

RESOLUTION NO. RES-2017-005

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING FINDINGS REGARDING THE USE OF SOUTHWEST AREA DEVELOPMENT IMPACT FEES, SOUTHEAST AREA DEVELOPMENT IMPACT FEES, CAPITAL FACILITIES FEES PARK ACQUISITION AND DEVELOPMENT FEES AND PUBLIC FACILITIES IMPROVEMENT FEE (LOCAL) CONSISTENT WITH STATE LAW, AND ACCEPTING THE CITY'S FISCAL YEAR 2015-16 ANNUAL REPORT ON DEVELOPMENT IMPACT FEES

WHEREAS, in accordance with the General Plan, the City of Santa Rosa continues to maintain and improve public facilities, including facilities to alleviate traffic congestion, storm drainage systems and bicycle pathway throughout the City; and

WHEREAS, private developments are required to build elements of the City's infrastructure as needed to serve their projects, and to pay development fees for the cost of providing infrastructure which is impractical to build with each development; and

WHEREAS, in the mid-1990's, the City commissioned and adopted technical reports, which assessed public infrastructure needs and provided a basis for the partial funding of that infrastructure by the establishment of the Southwest Area Development Impact Fee (SWADIF), Southeast Area Development Impact Fee (SEADIF), and Capital Facilities Fee (CFF). The three fees provide the funding required to install and construct certain portions of the facilities needed due to private development as necessary to implement the City's General Plan. The technical reports identify the public facilities and a schedule of costs for such facilities towards which the SWADIF, SEADIF, and CFF will be used; and

WHEREAS, the CFF, adopted in 1997, superseded three earlier development fees, including the Public Facilities Improvement Fee – Local (PFIF – Local), the Public Facilities Improvement Fee – State and Federal (PFIF – State and Federal) and the Traffic Signal Impact Fee (TSF). Only the PFIF -Local has funds remaining in its account and thus is subject to certain of the findings contained herein; and

WHEREAS, in the early 2000's, the City commissioned and adopted a study entitled Analysis of Unfunded Park Acquisition and Development Cost, which assessed public park needs and provided a basis for the establishment of Park Development and Acquisition Fees (PDF) to acquire, rehabilitate, or develop public park facilities or to reimburse the City for the development's fair share of the capital improvements already constructed in those instances where the City Council authorized an advance of a specific sum of money to fund acquisition or development of public park facilities and the Council found that the acquisition or development was needed to offset the impacts of new development; and

WHEREAS, the public facilities identified in the technical reports are necessary to protect the public health, safety, and general welfare, to facilitate orderly urban development and to maintain existing levels of service; and

WHEREAS, the SWADIF, SEADIF, CFF and PDF are based on the adopted policy recognizing that new development generates additional residents, traffic and storm run-off, which in turn places additional cumulative burdens upon the City's infrastructure, and that such development should pay its proportionate share of the cost for new or improved public facilities required to meet such burdens; and

WHEREAS, the SWADIF, SEADIF and CFF were updated in September 2002 and in August 2005 and the updates involved changes to cost estimates associated with the City's Basic Infrastructure Programs, which further identified needed public improvements within different areas of the City. The existing four PDF's were established in December 2002 to represent designated geographic zones they serve within the City; and

WHEREAS, each year during the Capital Improvements Program budget ("CIP BUDGET") adoption process the development impact fees collected during the preceding year are allocated to needed public improvement projects; and

WHEREAS, staff has prepared an Annual Report on Development Fees, which sets forth a description and the purpose of each fee, the existing sources and amounts of funding for each proposed project, a description of each fee, the sources and amounts necessary to complete financing of the proposed projects based on the existing analysis contained in the technical reports, and which address the reasonable relationship between the fee and the need for the identified infrastructure improvements as related to new development; and

WHEREAS, the Annual Report and supporting documents identified herein provide the basis for the findings consistent with the requirements of California Government Code Section 66001 and Section 66006; and

WHEREAS, the Council now seeks to document and formally adopt these findings consistent with state law.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa based on the foregoing, the reports, materials, and testimony presented hereby adopt the following findings regarding the use of Southwest Area Development Impact Fees, Southeast Area Development Impact Fees, Capital Facilities Fees, Park Acquisition and Development Fees, and Public Facilities Improvement Fee (Local):

- a. The purpose of each of the SWADIF, SEADIF, CFF, PDF and PFIF (Local) are as originally identified in the technical reports that assessed the need for the public infrastructure improvements. Consistent with those purposes, each fee will be used for the projects described in the Annual Report on Development Fees as attached to the staff report for this item as well as the CIP Budget appropriations made annually by Council.
- b. The Annual Report on Development Fees attached to the staff report for this item also identifies the anticipated funding sources and estimated amounts of funding necessary to complete financing for the identified public improvement projects, as well as sets

forth anticipated project construction dates. Future funds will be appropriated and deposited into project accounts as part of the annual CIP Budget process.

- c. The nexus analysis contained in the technical reports for the SWADIF, SEADIF, CFF PDF, and PFIF (Local) along with the analysis of needed public improvement in connection with individual development projects, demonstrate the need for public infrastructure attributable to the impacts of new development and support the need for continued contribution by new development through the collection of the SWADIF, SEADIF, CFF and PDF.

BE IT FURTHER RESOLVED that the Council accepts the FY 2015-16 Annual Report on Development Fees, attached hereto as Exhibit A.

IN COUNCIL DULY PASSED this 24th day of January, 2017.

AYES: (7) Mayor Coursey, Vice Mayor Tibbetts, Council Members Combs, Olivares, Rogers, Sawyer, Schwedhelm

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

Interim City Attorney

Exhibit A: Annual Report on Development Fees