

CITY OF HEALDSBURG

RESOLUTION NO. 140-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2020-21 ANNUAL REPORT OF DEVELOPER DEPOSITS (AB 1600 REPORT)

WHEREAS, the City of Healdsburg imposes fees to mitigate the impact of development pursuant to Government Code section 66000 et seq.; and

WHEREAS, said fees collected are deposited into a special and separate capital account for each type of improvement funded by development fees; and

WHEREAS, the City maintains separate funds for fire facilities impact, parking impact, streets capital, water impact, sewer impact, drainage impact, electric development and park development fees; and

WHEREAS, the City is required within 180 days after the last day of each fiscal year to make available to the public information for the fiscal year regarding these fees under Government Code section 66006; and

WHEREAS, City staff has prepared a report ("AB 1600 Report") that contains the information required by Government Code section 66006; and

WHEREAS, no interfund transfers or loans were made from any of the accounts identified in the AB 1600 Report; and

WHEREAS, there were no refunds of development impact fees collected pursuant to Government Code §66001(e), nor were there any allocations of unexpended revenues collected pursuant to Government Code §66001(f); and

WHEREAS, the AB 1600 Report was made available for review on November 15, 2021, more than fifteen (15) days prior to the date that the Council considered the AB 1600 Report; and

WHEREAS, no interested persons have requested notice of the AB 1600 Report; consequently no notices of the availability of the AB 1600 Report were mailed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HEALDSBURG FINDS AND RESOLVES AS FOLLOWS:

Section 1.

- A. In accordance with Government Code section 66006, the City has conducted an annual review of its development impact fees and capital infrastructure programs and the City Council has reviewed the AB 1600 Report attached hereto as Exhibit A and incorporated herein by this reference.

B. The City Council hereby approves, accepts and adopts the AB 1600 Report.

Section 2. That the following finding is made as required under the Government Code Section 66006:

A. The fire facilities impact fee has been accumulated beyond five years for the purchase of an aerial ladder truck. A reasonable relationship exists between the need for an aerial ladder truck and future commercial and residential development due to the increased risk of loss of life and property damage that can occur when a ladder truck is not available in a response area. A ladder truck in the response area will bring specialized fire suppression and rescue equipment to structure fires and/or rescue activities.

Section 3. Effective Date. The resolution shall take effect immediately upon adoption.

Section 4. Severability. If any section, subsection, sentence, clause, phase or portion of this Resolution is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

The City Council hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause or phase thereof irrespective of the fact that any one of or more sections, subsections, clauses or phases be declared unconstitutional on their face or as applied.

PASSED, APPROVED AND ADOPTED, this 6th day of December 2021, by the following vote:

AYES: Councilmembers: (5) Hagele, Jimenez, Kelley, Palacios and Mayor Mitchell

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:

  
\_\_\_\_\_  
Evelyn L. Mitchell, Mayor

  
\_\_\_\_\_  
Raina Allan, City Clerk

I, RAINA ALLAN, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 140-2021 adopted by the City Council of the City of Healdsburg on the 6th day of December, 2021.

  
Raina Allan, City Clerk

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Resolution No. 140-2021  
Exhibit A

**City of Healdsburg  
Development Impact Fees Schedule**

**Parking Development Impact**

|                  |           |
|------------------|-----------|
| New construction | 15,730.49 |
| Change of Use    | 6,506.18  |

**Infrastructure Development Impact Charges - Single Family Residential Dwelling**

|                             |           |          |
|-----------------------------|-----------|----------|
| Water System                | 6,689.00  | per unit |
| Sewer System                | 11,094.00 | per unit |
| Park System                 | 2,057.00  | per unit |
| Electrical Development Fees |           |          |
| Up to 125 amps              | 975.00    | per unit |
| Up to 200 amps              | 1,473.00  | per unit |
| Up to 400 amps              | 2,925.00  | per unit |
| Fire Facilities Impact Fees | 193.00    | per unit |
| Traffic Facilities          | 3,206.00  | per unit |
| Storm Drain Facilities      | 4,293.00  | per unit |

**Infrastructure Development Impact Charges - Secondary Residential Dwelling Unit**

|  |          |  |
|--|----------|--|
| Tier 2, between 851 and 1200 square feet |          |  |
| Electrical Development Fees              | 487.00   |  |
| Park System                              | 1,028.00 |  |
| Wastewater System Capacity               | 5,547.00 |  |
| Water System                             | 3,344.50 |  |

**Infrastructure Development Impact Charges - Commercial & Industrial**

|                             |           |  |
|-----------------------------|-----------|--|
| Water System                | 11,170.00 | water meter size 1" or smaller (rate varies for larger meter sizes)<br>water meter size 1" or smaller with low sewer strength (rate varies for larger meter sizes and increased sewer strengths) |
| Sewer System                | 18,528.00 |  |
| Park System                 | 0.35      | per sq-ft of gross floor area  |
| Electrical Development Fees | Varies    |  |
| Fire Facilities Impact Fees | 0.15      | per sq-ft of gross floor area  |
| Traffic Facilities          |           |  |
| Commercial                  | 4,022.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Office                      | 5,118.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Industrial                  | 3,037.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Hotel Room                  | 1,884.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Storm Drain Facilities      |           |  |
| Commercial                  | 1,202.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Office                      | 1,932.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Industrial                  | 1,846.00  | per 1,000 Building Sq. Ft. or Hotel Room   |
| Hotel Room                  | 1,417.00  | per 1,000 Building Sq. Ft. or Hotel Room   |

**Infrastructure Development Impact Charges - Multi-Family Residential Dwelling Units**

|                             |          |                           |
|-----------------------------|----------|---------------------------|
| Water System                | 4,012.00 | per dwelling unit         |
| Sewer System                | 9,984.00 | per dwelling unit         |
| Park System                 | 2,057.00 | per dwelling unit         |
| Electrical Development Fees |          |                           |
| 2 to 8 Units                | 975.00   | per dwelling unit         |
| 9 to 50 Units               | 780.00   | per dwelling unit         |
| Fire Facilities Impact Fees | 193.00   | per dwelling unit         |
| Traffic Facilities          | 3,206.00 | per dwelling unit         |
| Storm Drain System          | 2,138.00 | per sq-ft of hard surface |

Resolution No. 140-2021  
Exhibit A

**Annual Report on Developers' Funds Per GC 66000**  
**Analysis of Changes in Fund Balance /Working Capital including beginning and ending balances, fees collected and interest earned**

|  | <b>FIRE FACILITIES<br/>DEVELOPMENT<br/>IMPACT</b> | <b>PARKING<br/>DEVELOPMENT<br/>IMPACT</b> | <b>STREETS<br/>DEVELOPMENT<br/>IMPACT</b> | <b>WATER<br/>DEVELOPMENT<br/>IMPACT</b> | <b>SEWER<br/>DEVELOPMENT<br/>IMPACT</b> | <b>DRAINAGE<br/>DEVELOPMENT<br/>IMPACT</b> | <b>ELECTRIC<br/>DEVELOPMENT<br/>IMPACT</b> | <b>PARK<br/>DEVELOPMENT<br/>IMPACT</b> |
|--|---|---|---|---|---|--|--|--|
| Beginning Fund Balance 07/01/20<br>per 2019-20 Developer Report                | \$ 252,368  | \$ 76,525                                 | \$ 193,862                                | \$ 1,559,939                            | \$ 3,312,512                            | \$ 1,849,925                               | \$ 736,462                                 | \$ 533,704                             |
| <b>Adjusted beginning fund balance after<br/>2019-20 fiscal year end audit</b> | <b>252,369</b>                                    | <b>76,525</b>                             | <b>193,862</b>                            | <b>1,559,938</b>                        | <b>3,312,512</b>                        | <b>1,849,925</b>                           | <b>736,463</b>                             | <b>553,704</b>                         |
| REVENUE  |   |   |   |   |   |  |  |  |
| Fees collected   | 15,590  | 47,190                                    | 399,627                                   | 194,469                                 | 315,607                                 | 115,682                                    | 66,105                                     | 60,931                                 |
| Interest earned  | 585   | 388                                       | 83  | 1,677                                   | (10,630)                                | (6,484)                                    | 909  | 1,544                                  |
| Rent received  |   |   |   |   |   |  |  | 226                                    |
|  | <u>16,175</u>                                     | <u>47,578</u>                             | <u>399,710</u>                            | <u>196,146</u>                          | <u>304,977</u>                          | <u>109,198</u>                             | <u>67,014</u>                              | <u>62,701</u>                          |
| EXPENDITURES   |   |   |   |   |   |  |  |  |
| Public Works   | -   | -   | 184,783                                   | 337,478                                 | 2,159,070                               | 1,192,528                                  | 175,457                                    | 617                                    |
| Audit Adjustment   | -   | -   | -   | -                                       | -                                       | -  | -  | -                                      |
|  | <u>-</u>  | <u>-</u>                                  | <u>184,783</u>                            | <u>337,478</u>                          | <u>2,159,070</u>                        | <u>1,192,528</u>                           | <u>175,457</u>                             | <u>617</u>                             |
| Excess of Revenue Over/(Under)<br>Expenditures                                 | 16,175  | 47,578                                    | 214,927                                   | (141,332)                               | (1,854,093)                             | (1,083,330)                                | (108,443)                                  | 62,084                                 |
| <b>Ending Fund Balance 06/30/21</b>  | <b><u>\$ 268,544</u></b>                          | <b><u>\$ 124,103</u></b>                  | <b><u>\$ 408,789</u></b>                  | <b><u>\$ 1,418,606</u></b>              | <b><u>\$ 1,458,419</u></b>              | <b><u>\$ 766,595</u></b>                   | <b><u>\$ 628,020</u></b>                   | <b><u>\$ 615,788</u></b>               |

**Annual Report on Developers' Funds Per GC 66000  
Expenditures By Project**

|   | FY 2020-21          | % Funded<br>with AB<br>1600 Fee | Balance of Project Funding               |
|---|---------------------|---------------------------------|--|
| <b>FIRE FACILITIES DEVELOPMENT IMPACT</b> |                     |                                 |  |
| Administration Overhead                   | -                   |                                 |  |
| Total                                     | <u>-</u>            |                                 |  |
| <b>PARKING DEVELOPMENT IMPACT</b>         |                     |                                 |  |
| Administration Overhead                   | -                   |                                 |  |
| Total                                     | <u>-</u>            |                                 |  |
| <b>STREET DEVELOPMENT IMPACT</b>          |                     |                                 |  |
| Five-Way Roundabout                       | 175,000             | 7%                              | Water, Sewer, and Drainage Impact Fees   |
| Development Impact Fee Study              | 9,783               | 34%                             | Drainage Impact Fund, Parks Development  |
| Total                                     | <u>\$ 184,783</u>   |                                 |  |
| <b>WATER DEVELOPMENT IMPACT</b>           |                     |                                 |  |
| Five-way Roundabout                       | 197,872             | 6%                              | Street, Sewer, and Drainage Impact Fee   |
| College Street                            | 108,991             | 5%                              | Water Fund, Sewer Fund, Gas Tax Fund     |
| Water & Wastewater Rate Study             | 30,615              | 50%                             | Wastewater Fund                          |
| Total                                     | <u>\$ 337,478</u>   |                                 |  |
| <b>SEWER DEVELOPMENT IMPACT</b>           |                     |                                 |  |
| 5-Way Roundabout                          | 1,642,133           | 51%                             | Streets, Water, and Drainage Impact Fees |
| Sewer Operations                          | 300,000             |                                 |  |
| College Street Project                    | 186,322             | 8%                              | Water Fund, Sewer Fund, Gas Tax Fund     |
| Water & Wastewater Rate Study             | 30,615              | 50%                             | Water Fund                               |
| Total                                     | <u>\$ 2,159,070</u> |                                 |  |
| <b>DRAINAGE DEVELOPMENT IMPACT</b>        |                     |                                 |  |
| 5-Way Roundabout                          | 1,174,536           | 37%                             | Streets, Water, and Sewer Impact Fees    |
| Development Impact Fee Study              | 17,992              | 63%                             | Street Development Impact Fee Fund, Park |
| Total                                     | <u>\$ 1,192,528</u> |                                 |  |
| <b>ELECTRIC DEVELOPMENT IMPACT</b>        |                     |                                 |  |
| Badger Substation Reconstruction          | 175,457             | 38%                             | Electric Fund                            |
| Total                                     | <u>\$ 175,457</u>   |                                 |  |
| <b>PARK DEVELOPMENT IMPACT</b>            |                     |                                 |  |
| Development Impact Fee Study              | 617                 | 2%                              | Street Impact Fee Fund, Drainage Impact  |
| Total                                     | <u>\$ 617</u>       |                                 |  |

**Annual Report on Developers' Funds Per GC 66000  
Planned Usage of Developer Impact Fees As Per Ordinances Establishing The Impact Fees**

|   | <b>Anticipated<br/>Start of Project</b> |                     |              |
|---|---|---------------------|--------------|
| <b>FIRE FACILITIES DEVELOPMENT IMPACT</b>             |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 268,544   |
| Aerial Ladder Truck                                   | 7/1/2025                                | 1,570,000           |              |
| Total   |   | <u>\$ 1,570,000</u> |              |
| <b>PARKING DEVELOPMENT IMPACT</b>                     |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 124,103   |
| Miscellaneous Improvements                            | 7/1/2020                                | 77,000              |              |
| Total   |   | <u>\$ 77,000</u>    |              |
| <b>STREETS DEVELOPMENT IMPACT</b>                     |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 408,789   |
| Foss Creek Segments 9 & 10                            | 7/1/2020                                | 605,500             |              |
| Total   |   | <u>\$ 605,500</u>   |              |
| <b>WATER DEVELOPMENT IMPACT</b>                       |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 1,418,606 |
| Aquifer Storage & Recovery Project                    | 11/1/2021                               | 109,016             |              |
| Dry Creek Water Treatment Plan Clear Well Leak Repair | 10/1/2021                               | 352,000             |              |
| McDonough Water Transmission Main Replacement         | 10/1/2021                               | 150,000             |              |
| Operations and Maintenance                            | 7/1/2022                                | 1,300,000           |              |
| Total   |   | <u>\$ 1,911,016</u> |              |
| <b>SEWER DEVELOPMENT IMPACT</b>                       |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 1,458,419 |
| Operations and Maintenance                            | 7/1/2020                                | 600,000             |              |
| Operations and Maintenance                            | 7/1/2022                                | 900,000             |              |
| Total   |   | <u>\$ 1,500,000</u> |              |
| <b>DRAINAGE DEVELOPMENT IMPACT</b>                    |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 766,595   |
| Storm Dram Facility Expansion                         | 7/1/2021                                | 4,747,752           |              |
| Total   |   | <u>\$ 4,747,752</u> |              |
| <b>ELECTRIC DEVELOPMENT IMPACT</b>                    |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 628,020   |
| Badger Substation 60kV and 12kV Bus reconstruction    | 7/1/2019                                | 843,047             |              |
| Total   |   | <u>\$ 843,047</u>   |              |
| <b>PARK DEVELOPMENT IMPACT</b>                        |   |                     |              |
| Estimated Balance at 06/30/2021                       |   |                     | \$ 615,788   |
| Badger Park Redevelopment                             | 7/1/2019                                | 580,000             |              |
| Montage Healdsburg Park Development                   | 7/1/2019                                | 74,500              |              |
| Fitch Mountain Park and Open Space Preserve           | 7/1/2021                                | 520,000             |              |
| Total   |   | <u>\$ 1,174,500</u> |              |