’s 60-unit interim affordable housing project, Labath Landing. The revenue for Fiscal Year 22-23 will continue to be used to support the Labath Landing project

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

Amount of Fee: See Attachment 1

Beginning Balance 7/1/21:	\$	353,256.13
Adjustment to Fund Balance	\$	-
Receipts	\$	252,518.00
Interest	\$	2,129.27
Expenditures	\$	121,728.54
Ending Balance 6/30/22:	\$	<u>486,174.86</u>

	Five Year Test			
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
Beginning Fund Balance 2017-18				\$ -
FY 2017-18	50,054.22	-	-	50,054.22
FY 2018-19	743.55	-	-	50,797.77
FY 2019-20	781.72	1,626.00	-	49,953.49
FY 2020-21	303,302.64	-	-	353,256.13
FY 2021-22	254,647.27	121,728.54		486,174.86
Totals	\$ 609,529.40	\$ 123,354.54	\$ -	\$ 486,174.86

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

The table below illustrates the expenditures from the Affordable Housing Residential fee in Fiscal Year 2021-22 and the planned expenditures for Fiscal Year 2022-23.

Affordable Housing Residential Fee Improvement Expenditures				% of Project
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>
FY 2021-22	CIP2107	Homekey/Labath Landing	121,728.54	100.00%
		Total FY 21-22 Expenditures	121,728.54	
FY 2022-23	CIP2107	Homekey/Labath Landing	463,521.46	100.00%
		Total FY 22-23 Budget	463,521.46	

* The FY 2017-18 revenues in this Fund are for exaction fees pursuant to a Development Agreement between the City and Stadium Development Partners LLC for a 12.32 acre parcel at Labath and Carlson Avenue.

TRAFFIC SIGNALIZATION FEE (Fund No. 4215)

This fee was established per Resolution 79-185 for the construction of traffic signals at planned intersections. This fee was repealed on July 13, 2004, when the City’s Public Facilities Fee was established (see discussion under Fund Nos. 4254 and 4250 later in this report). In Fiscal Year 2021-22, the City used these fee revenues for design and engineering of a traffic flow improvement project at the intersection of Southwest Boulevard and Commerce Boulevard. In Fiscal Year 2022-23, the City will use the remaining revenue from this fund for the aforementioned project and then close the fund.

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. Fee has been superseded by the Public Facilities Fee.

Beginning Balance 7/1/21:	\$	396,712.34
Adjustment to Fund Balance	\$	-
Receipts		
Interest	\$	1,083.05
Expenditures	\$	385,799.44
Ending Balance 6/30/22:	\$	<u>11,995.95</u>

	Five Year Test			
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
Beginning Fund Balance 2017-18				\$ 1,071,299.73
FY 2017-18	8,260.45	251,061.45	-	828,498.73
FY 2018-19	12,146.71	10,856.58	-	829,788.86
FY 2019-20	12,461.31	43,770.53	-	798,479.64
FY 2020-21	4,451.42	406,218.72	-	396,712.34
FY 2021-22	1,083.05	385,799.44		11,995.95
Totals	\$ 38,402.94	\$1,097,706.72	\$ -	\$ 11,995.95

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

The table below illustrates the expenditures from the Traffic Signalization Fee Fund in Fiscal Year 2021-22 and the planned expenditures for Fiscal Year 2022-23.

Traffic Signalization Fee Improvement Expenditures				% of Project
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>
FY 2021-22	2017-07	TR-84 Intersection Imp	385,799.44	31.92%
		Total FY 21-22 Expenditures	385,799.44	
FY 2022-23	2017-07	TR-84 Intersection Imp	11,995.95	31.92%
		Total FY 22-23 Budget	11,995.95	

PUBLIC FACILITIES FEE (Fund No. 4254 & 4250)

This fee was established in 2004 and updated in 2008 and 2011. The most recent update was approved by Resolution 2011-109. Fee revenue is to be used for; (a) the purposes described in the City’s Public Facilities Finance Plan (PFFP); (b) for reimbursing the City for the development’s fair share of those capital improvements, included in the PFFP and already constructed by the City; or (c) for reimbursing developers who have constructed public facilities described in the PFFP.

The City annually uses fee revenue from this fund to make a portion of regular debt service payments incurred by the City and the Santa Rosa Subregional System for expansions that serve new development. In Fiscal Year 2021-22, the City used the fee revenues to fund the construction of the Westside Public Safety Fire Station to meet new development service demands west of Highway 101, the construction of intersection improvements on the east side of the City and initiating design of Dowdell Avenue extension

In Fiscal Year 2022-23, the City will use these fee revenues for preliminary design of recycled water expansion, continued work on the Copeland Creek Detention Basin and intersection improvements to address traffic flow generated by new development.

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

Amount of Fee: See Attachment 1

		<u>Combined</u>
Beginning Balance 7/1/21:	\$	8,741,602.93
Adjustment to Fund Balance	\$	-
Receipts	\$	8,498,583.70
Interest	\$	43,963.35
Expenditures	\$	<u>2,143,788.60</u>
Ending Balance 6/30/22:	\$	<u><u>15,140,361.38</u></u>

	Five Year Test			
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
Beginning Fund Balance 2017-18				\$(11,740,236.24)
FY 2017-18	10,349,058.99	2,854,501.43	-	(4,245,678.68)
FY 2018-19	11,547,564.57	1,590,951.57	-	5,710,934.32
FY 2019-20	5,423,951.46	3,710,712.40	-	7,424,173.38
FY 2020-21	4,661,933.24	3,344,503.69	-	8,741,602.93
FY 2021-22	8,542,547.05	2,143,788.60	-	15,140,361.38
Totals	\$ 31,982,508.26	\$13,644,457.69	\$ -	\$ 15,140,361.38

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

The tables below illustrate the expenditures from the Public Facilities Fee in Fiscal Year 2021-22 and the planned expenditures for Fiscal Year 2022-23.

PUBLIC FACILITIES FEE (Fund No. 4254 & 4250)

Public Facilities Fee Improvement Expenditures				% of Project
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>
FY 2021-22	N/A	Reimb GF Dev Svcs Admin Costs	119,473.00	N/A
FY 2021-22	N/A	Reimb GF Finance Admin Costs	139,934.00	N/A
FY 2021-22	N/A	Subregional Waste Water Expansion	722,341.56	N/A
FY 2021-22	N/A	24.965% Debt Svcs Refunding Sewer	174,368.04	N/A
FY 2021-22	N/A	Public Finance Fee Bank Charges	0.00	N/A
FY 2021-22	2004-13	Westside Public Safety Bldg	121,715.76	27.12%
FY 2021-22	2006-04	OF-39 Copeland Creek Detention	8,285.34	32.37%
FY 2021-22	2017-06	Snyder Lane Widening	0.00	100.00%
FY 2021-22	2017-07	Intersect Imprv - Comm Blvd SW Blvd	521,000.00	20.02%
FY 2021-22	2017-18	TR-35 Keiser Ave Reconstruction	249,261.09	96.01%
FY 2021-22	2018-28	Interceptor Outfall- P2	15,796.43	21.11%
FY 2021-22	2020-20	Dowdell Ave Extension	63,585.51	100.00%
FY 2021-22	2020-24	Habitat Mitigation & Monitoring Plan	7,907.45	100.00%
FY 2021-22	2022-01	Snyder Ln/Keiser Ave Intersection Impv	120.42	100.00%
		Total FY 2020-21 Expenditures	2,143,788.60	
FY 2022-23	N/A	Reimb GF Dev Svcs Admin Costs	123,655.00	N/A
FY 2022-23	N/A	Reimb GF Finance Admin Costs	144,832.00	N/A
FY 2022-23	N/A	Subregional Waste Water Expansion	750,000.00	N/A
FY 2022-23	N/A	24.965% Debt Svcs Refunding Sewer	174,743.00	N/A
FY 2022-23	2004-13	Westside Public Safety Bldg	250,120.09	27.12%
FY 2022-23	2005-03	RW-01 Recycled Water Expansion	11,663.73	100.00%
FY 2022-23	2006-04	OF-39 Copeland Creek Detention	2,500,854.25	32.37%
FY 2022-23	2017-06	Snyder Lane Widening	97,000.47	100.00%
FY 2022-23	2017-18	TR-35 Keiser Ave Reconstruction	1,041,481.60	96.01%
FY 2022-23	2018-28	Interceptor Outfall- P2	192,655.36	21.11%
FY 2022-23	2020-20	Dowdell Ave Extension	705,975.97	100.00%
FY 2022-23	2020-24	Habitat Mitigation	32,092.55	100.00%
FY 2022-23	2022-01	Snyder Ln/Keiser Ave Intersection Impv	2,399,879.58	100.00%
		Total FY 2022-23 Budget	8,424,953.60	

COPELAND CREEK DRAINAGE FEE (Fund No. 4280)

This fee was established per Resolution 67-64 for improvements to the Copeland Creek watershed to offset the impacts of new development. The fee has been superceded by the PF Fee Fund which also includes improvements to offset the impacts of development in Copeland Creek. In Fiscal Year 2022-23 the remaining fee revenue will be used to support the Copeland Creek Flood Prevention project and then the fund will be closed.

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: No longer collected. Fee has been superceded by the Public Facilities Fee.

Beginning Balance 7/1/21:	\$	2,273.89
Adjustment to Fund Balance	\$	-
Receipts	\$	-
Interest	\$	9.10
Expenditures	\$	-
Ending Balance 6/30/22:	<u>\$</u>	<u>2,282.99</u>

	Five Year Test			Fund Balance
	Revenues	Expenditures	Adjustments	
Beginning Fund Balance 2017-18				\$ 54,489.28
FY 2017-18	1,157.35	30,000.00	-	25,646.63
FY 2018-19	861.28	25,702.00	-	805.91
FY 2019-20	1,453.73	-	-	2,259.64
FY 2020-21	14.25	-	-	2,273.89
FY 2021-22	9.10	-	-	2,282.99
Totals	<u>\$ 3,495.71</u>	<u>\$ 55,702.00</u>	<u>\$ -</u>	<u>\$ 2,282.99</u>

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

The City had no expenditures in FY 2021-22 and the balance remaining is being designated to the Copeland Creek Flood Prevention project in FY 2022-23.

Copeland Creek Drainage Fee Improvement Expenditures			% of Project	
	Project #	Project Name	Expenditures	Funded by Fee
FY 2021-22	2006-04	OF-39 Copeland Creek Flood	0.00	22.73%
		Total FY 2021-22 Expenditures	0.00	
FY 2022-23	2006-04	OF-39 Copeland Creek Flood	2282.99	22.73%
		Total FY 2022-23 Budget	2282.99	

WILFRED DOWDELL PUBLIC SAFETY MITIGATION FEE (Fund No. 4286)

This fee was established per Resolution 2014-129 and is intended to mitigate impacts to the City’s public safety department as a result of development in the Wilfred Dowdell Specific Plan Area. Specifically the fee provides for the purchase of equipment needed to outfit the additional Public Safety Officers required as a result of project development.

In Fiscal Year 2021-22 there were no fee revenues or expenditures.

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

Amount of Fee: \$1,895.02 per acre

Beginning Balance 7/1/21:	\$	-
Adjustment to Fund Balance	\$	-
Receipts	\$	-
Interest	\$	-
Expenditures	\$	-
Ending Balance 6/30/22:	\$	-

	Five Year Test			Fund Balance
	Revenues	Expenditures	Adjustments	
Beginning Fund Balance 2017-18				\$ 13,178.81
FY 2017-18	110.80	-	-	13,289.61
FY 2018-19	180.17	-	-	13,469.78
FY 2019-20	2.03	13,338.00	-	133.81
FY 2020-21	0.30	134.11	-	(0.00)
FY 2021-22	-	-	-	(0.00)
Totals	\$ 293.30	\$ 13,472.11	\$ -	\$ (0.00)

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

WATER CAPACITY CHARGE FUND (Fund No. 3436)

This fee was established per Resolution 2016-112 and replaces the City’s “Per Acre Development Fee” (Fund 4200), which was simultaneously repealed. The fee provides for expansion of the City’s water system including production, storage and limited distribution facilities, along with the planning and engineering studies necessary to complete these capital facilities.

In Fiscal Year 2021-22, the City used these fee revenues on water system upgrades and expansion projects, including the construction of Water Tank #9, as well as the water system master plan, which will help determine future projects.

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

Amount of Fee: See Attachment 1

Beginning Balance 7/1/21:	\$	843,648.07
Adjustment to Fund Balance	\$	-
Receipts	\$	973,006.11
Interest	\$	5,239.25
Expenditures	\$	113,275.11
Ending Balance 6/30/22:	\$	<u>1,708,618.32</u>

Five Year Test				
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
Beginning Fund Balance 2017-18				\$ 4,964,803.72
FY 2017-18	2,644,676.09	842,227.39	-	6,767,252.42
FY 2018-19	748,482.42	3,577,160.04	-	3,938,574.80
FY 2019-20	704,798.64	3,742,756.56	-	900,616.88
FY 2020-21	731,433.75	788,402.56	-	843,648.07
FY 2021-22	978,245.36	113,275.11		1,708,618.32
Totals	\$ 5,807,636.26	\$ 9,063,821.66	\$ -	\$ 1,708,618.32

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

The tables below illustrate the expenditures from the Water Capacity Charge Fee Fund in Fiscal Year 2021-22 and the planned expenditures for Fiscal Year 2022-23.

Water Capacity Fee Improvement Expenditures				% of Project
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>
FY2021-22	2018-08	Water System Master Plan	160.14	100.00%
FY2021-22	2021-02	Water Tank #9	<u>113,114.97</u>	100.00%
		Total FY 2020-21 Expenditures	113,275.11	
FY 2022-23	2021-02	Water Tank #9	<u>100,000.00</u>	100.00%
		Total FY 2022-23 Budget	100,000.00	



Development Impact Fees

PUBLIC FACILITIES FEE

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

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

Table 1: Residential Fees

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	SOMO Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Single Family Residential (unit)	\$23,726	\$25,677	\$36,807	\$37,331	\$33,792	\$28,979	NA	NA	NA	\$26,582
Multi-Family Residential (unit)	\$15,313	\$16,533	\$22,898	\$23,022	\$21,868	\$18,726	\$16,999	NA	\$17,119	\$17,357
Senior Housing (unit)	\$14,503	\$15,723	NA	NA	NA	NA	NA	NA	NA	NA
Assisted Living (unit)	\$12,612	\$13,222	NA	NA	NA	NA	NA	NA	NA	NA

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

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

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

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

Development Impact Fees (continued)

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

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	SOMO Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
General Office (enclosed tsf)	\$10,913	\$12,658	NA	\$11,459	\$11,459	\$11,459	\$12,658	\$12,658	12,658	NA
Hotel/Motel (enclosed tsf)	\$7,812	\$8,706	NA	\$8,013	\$8,013	\$8,013	\$8,453	\$8,453	\$8,453	NA
Retail (enclosed tsf)	\$16,392	\$17,501	NA	\$16,739	\$16,739	\$16,739	\$17,501	\$17,501	\$17,501	NA
Light Industrial (enclosed tsf)	\$3,514	\$3,917	NA	\$3,639	\$3,639	\$3,639	\$3,917	\$3,917	\$3,917	NA
Heavy Industrial (enclosed tsf)	\$3,514	\$3,917	NA	\$3,639	\$3,639	\$3,639	\$3,917	\$3,917	\$3,917	NA
Warehouse (tsf)	\$2,826	\$3,230	NA	\$2,953	\$2,953	\$2,953	\$3,230	\$3,230	\$3,230	NA

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

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	SOMO Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
General Office	\$84.91	\$84.91	NA	\$144.58	\$140.53	\$140.53	\$84.91	\$84.91	\$84.91	\$140.53
Hotel/Motel	\$84.91	\$84.91	NA	\$144.58	\$140.53	\$140.53	\$84.91	\$84.91	\$84.91	\$140.53
Retail	\$84.91	\$84.91	NA	\$144.58	\$140.53	\$140.53	\$84.91	\$84.91	\$84.91	\$140.53
Light Industrial	\$84.91	\$84.91	NA	\$144.58	\$140.53	\$140.53	\$84.91	\$84.91	\$84.91	\$140.53
Heavy Industrial	\$84.91	\$84.91	NA	\$144.58	\$140.53	\$140.53	\$84.91	\$84.91	\$84.91	\$140.53
Warehouse	\$84.91	\$84.91	NA	\$144.58	\$140.53	\$140.53	\$84.91	\$84.91	\$84.91	\$140.53

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

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	SOMO Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
General Office (disturbed tsf)	NA	NA	NA	\$359.60	NA	NA	\$327.27	\$327.27	\$327.27	NA
Hotel/Motel (disturbed tsf)	NA	NA	NA	\$359.60	NA	NA	\$327.27	\$327.27	\$327.27	NA
Retail (disturbed tsf)	NA	NA	NA	\$359.60	NA	NA	\$327.27	\$327.27	\$327.27	NA
Light Industrial (disturbed tsf)	NA	NA	NA	\$359.60	NA	NA	\$327.27	\$327.27	\$327.27	NA
Heavy Industrial (disturbed tsf)	NA	NA	NA	\$359.60	NA	NA	\$327.27	\$327.27	\$327.27	NA
Warehouse (disturbed tsf)	NA	NA	NA	\$359.60	NA	NA	\$327.27	\$327.27	\$327.27	NA

Development Impact Fees (continued)

Public Facilities Fee Schedule Notes

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

WATER CAPACITY CHARGES

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

Table 1: Water Capacity Charges – Residential

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast Specific Plan	University District Specific Plan	Southeast Specific Plan	Wilfred Dowdell Specific Plan	Northwest Specific Plan	Stadium Lands Planned Development	SOMO Village Planned Development
Single Family Residential (per unit)	\$1,691.72	\$1,691.72	\$4,243.29	\$6,179.28	\$7,014.52	\$1,691.72	\$1,691.72	\$1,691.72	\$7,781.98
Multi-Family Residential (per unit)	\$859.29	\$859.29	\$2,155.31	\$3,138.67	\$3,562.92	\$859.29	\$5,453.37	\$859.29	\$3,952.72
Senior Housing (per unit)	\$859.29	\$859.29	\$2,155.31	\$3,138.67	\$3,562.92	\$859.29	\$5,453.37	\$859.29	\$3,952.72
Assisted Living (per unit)	\$859.29	\$859.29	\$2,155.31	\$3,138.67	\$3,562.92	\$859.29	\$5,453.37	\$859.29	\$3,952.72

Development Impact Fees (continued)

Table 2: Water Capacity Charges – Non-Residential

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast Specific Plan	University District Specific Plan	Southeast Specific Plan	Wilfred Dowdell Specific Plan	Northwest Specific Plan	Stadium Lands Planned Development	SOMO Village Planned Development
Non Residential (per gpd)	\$7.28	\$7.28	\$18.26	\$26.59	\$30.18	\$7.28	\$43.42	\$7.28	\$33.49

AFFORDABLE HOUSING LINKAGE FEE

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

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

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

RENTAL AFFORDABLE HOUSING FEE

For residential rental housing projects, the Rental Affordable Housing Fee of **\$3.51 / square foot** shall be paid prior to, or at the time of, building permit issuance. The fee revenues shall be used in accordance with the Inclusionary Housing Ordinance. *(Note: This fee is subject to adjustment by the ENR-CCI San Francisco on July 1 each year.)*

AFFORDABLE HOUSING IN-LIEU FEE

For construction of new for-sale residential projects of fifty (50) or units or more, in-lieu of providing affordable housing on site, **\$13,593.73 /unit** shall be paid prior to, or at the time of, building permit issuance. The fee revenues shall be used in accordance with the Inclusionary Housing Ordinance. *(Note: This fee is subject to adjustment by the ENR-CCI San Francisco on July 1 each year.)*

GENERAL PLAN MAINTENANCE FEE

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

COPELAND CREEK DRAINAGE FEE

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

UNIVERSITY DISTRICT DEVELOPMENT FEES

UDSP REGIONAL TRAFFIC FEE

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

Development Impact Fees (continued)

UDSP MAINTENANCE ANNUITY FEE

For residential development within the University District Specific Plan, the UDSP Maintenance Annuity Fee in the amount of **\$13,779.36 per unit** is due at the time of issuance of a certificate of occupancy for each Residential unit, including all market rate and all affordable units, including single family and multi-family for-sale and rental units. *(Note: This fee is subject to CPI adjustment on May 22 each year.)*

SOUTHEAST SPECIFIC PLAN (SESP) DEVELOPMENT FEES

SESP ONE-TIME MAINTENANCE FEE

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

Residential Unit Type	Fee
Single-Family Detached, Conventional Lot	\$2,762.00 per unit
Single-Family Detached, Small Lot Market Rate	\$2,457.50 per unit
Single-Family Detached, Estate Lot	\$4,157.92 per unit
Single-Family Attached, Market Rate	\$1,639.52 per unit
Single-Family Attached (duplex/duet), Below Market Rate	\$1,415.03 per unit

SESP ADDITIONAL SERVICE PERSONNEL FEE

For residential development within the Southeast Specific Plan, the SESP Additional Service Personnel Fee in the amount of **\$689.30 per residential unit** is due at the time of building permit issuance for that unit, to offset the cost of additional public safety personnel, such as police officers and fire-fighters to serve the Southeast Specific Plan. *(Note: Fee is subject to CPI adjustment on January 13 each year.)*

SESP REGIONAL TRAFFIC IMPACT FEE

For residential development within the Southeast Specific Plan, the SESP Regional Traffic Fee in the amount of **\$4,054.64 per market-rate residential unit** is due at the time of sale of the single-family residence or other dwelling unit and out of the escrow account for the sale of that unit to mitigate the regional traffic impacts of the Southeast Specific Plan. *(Note: Fee is subject to CPI adjustment on January 13 each year.)*

SESP VALLEY HOUSE DRIVE MITIGATION FEE

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

WILFRED DOWDELL SPECIFIC PLAN (WDSP) DEVELOPMENT FEES

WILFRED DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE

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

Development Impact Fees (continued)

WDSP PUBLIC SAFETY EQUIPMENT MITIGATION FEE

This fee applies to lots within the Wilfred Dowdell Specific Plan Area for which Wilfred Dowdell Specific Plan Public Safety Equipment Mitigation Fee has not been paid. Contact the Building Division to determine if a parcel in question is subject to this fee. The fee is determined at the rate of **\$2,117.29 per acre** and is due at building permit issuance (*Note: This fee is subject to ENR-CCI adjustment on July 1 each year.*)

SOMO VILLAGE DEVELOPMENT FEES

SOMO VILLAGE REGIONAL TRAFFIC IMPACT FEE

For development within SOMO Village, the Regional Traffic Fee in the amount of **\$3,565 per unit** is due at the time of building permit issuance for each residential and/or commercial unit or building within the Project to mitigate the regional traffic impacts of SOMO Village. (*Note: This fee is subject to CPI adjustment on April 23 each year.*)

SOMO VILLAGE CLIMATE ACTION PLAN FEE

For residential development within SOMO Village, the Climate Action Plan Fee in the amount of **\$271.26 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating SMV/ SOMO's impacts on City's greenhouse gas production. (*Note: This fee is subject to CPI adjustment on April 23 each year.*)

SOMO VILLAGE ADDITIONAL SERVICE PERSONNEL FEE

For residential development within SOMO Village, the Additional Service Personnel Fee in the amount of **\$684.00 per residential unit** is due at the time of building permit issuance for that unit for the purpose of mitigating City's costs for additional service personnel to serve SOMO Village. (*Note: This fee is subject to CPI adjustment on April 23 each year.*)

SOMO VILLAGE PAVEMENT MAINTENANCE / STREET REPAVING FEE

For residential development within SOMO Village, an initial payment of the Pavement Maintenance / Street Repaving Fee in the amount of **\$218.56 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating street maintenance and street pavement impacts of SOMO Village. Subsequent annual payments of this fee are due not later than April 30 each year following the year of initial payment and continuing in perpetuity. (*Note: This fee is subject to CPI adjustment on April 23 each year.*)

SOMO VILLAGE PUBLIC SERVICE PAYMENT

For residential development within SOMO Village, the Public Services Impact Fee in the amount of **\$1,135.66 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating the additional service costs of the City to serve SOMO Village. Subsequent annual payments of this fee are due not later than April 30 each year following the year of initial payment and continuing in perpetuity. (*Note: This fee is subject to CPI adjustment on April 23 each year.*)