



**NOTICE OF AVAILABILITY OF THE  
ANNUAL DEVELOPMENT IMPACT FEE REPORT  
FOR FISCAL YEAR ENDING JUNE 30, 2016**

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, 2016.

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

**WHEN:** Tuesday, December 13, 2016, at the hour of 5:00 p.m.  
or as soon thereafter as the matter is reached on the agenda.

The Annual Development Impact Fee Report is available for public review at Rohnert Park City Hall, 130 Avram Avenue, Rohnert Park, CA, and on the City's website at [www.rpcity.org](http://www.rpcity.org) under Public Notices.

Dated: 11/28/2016

JoAnne Buergler, City Clerk

# **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:	\$ 628,585.64

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
<b>Beginning Fund Balance 10/11</b>				<b>\$ 2,811.59</b>
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
<b>Totals</b>	<b>\$ 628,306.04</b>	<b>\$ 0.00</b>	<b>\$ 279.60</b>	<b>\$ 628,585.64</b>

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**

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

## 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:	\$	0.00

<b>Five Year Revenue Test</b>				
	<b>Revenues</b>	<b>Expenditures</b>	<b>Adjustments</b>	<b>Fund Balance</b>
<b>Beginning Fund Balance 2010/11</b>				<b>\$ 1,381,908.16</b>
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
<b>Totals</b>	<b>\$ 484,307.64</b>	<b>\$ 1,866,215.80</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

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**

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

## 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:	\$ 120,739.23

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
<b>Beginning Fund Balance 2010/11</b>				<b>\$ 24,850.00</b>
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
<b>Totals</b>	<b>\$ 95,889.23</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 120,739.23</b>

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
Adjument 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
<b>Beginning Fund Balance 2010/11</b>				<b>\$ 1,862,107.07</b>
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
<b>Totals</b>	<b>\$ 48,096.40</b>	<b>\$ 404,033.45</b>	<b>\$ 0.00</b>	<b>\$ 1,506,170.02</b>

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%
<b>Total Expenditures</b>		<b>\$ 9,420.26</b>	

**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**

<b>Project #</b>	<b>Project Name</b>	<b>Expenditure</b>	<b>% of Project Funded with Fee</b>
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%
<b>Total Expenditures</b>		<b>\$ 2,090,000.00</b>	

## 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
Adjument 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
<b>Beginning Fund Balance 2010/11</b>				<b>\$ 217,326.04</b>
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
<b>Totals</b>	<b>\$ 13,817.43</b>	<b>\$ 231,068.15</b>	<b>\$ (75.32)</b>	<b>\$ 0.00</b>

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%
<b>Total Expenditures</b>		<b>\$ 214,767.21</b>	

## 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:	\$ (9,969,026.76)

<b>Five Year Revenue Test</b>				
	<b>Revenues</b>	<b>Expenditures</b>	<b>Adjustments</b>	<b>Fund Balance</b>
<b>Beginning Fund Balance 2010/11</b>				<b>\$ 754,235.64</b>
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)
<b>Totals</b>	<b>\$ 23,832,771.42</b>	<b>\$23,281,052.66</b>	<b>\$ (11,274,981.16)</b>	<b>\$ (9,969,026.76)</b>

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**

<b>Project #</b>	<b>Project Name</b>	<b>Expenditure</b>	<b>% of Project Funded with Fee</b>
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
<b>Total Expenditures</b>		<b>\$ 7,373,057.92</b>	

## 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:	\$ 54,147.14

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
<b>Beginning Fund Balance 2011/12</b>				<b>\$ 0.00</b>
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
<b>Totals</b>	<b>\$ 55,137.14</b>	<b>\$ 990.00</b>	<b>\$ 0.00</b>	<b>\$ 54,147.14</b>

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
Adjument to Balance	0.00
Receipts	0.00
Interest	71.82
Expenditures	0.00
Ending Balance:	<u>\$ 13,096.06</u>

<b>Five Year Revenue Test</b>				
	<u>Revenues</u>	<u>Expenditures</u>	<u>Adjustments</u>	<u>Fund Balance</u>
<b>Beginning Fund Balance 2010/11</b>				<b>\$ 0.00</b>
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
<b>Totals</b>	<b>\$ 13,096.06</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 13,096.06</b>

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