

RESOLUTION NO. RES-2018-083

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING
PARK FEES AND AUTHORIZING PERIODIC ADJUSTMENT

WHEREAS, Chapter 19-70 of the Santa Rosa City Code ("City Code") includes formulas for establishing park land dedication and park impact fees; and

WHEREAS, City Code section 19-70.030 provides for the City Council to adopt by resolution park land dedication standards that reflect the ratio of park land to residents, as set forth in California Government Code Section 66477 (Quimby Act); and

WHEREAS, City Code section 19-70.050 provides for the City Council to adopt by resolution the amount to credit a developer against the park impact fee for dedicated park land; and

WHEREAS, City Code section 19-07-090 provides for the City Council to adopt by resolution park standards for acquisition and development and to adopt park impact fees pursuant to California Government Code Sections 66001 (Mitigation Fee Act); and

WHEREAS, City Code section 19-70.100 provides for the City Council to establish by resolution the cost of park land acquisition and park development per acre; and

WHEREAS, The Impact Fee Program Update report prepared by Urban Economics dated February 2018 recommends an update to the park land dedication requirements and park impact fees that would equalize fee amounts by city service area (quadrant) and increase flexibility on the use of funds by increasing from one-third to one-half the share of revenue that can be expended on park projects outside the city service area in which the revenue was generated for projects that provide citywide benefits; and

WHEREAS, the Council determines that this fee increase is not a "project" under CEQA and is therefore exempt pursuant to CEQA Guidelines section 15378(b)(4), and further determines the fee increase is exempt from CEQA pursuant to Public Resources Code section 21080(b)(8) and State Guidelines 15273(a)(4) in that the fee increase is for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas, and the fee increase will offset increased cost of providing parks within the existing City limits, and further determines the fee is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) in that the activity in question will not have a significant effect on the environment; and

WHEREAS, the Council has reviewed and considered the findings and determination of the Environmental Coordinator, the staff reports, oral and written, the Impact Fee Program Update report prepared by Urban Economics dated February 2018, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Council at the public hearing held on May 22, 2018, and all comments and materials submitted prior thereto.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa finds as follows:

1. The purpose of the park impact fee is to finance park land acquisitions and development of the park lands and all funds received will be used for those purposes.
2. There is a reasonable relationship between the use of the park impact fee and new residential development in that each new dwelling unit increases the number of people who will be using the park facilities as set forth in the Impact Fee Program Update report. Each new dwelling unit creates an increased burden on the park facilities. Further, each new dwelling unit will benefit from the park acquisition and development made possible by these fees by increasing the park land facilities available to the residents of the dwelling units.
3. After considering the Impact Fee Program Update report and the testimony received at this public hearing, the Council approves the Impact Fee Program Update and incorporates said document herein, and further finds that new development in the City of Santa Rosa will generate additional need for park land within the City and will contribute to the deterioration of existing park facilities unless park lands are acquired and developed.
4. The facts and evidence presented establish that there is a reasonable relationship between the need for the development of public facilities and the impacts of residential development for which the corresponding fee is charged and there is a reasonable relationship between the fees use and the type of development for which the fee is charged, as these reasonable relationships or nexus are described in more detail in the Impact Fee Program Update report.
5. The cost estimates and valuations included in the Impact Fee Program Update report are reasonable cost estimates for constructing these facilities and reasonable estimates of land values, and the fees expected to be generated by new residential development will not exceed the total of these costs.
6. Park impact fee revenue will be used solely 1) to acquire, upgrade, or expand public park and recreation facilities; 2) to reimburse developers that provide such park and recreation facilities, or 3) for costs associated with administration of the fee.
7. Based upon reports, materials and evidence presented, and the records and files, the Council determines that this fee increase is not a “project” under CEQA and is therefore exempt pursuant to CEQA Guidelines section 15378(b)(4), and further determines the fee increase is exempt from CEQA pursuant to Public Resources Code section 21080(b)(8) and State Guidelines 15273(a)(4) in that the fee increase is for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas, and the fee increase will offset increased cost of providing parks within the existing City limits, and further determines the fee is exempt from CEQA pursuant to CEQA

Guidelines section 15061(b)(3) in that the activity in question will not have a significant effect on the environment.

8. That based upon the reports, materials and evidence presented, the Council finds and determines that:
 - a. The fair market value per buildable acre of park land in 2017 is \$1,000,000; and
 - b. The development cost per acre of park land in 2017 is \$1,062,067.
9. The development cost of park land shall be adjusted on January 1 or each year in accordance with the percentage change in the Marshall and Swift Index of the third quarter of the previous year, and that 52 percent of the total park impact fee be revised to reflect such adjustment; and the fair market value of a buildable acre of park land shall be adjusted on January 1 of each year in accordance with the percentage change in multiple listing service as published in the Press Democrat the first week of December each year and that 48 percent of the total park impact fee be revised to reflect such adjustment.
10. Based upon the reports, materials and evidence presented, the Council finds and determines that the City park impact fees per dwelling unit, based upon the value of land and cost of development determined above, and the park acreage standard and formulas specified in the Impact Fee Program Update Report are as follows:

| <u>Types of Dwellings</u> | <u>Total</u> |
|-------------------------------|--------------|
| Single-Family Detached | |
| northwest | \$10,516.00 |
| northeast | \$10,516.00 |
| southwest | \$10,516.00 |
| southeast | \$10,516.00 |
| Single-Family Attached | |
| northwest | \$9,009.00 |
| northeast | \$9,009.00 |
| southwest | \$9,009.00 |
| southeast | \$9,009.00 |
| Duplex | |
| northwest | \$8,893.00 |
| northeast | \$8,893.00 |
| southwest | \$8,893.00 |
| southeast | \$8,893.00 |
| Multi-Family | |
| northwest | \$7,734.00 |
| northeast | \$7,734.00 |
| southwest | \$7,734.00 |

| | |
|---------------------|------------|
| southeast | \$7,734.00 |
| Mobile Homes | |
| northwest | \$6,147.00 |
| northeast | \$6,147.00 |
| southwest | \$6,147.00 |
| southeast | \$6,147.00 |

11. This resolution shall be effective sixty (60) days following the adoption of the resolution.

IN COUNCIL DULY PASSED this 22nd day of May, 2018.

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

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney