

RESOLUTION NO. RES-2018-082

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING CAPITAL FACILITIES FEES PURSUANT TO CHAPTER 21-05 OF THE CITY CODE AND AUTHORIZING ANNUAL ADJUSTMENTS AND REPEALING ALL PRIOR RESOLUTIONS SETTING SOUTHWEST AREA DEVELOPMENT IMPACT FEES, SOUTHEAST AREA DEVELOPMENT IMPACT FEES, AND CAPITAL FACILITIES FEES

WHEREAS, the City prepared and the Council has reviewed and considered the findings and determinations as set forth in 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 staff reports and 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; which Impact Fee Program Update recommended for certain changes to the City's Impact Fee program; and

WHEREAS, based upon the analysis and findings of the Impact Fee Program Update and other information received by the City Council at the public hearing on May 22, 2018, the Santa Rosa City Council has introduced a City ordinance, which ordinance will repeal Chapters 21-5 and 21-6 thus eliminating the Southwest Area Development Impact Fee and the Southeast Area Impact Fee and amends Chapter 21-04, making certain changes to the Capital Facilities Fee; and

WHEREAS, Chapter 21-04.050(D) of the Santa Rosa City Code ("City Code") identifies the application of Capital Facilities Fees ("CFF") and calls for the City council to adopt CFF by resolution; and

WHEREAS, City Code Chapter 21-04.060 includes requirements for use and distribution of CFF revenue; and

WHEREAS, City Code section 21-04.060(A) provides for the City Council to adopt a CFF by resolution and directs the revenues from each CFF to be distributed in accordance with the percentages stated to the following five accounts which shall be established and maintained as part of the financial records of the City: roadways and intersections, 62.8 percent; storm drainage, 12.7 percent; public safety, 12.8 percent; transit, bicycle and pedestrian, 10.7 percent; and administrative costs, one percent; and

WHEREAS, the City Council finds that the adoption and implementation of CFF pursuant to this resolution is exempt from the provisions of the California Environmental Quality Act under section 15061(b)3 in that the Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment; and

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

1. The purpose of the Capital Facilities Fee is to finance public infrastructure improvements as identified in the Impact Fee Program Update and Section 21-06 of the City Code and all funds received will be used for those purposes.
2. There is a reasonable relationship between the use of the CFF and new development in that each new dwelling unit and nonresidential structure increases the number of people who will be using the public infrastructure as set forth in the Impact Fee Program Update report and therefore each new dwelling unit and nonresidential structure creates an increased burden on the public infrastructure. Further, each new dwelling unit and nonresidential structure will benefit from the enhancement and improvements to public infrastructure made possible by these fees.
3. After considering the Impact Fee Program Update report and the testimony received at the May 22, 2018 public hearing, the Council has adopted, by motion, 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 public infrastructure improvements.
4. The facts and evidence presented establish that there is a reasonable relationship between the need for the development, enhancement and improvement of public facilities and the impacts of new development for which the corresponding fee is charged and there is a reasonable relationship between the proposed use of such fees and the type of development for which the fee is charged, as these reasonable relationships or nexus are described in more detail in the analysis referred to above.
5. The cost estimates and valuations included in the Impact Fee Program Update report are reasonable cost estimates for constructing these public facilities and reasonable estimates of land values, and the fees expected to be generated by new residential development and nonresidential structures will not exceed the total of these costs.
6. The Capital Facilities Fees will be used solely 1) to acquire, upgrade, or expand public infrastructure improvements; 2) for reimbursing the City for the development's fair share of the capital improvements already acquired or constructed by the City where the City Council has authorized an advance of a specific sum of money to fund such development and the Council has found that the development is appropriate to offset the impacts of new housing developments; or 3) reimburse the City of Santa Rosa to offset administrative costs associated with collecting, depositing, distributing and otherwise administering such fee revenues and in periodically reviewing and updating the Impact Fee Program Update report, in an amount not to exceed one percent, plus any applicable interest.
7. Based upon reports, materials and evidence presented, the Council of the City of Santa Rosa determines that the Capital Facilities Fee increase - as determined by the analysis

and findings in the Impact Fee Program Update - is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8) and State Guidelines 15273(a)(4) in that it is for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas, the fee increase will offset increased cost of providing necessary public infrastructure improvements within the City limits.

8. The Council finds and determines that the Capital Facilities Fee schedule based upon the assumptions and formulas specified in the Impact Fee Program Update report is as follows:

Residential

Very Low Density (0 to 1.99 units/acre)	\$9,129 per unit
Low Density (2 to 7.99 units/acre)	\$8,007 per unit
Medium-Low Density (8 to 12.99 units/acre)	\$7,329 per unit
Medium Density (13 to 17.99 units/acre)	\$6,522 per unit
Medium-High Density (18 or more units/acre)	\$5,433 per unit
Accessory Dwelling Unit	\$5,433 per unit

Nonresidential

Retail	\$14.16 per gross building square foot
Commercial	\$9.14 per gross building square foot
Office	\$6.38 per gross building square foot
Industrial	\$3.88 per gross building square foot
Mini Warehouse	\$1.54 per gross building square foot
Congregate Care Facility	\$1,408 per room
Churches	\$1.19 per gross building square foot
Private Schools	\$6.25 per gross building square foot
Drug Rehabilitation Center	\$6.08 per gross building square foot

These fees will be adjusted annually each July based on the percentage change in the Bureau of Labor Statistics San Francisco/Oakland/San Jose Consumer Price Index – all Urban Consumers (CPI-U).

9. The Capital Facilities Fee as updated by this resolution is estimated to generate revenue equal to the Southwest Area Development Impact Fee (SWADIF) and the Southeast Area Development Impact Fee (SEADIF). Furthermore, any remaining capital facilities that would have been funded by the SWADIF or SEADIF may be funded by the Capital Facilities Fee. Therefore, the Southwest Area Development Impact Fee schedule and the Southeast Area Development Impact Fee schedule are repealed and any prior resolutions setting fees for SWADIF, SEADIF and CFF are hereby repealed in their entirety and replaced by this resolution.

10. 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:

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City Attorney