



**NOTICE OF AVAILABILITY OF THE  
ANNUAL DEVELOPMENT IMPACT FEE REPORT  
FOR FISCAL YEAR ENDING JUNE 30, 2023**

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, 2023.

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

WHEN: Tuesday, January 9, 2024, 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](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 a [jcannon@rpcity.org](mailto:jcannon@rpcity.org) or 707-588-2221. For more information visit [https://www.rpcity.org/city\\_hall/departments/human\\_resources/a\\_d\\_a\\_and\\_accessibility\\_resources](https://www.rpcity.org/city_hall/departments/human_resources/a_d_a_and_accessibility_resources).

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

Dated: December 21, 2023

Sylvia Lopez Cuevas, City Clerk

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

**Fiscal Year July 1, 2022 through June 30, 2023**

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 § 66006(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. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the developments impact on water infrastructure measured at \$17,320 per acre, per Resolution 1998-022. For Fiscal Year 23-24, revenue remaining in this fund will be used for purposes of constructing that Water Tank #9 project and the fund will then be closed.

Funds from this account were transferred to Fund 7110 as approved by Resolution 2023-024. 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 superseded by the Water Capacity Charge.**

Beginning Balance 7/1/22:	\$	17,468
Adjustment to Fund Balance		-
Receipts		-
Interest		-
Expenditures		-
Ending Balance 6/30/23:	\$	<u>17,468</u>

The table below illustrates the expenditures from the Per Acre Development Fee Fund in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

Per Acre Development Fee Public Improvement Expenditures			% of Project		Other Funding	Start Date
Project #	Project Name	Expenditures	Funded by Fee	Sources		
FY 2022-23	CIP2102 Water Tank #9	0	0.00%	*see note		Jul 2021
	<b>Total FY 2022-23 Expenditures</b>	<b>0</b>				
FY 2023-24	CIP2102 Water Tank #9	17,468	1.02%	Water Capacity Fee		Jul 2021
	<b>Total FY 2023-24 Budget</b>	<b>17,468</b>				

\*American Rescue Plan Act (ARPA) & F3436 Water Capacity Fee .

**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. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the developments impact on affordable housing measured by the square footage of the development. 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 22-23, revenue from this fund was used for the Essential Homes for the Workforce pilot project. In Fiscal Year 23-24, revenue from this fund was used to support the construction of the City’s 60-unit interim affordable housing project, Homekey/Labath Landing.

Funds from this account were transferred to Fund 7110 as approved by Resolution 2022-085. 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: \$0.69 per commercial square foot**

**\$1.19 per retail square foot**

**\$0.71 per industrial square foot**

Beginning Balance 7/1/22:	\$	180,626
Adjustment to Fund Balance		-
Receipts		116,562
Interest		1,242
Expenditures		285,000
Ending Balance 6/30/23:	\$	<u>13,430</u>

The table below illustrates the expenditures from the Affordable Housing Linkage fee in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

Affordable Housing Linkage Fee Improvement Expenditures			% of Project		
Project #	Project Name	Expenditures	Funded by Fee	Other Funding Sources	Start Date
FY 2022-23	CIP2107 Affordable Assistance	285,000	32.75%	F4230 Affd Hsng Resident Fee	Jan 2021
<b>Total FY 2022-23 Expenditures</b>		<b>285,000</b>			
FY 2023-24	CIP2107 Affordable Assistance	13,430	32.75%	F4230 Affd Hsng Resident Fee	Jan 2021
<b>Total FY 2023-24 Budget</b>		<b>13,430</b>			

**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. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the development’s impact on affordable housing measured by the number of required units not devoted to affordable housing. In Fiscal Year 22-23, 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 23-24 will continue to be used to support the Homekey/Labath Landing project.

Funds from this account were transferred to Fund 7110 as approved by Resolutions 2021-107 and 2022-085. 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 7/1/22:	\$	486,175
Adjustment to Fund Balance		-
Receipts		-
Interest		2,516
Expenditures		315,736
Ending Balance 6/30/23:	\$	<u>172,955</u>

The table below illustrates the expenditures from the Affordable Housing Residential fee in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24

Affordable Housing Residential Fee Improvement Expenditures				% of Project		
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>	<u>Other Funding Source</u>	<u>Start Date</u>
FY 2022-23	CIP2107	Homekey/Labath Landing	315,736	67.25%	Affd Hsng Linkge Fee	Nov 2023
		<b>Total FY 2022-23 Expenditures</b>	<b>315,736</b>			
FY 2023-24	CIP2107	Homekey/Labath Landing	172,955	67.25%	Affd Hsng Linkge Fee	Nov 2023
		<b>Total FY 2023-24 Budget</b>	<b>172,955</b>			

## 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). There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the development’s impact on traffic management infrastructure measured by a rate determined by the land use, project location multiplied by each enclosed 1000 SF of project as described in the Public Facilities Financing Plan and demonstrated on Attachment A . In Fiscal Year 2022-23, 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 2023-24, the City will use the remaining revenue from this fund for the aforementioned project and then close the fund.

Funds from this account were transferred to Fund 7110 as approved by Resolution 2016-061 that was Adopted for FY16-17. 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 superseded by the Public Facilities Fee.**

Beginning Balance 7/1/22:	\$	11,996
Adjustment to Fund Balance		-
Receipts		-
Interest		-
Expenditures		11,996
Ending Balance 6/30/23:	\$	0

The table below illustrates the expenditures from the Traffic Signalization Fee Fund in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

Traffic Signalization Fee Improvement Expenditures			% of Project			
FY	Project #	Project Name	Expenditures	Funded by Fee	Other Funding Sources	Start Date
FY 2022-23	CIP1707	TR-84 Intersection Imp	11,996	31.45%	F4601 Casino Supplemental	Dec 2018
		<b>Total FY 2022-23 Expenditures</b>	<b>11,996</b>			
FY 2023-24	CIP1707	TR-84 Intersection Imp	0	0.00%		Dec 2018
		<b>Total FY 2023-24 Budget</b>	<b>0</b>			

## 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. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the development's impact on public facilities and infrastructure measured by either number of units or square footage depending on the type of development.

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 2022-23, 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 2023-24, 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.

Funds from this account were transferred to Fund 7110 to finance all Public Facility Fee improvement projects listed below. 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 7/1/22:	\$ 15,217,197
Adjustment to Fund Balance	-
Receipts	3,121,756
Interest	80,964
Expenditures	<u>1,942,345</u>
Ending Balance 6/30/23:	<u>\$ 16,477,570</u>

The tables below illustrate the expenditures from the Public Facilities Fee in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

## PUBLIC FACILITIES FEE (Fund No. 4254 & 4250)

Public Facilities Fee Improvement Expenditures			% of Project		Other Funding Sources	Start Date
Project #	Project Name	Expenditures	Funded by Fee			
FY 2022-23	N/A	Reimb GF Finance Admin Costs	268,487	13.82%		
FY 2022-23	N/A	Subregional Waste Water Expansion	741,698	38.19%		
FY 2022-23	N/A	24.965% Debt Svcs Refunding Sewer	310,744	16.00%		
FY 2022-23	CIP0413B	Westside Public Safety Bldg	6,437	100.00%		May 2018
FY 2022-23	CIP0604	OF-39 Copeland Creek Detention	17,829	32.36%	F4280 Copeland Creek Drainage	Jun 2007
FY 2022-23	CIP1718	TR-35 Keiser Ave Reconstruction (We	155,216	93.93%	*See note	Aug 2017
FY 2022-23	CIP1718B	TR-35 Keiser Ave Reconstruction Ph2	6,015	100.00%		Jan 2022
FY 2022-23	CIP1828	Interceptor Outfall- P2 (SWR)	33,589	21.11%	F3420 Sewer Ops	Apr 2019
FY 2022-23	CIP2020	Dowdell Ave Extension	393,317	100.00%		Jul 2020
FY 2022-23	CIP2024	Habitat Mitigation & Monitoring Plan	8,911	100.00%		Mar 2022
FY 2022-23	CIP2201	Snyder Ln/Keiser Ave Intersection Imj	104	100.00%		Feb 2022
<b>Total FY 2022-23 Expenditures</b>			<b>1,942,345</b>			
					<b>Other Funding Sources</b>	<b>Start Date</b>
FY 2023-24	N/A	Reimb GF Finance Admin Costs	205,550	1.22%		
FY 2023-24	N/A	Subregional Waste Water Expansion	750,000	4.44%		
FY 2023-24	N/A	24.965% Debt Svcs Refunding Sewer	174,867	1.04%		
FY 2023-24	CIP0413B	Westside Public Safety Bldg	237,142	100.00%		May 2018
FY 2023-24	CIP0604	OF-39 Copeland Creek Detention	2,483,025	32.36%	F4280 Copeland Creek Drainage	Jun 2007
FY 2023-24	CIP1718	TR-35 Keiser Ave Reconstruction (We	869,150	93.93%	*See note	Aug 2017
FY 2023-24	CIP1718B	TR-35 Keiser Ave Reconstruction	108,102	100.00%		Jan 2022
FY 2023-24	CIP1828	Interceptor Outfall- P2	159,067	21.11%	F3420 Sewer Ops	Apr 2019
FY 2023-24	CIP2020	Dowdell Ave Extension	6,812,659	100.00%		Jul 2020
FY 2023-24	CIP2024	Habitat Mitigation	23,182	100.00%		Mar 2022
FY 2023-24	CIP2201	Snyder Ln/Keiser Ave Intersection Imj	2,399,775	100.00%		Feb 2022
FY 2023-24	CIP2408	HWY 101 SB/Golf Course Dr Off Ramp	1,263,780	100.00%		Jul 2023
FY 2023-24	CIP2409	HWY 101 NB/Golf Course Dr Off Ramp	1,397,400	100.00%		Jul 2023
<b>Total FY 2023-24 Budget</b>			<b>16,883,700</b>			

\* F3420 Sewer Opps & F3930 Developer Contributions



**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 superseded by the PF Fee Fund which also includes improvements to offset the impacts of development in Copeland Creek. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the development’s impact on drainage infrastructure required for Copeland Creek is calculated at a rate of \$630 per acre. In Fiscal Year 2023-24 the remaining fee revenue will be used to support the Copeland Creek Flood Prevention project and then the fund will be closed.

Funds from this account were transferred to Fund 7110 as approved by Resolutions 2019-022 and 2023-024. 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: No longer collected. Fee has been superseded by the Public Facilities Fee.**

Beginning Balance 7/1/22:	\$	2,283
Adjustment to Fund Balance		-
Receipts		-
Interest		-
Expenditures		2,283
Ending Balance 6/30/23:	\$	<u>-</u>

The tables below illustrate the expenditures from the Copeland Creek Drainage Fee Fund in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

Copeland Creek Drainage Fee Improvement Expenditures				% of Project		
	<u>Project #</u>	<u>Project Name</u>	<u>Expenditures</u>	<u>Funded by Fee</u>	<u>Other Funding Source</u>	<u>Start Date</u>
FY 2022-23	2006-04	OF-39 Copeland Creek Flood	<u>2,283</u>	0.42%	F4280 Copeland Creek Drainage	Jun 2007
		<b>Total FY 2022-23 Expenditures</b>	<b>2,283</b>			
FY 2023-24	2006-04	OF-39 Copeland Creek Flood	<u>0</u>	0.00%		
		<b>Total FY 2023-24 Budget</b>	<b>0</b>			

**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. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the development’s impact on public safety facilities, equipment, and services measured by the acreage of the development.

In Fiscal Year 2022-23 there were no fee revenues or expenditures.

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: \$2,117.29 per acre**

Beginning Balance 7/1/22:	\$	-
Adjustment to Fund Balance		-
Receipts		-
Interest		-
Expenditures		-
Ending Balance 6/30/23:	<u>\$</u>	<u>-</u>

## 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 2022-23, the City used these fee revenues on water system upgrades and expansion projects, including the construction of Water Tank #9. In FY23-24 these fee revenues will continue to fund water system upgrades and expansion projects and the construction of Water Tank #9.

Funds from this account were transferred to Fund 7430 to finance all Water Capacity Charge Fee improvement projects listed below. 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 7/1/22:	\$	1,708,618
Adjustment to Fund Balance		-
Receipts		336,899
Interest		9,060
Expenditures		950,368
Ending Balance 6/30/23:	\$	1,104,209

The tables below illustrate the expenditures from the Water Capacity Charge Fee Fund in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

Water Capacity Fee Improvement Expenditures				% of Project		
Project #	Project Name	Expenditures	Funded by Fee	Other Funding Sources	Start Date	
FY 2022-23	CIP1806	WA-52 South RP Transmission Line	0		Mar 2019	
FY 2022-23	CIP2017	WA-64 Tank & Pump Seismic Brace	0	-	Nov 2020	
FY 2022-23	CIP2102	Water Tank #9	950,368	78.25% American Rescue Plan Act (ARPA)	Jul 2021	
<b>Total FY 2022-23 Expenditures</b>			<b>950,368</b>			
FY 2023-24	CIP1806	WA-52 South RP Transmission Line	61	99.45% WTR Development Improvmnt	Mar 2019	
FY 2023-24	CIP2017	WA-64 Tank & Pump Seismic Brace Evaluati	29,390	2.10% WTR Capitol Preservation	Nov 2020	
FY 2023-24	CIP2102	Water Tank #9	1,074,758	78.25% WTR Development Imprvmnt	Jul 2021	
<b>Total FY 2023-24 Budget</b>			<b>1,104,209</b>			

## TREE IN-LIEU (Fund No. 1000)

This fee was established in 2007 per City Ordinance no. 769, CH17.15 Tree Preservation and Protection. The purpose and intent is that the city council of the city of Rohnert Park establishes that these policies, regulations and standards are necessary to ensure that the city will continue to realize the benefits provided by its urban forest and adopts this chapter in the interest of public health and safety and with the intention to:

- A. Foster a vibrant, attractive, and healthy mixed-age and mixed-species urban forest;
- B. Establish and maintain existing and future tree cover on private lands in the city; and
- C. Maintain city trees in a healthy, attractive, and non-hazardous condition through good arboricultural practices.

Per paragraph 17.15.050 C, Type of Replacement, the applicant shall replace the altered, removed, or relocated tree(s) by either depositing an in-lieu fee, as described above, with the city's recreation department or by planting an equivalent number of new tree(s). The planting of any new tree(s) must be approved by the city arborist. There is a reasonable relationship between the fee and the purpose because the fee is calculated in proportion to the development's impact on trees within the City of Rohnert Park measured by the number of removed trees and not replaced by development.

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.

Muni Code Title 17, Zoning specifies under Section [17.04.030](#), Tree, item 6. Defines the value of a tree shall be determined using the latest edition of the "Guide for Plant Appraisal," published by the Council of Tree and Landscape Appraisers. The appraisals shall be completed on the most recent "Form for Northern California," published by the International Society of Arboriculture (ISA).

Beginning Balance 7/1/22:	\$	62,896
Adjustment to Fund Balance		-
Receipts		-
Interest		-
Expenditures		4,227
Ending Balance 6/30/23:	<u>\$</u>	<u>58,669</u>

The tables below illustrate the expenditures from the General Fund Tree In-Lieu Fee in Fiscal Year 2022-23 and the planned expenditures for Fiscal Year 2023-24.

Copeland Creek Drainage Fee Improvement Expenditures			% of Project		
Project #	Project Name	Expenditures	Funded by Fee	Other Funding Sources	Start Date
FY 2022-23	N/A	Various tree mitigation/planting	4,227	100.00%	Dec 2012
		<b>Total FY 2022-23 Expenditures</b>	<b>4,227</b>		
FY 2023-24	N/A	Various tree mitigatn/plantng Parks & Streets	10,000	100.00%	Dec 2012
FY 2024-25	N/A	Various tree mitigatn/plantng Parks & Streets	10,000	100.00%	Dec 2012
FY 2025-26	N/A	Various tree mitigatn/plantng Parks & Streets	10,000	100.00%	Dec 2012
FY 2026-27	N/A	Various tree mitigatn/plantng Parks & Streets	10,000	100.00%	Dec 2012
FY 2027-28	N/A	Various tree mitigatn/plantng Parks & Streets	10,000	100.00%	Dec 2012
FY 2028-29	N/A	Various tree mitigatn/plantng Parks & Streets	10,000	100.00%	Dec 2012
		<b>Total FY 2023-24 Budget</b>	<b>60,000</b>		



## 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)	\$25,636	\$27,744	\$39,770	\$40,336	\$36,512	\$31,312	NA	NA	NA	\$28,722
Multi-Family Residential (unit)	\$16,546	\$17,864	\$24,741	\$24,875	\$23,628	\$20,233	\$18,367	NA	\$18,497	\$18,754
Senior Housing (unit)	\$15,670	\$16,989	NA	NA	NA	NA	NA	NA	NA	NA
Assisted Living (unit)	\$13,627	\$14,286	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)	\$11,791	\$13,677	NA	\$12,381	\$12,381	\$12,381	\$13,677	\$13,677	\$13,677	NA
Hotel/Motel (enclosed tsf)	\$8,441	\$9,407	NA	\$8,658	\$8,658	\$8,658	\$9,133	\$9,133	\$9,133	NA
Retail (enclosed tsf)	\$17,701	\$18,910	NA	\$18,806	\$18,086	\$18,086	\$18,910	\$18,910	\$18,910	NA
Light Industrial (enclosed tsf)	\$3,797	\$4,232	NA	\$3,932	\$3,932	\$3,932	\$4,232	\$4,232	\$4,232	NA
Heavy Industrial (enclosed tsf)	\$3,797	\$4,232	NA	\$3,932	\$3,932	\$3,932	\$4,232	\$4,232	\$4,232	NA
Warehouse (tsf)	\$3,053	\$3,490	NA	\$3,191	\$3,191	\$3,191	\$3,490	\$3,490	\$3,490	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	\$91.75	\$91.75	NA	\$156.22	\$151.84	\$151.84	\$91.75	\$91.75	\$91.75	\$151.84
Hotel/Motel	\$91.75	\$91.75	NA	\$156.22	\$151.84	\$151.84	\$91.75	\$91.75	\$91.75	\$151.84
Retail	\$91.75	\$91.75	NA	\$156.22	\$151.84	\$151.84	\$91.75	\$91.75	\$91.75	\$151.84
Light Industrial	\$91.75	\$91.75	NA	\$156.22	\$151.84	\$151.84	\$91.75	\$91.75	\$91.75	\$151.84
Heavy Industrial	\$91.75	\$91.75	NA	\$156.22	\$151.84	\$151.84	\$91.75	\$91.75	\$91.75	\$151.84
Warehouse	\$91.75	\$91.75	NA	\$156.22	\$151.84	\$151.84	\$91.75	\$91.75	\$91.75	\$151.84

**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	\$388.55	NA	NA	\$353.62	\$353.62	\$353.62	NA
Hotel/Motel (disturbed tsf)	NA	NA	NA	\$388.55	NA	NA	\$353.62	\$353.62	\$353.62	NA
Retail (disturbed tsf)	NA	NA	NA	\$388.55	NA	NA	\$353.62	\$353.62	\$353.62	NA
Light Industrial (disturbed tsf)	NA	NA	NA	\$388.55	NA	NA	\$353.62	\$353.62	\$353.62	NA
Heavy Industrial (disturbed tsf)	NA	NA	NA	\$388.55	NA	NA	\$353.62	\$353.62	\$353.62	NA
Warehouse (disturbed tsf)	NA	NA	NA	\$388.55	NA	NA	\$353.62	\$353.62	\$353.62	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 1<sup>st</sup> 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 1<sup>st</sup> 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)	\$1,827.90	\$1,827.90	\$4,584.87	\$6,676.71	\$7,579.19	\$1,827.90	\$1,827.90	\$1,827.90	\$8,408.43
Multi-Family Residential (per unit)	\$928.46	\$928.46	\$2,328.81	\$3,391.33	\$3,849.74	\$928.46	\$5,892.37	\$928.46	\$4,270.91
Senior Housing (per unit)	\$928.46	\$928.46	\$2,328.81	\$3,391.33	\$3,849.74	\$928.46	\$5,892.37	\$928.46	\$4,270.91
Assisted Living (per unit)	\$928.46	\$928.46	\$2,328.81	\$3,391.33	\$3,849.74	\$928.46	\$5,892.37	\$928.46	\$4,270.91

**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)	\$7.87	\$7.87	\$19.73	\$28.73	\$32.61	\$7.87	\$46.92	\$7.87	\$36.19

**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 **\$3.79 / 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 less, in-lieu of providing affordable housing on site, **\$14,688.03 /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 **\$14,468.33 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.)*

<b>Residential Unit Type</b>	<b>Fee</b>
Single-Family Detached, Conventional Lot	\$2,900.10 per unit
Single-Family Detached, Small Lot Market Rate	\$2,580.38 per unit
Single-Family Detached, Estate Lot	\$4,365.82 per unit
Single-Family Attached, Market Rate	\$1,721.50 per unit
Single-Family Attached (duplex/duet), Below Market Rate	\$1,485.78 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 **\$718.57 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 **\$4,226.80 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.*)

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### SOMO VILLAGE DEVELOPMENT FEES

#### SOMO VILLAGE REGIONAL TRAFFIC IMPACT FEE

For development within SOMO Village, the Regional Traffic Fee in the amount of **\$3,750.02 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 **\$285.34 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 **\$719.50 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 **\$229.90 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 **\$1,194.60 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.*)