Annual AB1600 Development Fee Report

For Fiscal Year Ending June 30, 2007

Prepared by:
Finance Department

HEALDSBURG CITY COUNCIL
AGENDA ITEM SUMMARY REPORT
Prepared by: Roger Cathey, Accountant
for Tamera Haas, Finance Director

Item No.: VII-A
Meeting Date: January 22, 2008

TITLE: DISTRIBUTION OF FY6-07 AB1600 REPORT AND APPROVAL OF A RESOLUTION TO REAFFIRM THE NECESSITY OF DEVELOPMENT IMPACT FEES

RECOMMENDATION:
Adopt resolution to reaffirm the necessity of development impact fees.

BACKGROUND:
To be in full compliance with State law, the City must:

a. Spend or commit development impact fees within five years of collecting them; or

b. Adopt a resolution that makes a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed.

Currently, the City collects seven different categories of impact fees as described in this report. None of the City's development impact fees have been held beyond five years without a resolution making a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed as required by AB1600. Below are the findings for two impact fees that require accumulation beyond five years to complete projects.

1. Fire facilities impact fee continues to be accumulated beyond five years for the purchase of an aerial ladder truck. There exists a reasonable relationship 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 unavailable within a response area and due to the type of fire suppression and rescue equipment available to respond at any given moment to structure fires and/or rescue activities.

2. Drainage development impact fee are accumulated beyond five years to achieve economies of scale for projects in the adopted Capital Improvement Program, which identifies certain drainage capital improvement projects that are necessary to provide service to support development. The fees collected are optimized by being accumulated over time to build projects that are triggered by new development, instead of being used in a piece meal fashion to build smaller projects within a 5-year timeframe.

AB1600 requires that within 180 days of the close of the fiscal year, the City make available to the public a report on development impact fees. The required report consists of:

1. A brief description of the fee type in the account or fund,
2. Amount of the fee,
3. Beginning and ending balance of the account or fund, the amount of fees collected and the interest earned,
4. Identification of each public improvement on which fees were expended
5. Amount of expenditures on each improvement,
6. If the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement an approximate date by which construction of the public improvement will commence.
7. Description of any interfund transfer or loan,
8. Amount of refunds paid, if any, from a particular fund.

The City produced its year-end closing report on December 21, 2007, and the report was made available to the public on December 27, 2007.

FISCAL ANALYSIS:
Distribution of annual AB1600 Development Fee Report does not require expenditure of funds.

ATTACHMENTS:
AB1600 Report for 2006-07

Approved for transmittal: _____
Chet Wystepek, City Manager

CITY OF HEALDSBURG

RESOLUTION NO. 11-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG TO REAFFIRM THE NECESSITY OF DEVELOPMENT IMPACT FEES

WHEREAS, the City of Healdsburg is required to make certain findings every five years with respect to the unexpended fund balance of certain development impact fee funds pursuant to California Government Code Section 66001; and

WHEREAS, the documents reflecting the balance in each development impact fee fund or account, accrued interest in said fund or account and the amount of expenditure by public facility for the fiscal year have been made available for public review as required by Code Section 66006; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Healdsburg, California, as follows:

Section 1. That the recitations above are true and correct.

Section 2. That the following findings are made as required under the Government Code Section 66006:

A. That the purpose to which each development impact fee is to be put has been identified.

B. That there is a continued need for the improvements and that there is a reasonable relationship between the fee and the impacts for development for which the fees are collected.

C. That the sources and amounts of funding anticipated to complete the financing of capital projects have been identified and will be deposited into the appropriate account upon receipt or during the normal Capital Improvement Program budget cycle.

D. Fire facilities impact fee continues to be accumulated beyond five years for the purchase of an aerial ladder truck. There exists a reasonable relationship 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 unavailable within a response area and due to the type of fire suppression and rescue equipment available to respond at any given moment to structure fires and/or rescue activities.

E. Drainage development impact fee are accumulated beyond five years to achieve economies of scale for projects in the adopted Capital Improvement Program, which identifies certain drainage capital improvement projects that are necessary to provide service to support development. The fees collected are optimized by being accumulated over time to build projects that are triggered by new development, instead of being used in a piece meal fashion to build smaller projects within a 5-year timeframe.

Section 3. That these findings are based on information provided in the City of Healdsburg Operating Budget and Five-Year Capital Improvement Program for fiscal year 2006-07 on file with the City Clerk.

Dated: January 22, 2008

VOTE upon the foregoing resolution was as follows:

AYES:	Councilmembers: (5)	McGuire, Plass, Wood, Ziedrich and Mayor Schaffner
NOES:	Councilmembers: (0)	None
ABSENT:	Councilmembers: (0)	None
ABSTAINING:	Councilmembers: (0)	None

SO ORDERED:

/S/ LISA W. SCHAFFNER
Lisa W. Schaffner, Mayor

ATTEST:

/S/ MARIA CURIEL
Maria Curiel, City Clerk

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the City Council of the City of Healdsburg on the 22nd day of January 2008.

City Clerk

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City of Healdsburg
AB 1600 Report
Fiscal Year Ended June 30, 2007

Introduction:
The City of Healdsburg is a municipal corporation governed by an elected five member City Council. The City operates under a Council-City Manager form of government and is a full service City.

AB 1600 Development Fee Reporting:
In accordance with the provisions of the State of California and Government Code Section 66001 and 66006, as amended by AB518 and SB1693 ("AB 1600"), the City is required to publish an annual report for each fund established to account for public facilities fees (also known as development impact fees). The report must include the beginning and ending balances by public facility type for the fiscal year and the amount of fees, interest, other income, and expenditures for each fund.

To be in full compliance with State law, the City must:

- Spend or commit development impact fees within five years of collecting them; or
- Adopt a resolution that makes a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed.

Currently, the City collects seven different categories of impact fees as described in this report. None of the City's development impact fees have been held beyond the five-years without a resolution making a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed as required by AB1600.

The City generally collects impact fees at the time of issuance of building permits for new residential and commercial construction. The impact fees are established by an adopted City resolution (see attached resolutions) and are deposited into separate development impact fee funds.

The pace of development activity impacts the level of development impact fees. This source of funding is subject to considerable variation due to economic cycles. The City's Growth Management Ordinance allows 30 market rate residential building permits per year, which impacts the amount of development impact fees collected. With these limits, future development funds will require review and revision to meet the future needs of the City.

The City annually adopts an Operating Budget and Five Year Capital Improvement Program, which are on file with the City Clerk.

Analysis of Public Facility / Development Impact Fees Charged by the City:
This report includes one page for each development impact fee to make certain findings with respect to the unexpended fund balance of each development impact fee funds pursuant to California Government Code Section 66001. The beginning and ending balances for each fund and the amount of fees, interest, and expenditures for each fund are shown on each page. The schedule also describes capital projects to be funded by these development impact fees. All capital projects are included in the Five Year Capital Improvement Program and the Capital Budget is adopted as part of the City's Annual Operating Budget.

City of Healdsburg

AB 1600 Report

Fiscal Year Ended June 30, 2007

Project Code Definitions:

The City of Healdsburg utilizes a 6 digit code to track project costs. Each area of interest carries its own unique set of letters. PWW is for Water projects, PWS refers to Sewer projects, PWD is a drainage project, PWT would indicate a Street project, EL projects are Electric projects and PK refer to Park projects. The designator CW refers to City Wide Projects that are potentially funded from more than one source, as they have a collective benefit to the City. PB is a similar identifier but specifically refers to projects taking place in public buildings. The Fire truck fund does not have a project number because funds are still being collected. The numeric portion of each project is a unique set of numbers to collect the activity of the project.

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Streets Development Fund
Account Number 910-0000-385-01-01

The purpose of these fees is to fund the design and construction of drainage infrastructure improvements required to mitigate the impact of new development.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		137,040	
Interest Income		27,039	
Total Sources		164,079	
Expenditures and Other Uses			
Transfers out for Capital Projects		260,000	
Total Uses		260,000	
Total Available	750,199	(95,921)	654,278

Five Year Revenue Test Using First In First Out Method

	Revenues Collected
Revenue Collected in FY2003	160,994
Revenue Collected in FY2004	108,218
Revenue Collected in FY2005	191,081
Revenue Collected in FY2006	277,859
Revenue Collected in FY2007	137,040
Total Revenue for Last Five Years	875,192

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

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
PWT002 - Dry Creek Rd, Hbg-Cal T RC	263	109,478	100%	0%
PWT006 - Dry Creek Rd Interchange	1,106	575,324	100%	0%
PWT012 - Annual Reconstruction	540,466	50,000	2%	27%
PWT013 - New Sidewalk Installation	436,946	49,500	8%	69%
PWT016 - Hazard Sidewalk Replaceme	519,469	14,500	2%	85%
PWT017 - Annual Overlay (PMS)	657,162	148,000	12%	55%
PWT045 - Street Development Enginee	365,499	328,618	83%	93%
PWT306 - Other Street Oversizing	1,235	30,000	100%	4%
PWT314 - Grove St Improvement Plan	55,086	200,000	100%	28%
PWT331 - Traffic Signal Upgrades	63,264	22,000	27%	77%
Total	2,640,496	1,527,420		

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Water Development Fund
920-0000-385-01-01

The purpose of these fees is to fund the design and construction of drainage infrastructure improvements required to mitigate the impact of new development.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		194,458	
Interest Income		41,958	
Total Sources		236,416	
Expenditures and Other Uses			
Transfers out for Capital Projects		250,097	
Total Uses		250,097	
Total Available	979,589	(13,681)	965,908

Five Year Revenue Test Using First In First Out Method

	Revenues Collected	
Revenue Collected in FY2003	306,163	
Revenue Collected in FY2004	554,189	
Revenue Collected in FY2005	238,551	
Revenue Collected in FY2006	214,913	** Note 1*
Revenue Collected in FY2007	194,458	
Total Revenue for Last Five Years	1,508,274	

Note 1 - FY06 revenue reduced by refunds made in FY07, $114,173

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

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
CW0008 - General Plan/Housing Eleme	218,652	25,000	7%	65%
CW0701 - City Wide Aerial Photos	78,645	35,334	33%	74%
PB0097 - Community Development Cer	11,589	300,000	18%	1%
PWW019-Pressure Reducing Valve Sta	779	5,168	5%	1%
PWW020 - Distribution System Pipe Re	477,565	242,500	39%	76%
PWW043 - Production/Pump Equipmen	1,032,547	281,025	24%	90%
PWW045 - Development Engineering	705,438	794,043	100%	89%
PWW490 - Water Service Replacement	2,024,989	70,000	3%	91%
PWW501 - Treatment Equipment Repla	-	75,000	36%	0%
Total	4,550,203	1,828,070		

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Sewer Development Fund
930-0000-385-01-01

The purpose of these fees is to fund the design and construction of drainage infrastructure improvements required to mitigate the impact of new development.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		257,814	
Interest Income		44,948	
Total Sources		302,761	
Expenditures and Other Uses			
Transfers out for Capital Projects		175,887	
Total Uses		175,887	
Total Available	1,083,823	126,874	1,210,697

Five Year Revenue Test Using First In First Out Method

	Revenues Collected
Revenue Collected in FY2003	414,194
Revenue Collected in FY2004	329,884
Revenue Collected in FY2005	268,467
Revenue Collected in FY2006	482,406
Revenue Collected in FY2007	257,814
Total Revenue for Last Five Years	1,752,765

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

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
CW0008 - General Plan/Housing Eleme	218,652	25,000	7%	65%
CW0701 - City Wide Aerial Photos	78,645	35,333	33%	74%
PB0097 - Community Development Cer	11,589	400,000	24%	1%
PWS012 - Collection Main Replacemen	1,363,991	470,000	36%	100%
PWS014 - Outfall Relocation	1,371,918	122,500	9%	100%
PWS029 - Sewer Lift Station Rebuild	337,109	90,000	19%	72%
PWS045 - Development Engineering	604,889	545,000	100%	100%
PWS405 - Magnolia Lift Station	861,034	190,000	22%	100%
Total	4,847,827	1,877,833		

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Drainage Development Fund
931-0000-385-01-01

The purpose of these fees is to fund the design and construction of drainage infrastructure improvements required to mitigate the impact of new development.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		110,420	
Interest Income		68,749	
Total Sources		179,169	
Expenditures and Other Uses			
Transfers out for Capital Projects		120,000	
Total Uses		120,000	
Total Available	1,577,800	59,169	1,636,969

Five Year Revenue Test Using First In First Out Method

	Revenues Collected
Revenue Collected in FY2003	411,629
Revenue Collected in FY2004	304,327
Revenue Collected in FY2005	240,138
Revenue Collected in FY2006	180,375
Revenue Collected in FY2007	110,420
Total Revenue for Last Five Years	1,246,889

Result: A resolution as been adopted to make a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed to continue fee collection.

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
PWD001 - Creek Channel Oversizing	-	120,000	100%	0%
PWD004 - Storm Drain Oversizing	-	158,972	100%	0%
PWD006 - Storm Drain Oversizing-Area	-	10,000	100%	0%
PWD009 - Storm Drain Replacement	325,422	367,166	33%	29%
PWD010 - Phase II Stormwater Rule C	41,645	160,000	100%	26%
PWD045 - Development Engineering	289,123	287,500	100%	100%
Total	656,190	1,103,638		

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Electric Development Fund
940-0000-385-01-01

The purpose of these fees is to fund the design and construction of electric infrastructure improvements requi to mitigate the impact of new development on the City's electric distribution system.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		36,071	
Interest Income		705	
Total Sources		36,776	
Expenditures and Other Uses			
Transfers out for Capital Projects		244,810	
Total Uses		244,810	
Total Available	243,670	(208,034)	35,636

Five Year Revenue Test Using First In First Out Method

	Revenues Collected
Revenue Collected in FY2003	168,952
Revenue Collected in FY2004	47,926
Revenue Collected in FY2005	155,508
Revenue Collected in FY2006	128,452
Revenue Collected in FY2007	36,071
Total Revenue for Last Five Years	536,909

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

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
CW0008 - General Plan/Housing Eleme	218,652	25,000	7%	65%
CW0701 - City Wide Aerial Photos	78,645	35,333	33%	74%
PB0006 - Corp Yard Pole Pile	-	25,000	50%	0%
PB0097 - Community Development Cer	11,589	900,000	53%	1%
EL0017 - Remote Utility Meter Read	-	100,000	100%	0%
EL0021 - Acquisition of PG&E, Grove S	-	250,000	100%	0%
EL0094 - Misc Equipment	23,427	170,200	100%	14%
EL0157 - Expand 12 kV Primary	105,556	238,889	100%	44%
EL0183 - Heron-S.Fitch Mt-Express	6,312	100,000	100%	6%
EL0186 - Memorial Bridge URD	-	100,000	100%	0%
EL0296 - Replace Poles,Capacitors, Ar	503,603	10,000	2%	83%
EL0366 - Public Safety Lighting	28,037	50,000	71%	40%
EL0501 - Hbg Ave. 12KV URD Expansi	7,929	280,000	92%	3%
EL0506 - Grove Street 12KV URD Ext.	193,988	220,000	100%	88%
EL0702 - North Area Express Feeder	7,639	53,000	75%	11%
EL0703 - Badger Substation Upgrade	759,558	368,000	15%	31%
Total	1,944,936	2,925,422		

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Parks Development Fund
203-0000-325-05-02

The purpose of these fees is to fund the design and construction of parks and parks improvements required to mitigate the impact of new development.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		49,089	
Other Fees		1,061	
Interest Income		10,620	
Transfers In		-	
Total Sources		60,770	
Expenditures and Other Uses			
Transfers out for Capital Projects		148,500	
Total Uses		148,500	
Total Available	299,042	(87,730)	211,312

Five Year Revenue Test Using First I	**Revenues Collected**
	Revenues Collected
Revenue Collected in FY2003	97,451
Revenue Collected in FY2004	75,376
Revenue Collected in FY2005	105,475
Revenue Collected in FY2006	95,633
Revenue Collected in FY2007	49,089
Total Revenue for Last Five Years	423,024

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

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
PK0014 - Villa Chanticleer Bldg Improv	312,598	20,000	5%	77%
PK0701 - Swimming Pool Improvement	9,370	30,000	100%	31%
PK0702 - Parks Master Plan	69,713	45,000	100%	100%
Total	391,680	95,000		

City of Healdsburg
AB1600 Report
Fiscal Year 2007

Fire Facilities Impact Fee
602-0000-385-01-01

The purpose of these fees is to fund the replacement costs of the aerial ladder truck for the Fire Department. An aerial ladder truck generally has a service life of 25 years, and it is anticipated that the City will need to replace the truck in 2025.

Account Description	Beginning Fund Balance FY2007	FY2007	Ending Fund Balance FY2007
Revenues and Other Sources			
Developer Fees		11,556	
Interest Income		3,159	
Total Sources		14,715	
Expenditures and Other Uses			
Transfers out for Capital Projects			
Total Uses		-	
Total Available	50,983	14,715	65,698

Five Year Revenue Test Using First In First Out Method

	Revenues Collected
Revenue Collected in FY2003	1,917
Revenue Collected in FY2004	15,046
Revenue Collected in FY2005	19,968
Revenue Collected in FY2006	14,052
Revenue Collected in FY2007	11,556
Total Revenue for Last Five Years	62,539

Result: A resolution as been adopted to make a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed to continue fee collection.

Capital Improvement Projects	Total Expenditures 6/30/07	Development Fee Funding	% Funded with Dev Fee	Project % Complete
Aerial Ladder Fire Truck	-	65,698	26%	0%
Total	-	65,698		

Appendix A

Resolutions and Comparison to Other Sonoma County Jurisdictions

CITY OF HEALDSBURG

RESOLUTION NO. 74-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG RESCINDING RESOLUTION NO. 124-96 AND ADOPTING REVISED DEVELOPMENT FEES

WHEREAS, it is desirable to revise development fees consistent with certain provisions of Chapter 17B of the City Code.

NOW, THEREFORE, BE IT RESOLVED, that Resolution No. 124-96 is hereby rescinded and the following revised development fees are approved effective December 1, 1997, consistent with the provisions of AB 1600, AB 1693 and the 25 Year Capital Expenditure Plan, previously adopted:

1. Residential water development fee - $4,399 per unit.

2. Residential sewer development fee - $2,863 per unit.

3. Residential drainage development fee - $3,222 per unit.

4. Commercial and industrial water development fee - $4,399 per 17 HCF estimated to be used during the peak summer month as defined in Section 17B-9(a)(i) of the City Code.

5. Commercial and industrial sewer development fee - $2,863 per 6.7 HCF estimated to be discharged during the peak summer months as defined in Section 17B-9(a)(ii) of the City Code.

6. Commercial and industrial drainage development fee - $1.32 per square feet of hard surface, including roof, parking areas and driveways.

7. Residential park development fee of $2,057 per residential unit.

8. Commercial and industrial parks development fee of $9,035 per acre or equivalent portion thereof.

9. Residential street development fee of $2,991 except where the residence is a granny unit as defined by Ordinance 746 wherein the fee shall be $1,495.

10. Commercial and industrial street development fee of $15,373 per acre or equivalent portion thereof.

BE IT FURTHER RESOLVED, that all development fees herein described shall be paid prior to the issuance of a building permit and that the revised fees shall be applicable for building permits issued after the effective date of fee revisions described herein; and

BE IT FURTHER RESOLVED, that all development fees approved herein shall be a condition of development and that payment of fees shall be a condition of development approvals.

DATED: August 4, 1997

VOTE upon the foregoing resolution was as follows:

AYES: Councilmembers: (4) Gleason, Mitchell, Ziedrich and Mayor Howell

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (1) Harvey

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

CARLA HOWELL
Carla Howell, Mayor

ATTEST:

MARIA CURIEL
Maria Curiel, City Clerk

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the City Council of the City of Healdsburg on the 4th day of August, 1997.

City Clerk

CITY OF HEALDSBURG
RESOLUTION NO. 75-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ESTABLISHING DETERMINATION OF ELECTRIC DEVELOPMENT FEES, AND AMENDING RESOLUTION NO. 125-96

WHEREAS, Ordinance No. 721 did enact a new Chapter 17A of the Healdsburg Municipal Code relating to Property Development; and

WHEREAS, Resolutions No. 82-93, 74-95 and 125-96 did so establish electric development fees; and

WHEREAS, Ordinance No. 864 did enact a subsequent new Chapter 17C to the City Code pertaining to electric utility privileges; and

WHEREAS, Section 17C-3(b) of said Chapter 17C of the City Code states that the determination of electric development fees shall be established by resolution; and

WHEREAS, pursuant to Chapter 17C of the City Code, attached Schedule 17C(E4) provides such determination of electric development fees; and

WHEREAS, Section 17C-9 and 17C-10 of said Chapter 17C of the City Code privatized the installation of various components pertaining to electric utility services.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Healdsburg that pursuant to Chapter 17C of the City Code Schedule 17C(E4), attached hereto as Exhibit "A" shall be used for the determination of electric development fees; and

BE IT FURTHER RESOLVED, that Resolution No. 125-96 is modified that electric development fees shall be payable by the developer, as a condition of development, as defined per Chapter 17A of the City Code, prior to the issuance of a building permit and that such amended fees be effective December 1, 1997.

DATED: August 4, 1997

VOTE upon the foregoing resolution was as follows:

AYES: Councilmembers: (4) Gleason, Mitchell, Ziedrich and Mayor Howell

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (1) Harvey

ABSTAINING: Councilmembers: (0) None

SO ORDERED: ATTEST:

CARLA HOWELL, MAYOR MARIA CURIEL, CITY CLERK

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the City Council of the City of Healdsburg on the 4th day of August , 1997.

THE CITY OF HEALDSBURG INCORPORATED FEBRUARY 20, 1867 SONOMA COUNTY CALIF.

City Clerk

Resolution No. 75-97
EXHIBIT "A"

SCHEDULE (17C) E4
DETERMINATION OF ELECTRIC DEVELOPMENT FEES

A) QUANTUM OF ELECTRIC PRIVILEGES (QEP), 50.0 or less

1) Residential

a) New Electric Service
EDF = [$696.42 x (QEP) x T]

b) Single Family Dwelling Service Panel Upgrades Up to 400 Amp
EDF = [$696.42 x (QEP) x U] - $975.00
Where for equations A.1.a. and A.1.b.;

EDF = Electric Development Fee
QEP = Quantum of Electric Privileges (Ord. No. 864, Sec. 17C-4(b).
T = The Ratio (1/1.5) for **101 – 125** Amps Panels **Only**.
U = The Ratio (1/1.5) for **101 – 200** Amps Panels **Only**.

2) Commercial

EDF = $0.00

B) QUANTUM OF ELECTRIC PRIVILEGES (QEP), GREATER THAN 50.0

1) Time of Day Multipliers Corresponding to City Electric Peak;

a) Summer Period A (June 1 to September 30)

Peak	2:00 PM to 6:00 PM	DP(1) = 1.80
Partial Peak	8:00 AM to 2:00 PM 6:00 PM to 10:00 PM	DP(2) = 1.20
Off Peak	10:00 PM to 8:00 AM	DP(3) = 0.60

b) Winter Period B (October 1 to May 31)

Peak	10:00 AM to 2:00 PM	DP(4) = 1.20
Partial Peak	6:00 AM to 10:00 AM 2:00 PM to 6:00 PM	DP(5) = 0.90
Off Peak	6:00 PM to 10:00 AM	DP(6) = 0.60

2) Time of Day Multipliers Corresponding to City Electric Peak;

a) Summer Period A	YP(1) = 1.80
b) Winter Period B	YP(2) = 0.60
c) Full Year A + B	YP(3) = 1.00

3) Equation for Determination of Development Fees:

EDF = [$497.45 x QEP (1 – 50.0)] X DP(n) x YP(t)
Where for equations B.3.;

EDF = Electric Development Fee
QEP = Quantum of Electric Privileges (Ord. No. 864, Sec. 17C-4(b).
DP(n) = Development's Coincident Time of Day Peak with City Peak (Section B.2.a.). One multiplier (n=1-6) per 12 month period.
YP(t) = Development's Coincident Time of Day Peak with City Peak (Section B.2.a.). One multiplier (n=1-6) per 12 month period.

C) DETERMINATION OF ELECTRIC DEVELOPMENT FEE

If after a twenty-four (24) month period, the development's Time of Day Peak of Time of Day Period changes significantly, the City at its option, may redetermine the Electric Development Fee and collect said balance of fee owed pursuant to Chapter 17C.

TYPICAL ELECTRIC DEVELOPMENT FEES

1) RESIDENTIAL

A) MULTIPLE FAMILY DWELLING

Dwelling Units	Fee/Dwelling Unit
a) 0 - 8	$ 975.00
b) 9 – 50	$ 780.00
c) 51 and more	Fee Determined per 17C
d) House meters for Sections a – b	Fee Determined per B.1.

B) SINGLE FAMILY DWELLING

1) New Electric Service Panel

Service Panel Size	Fee/Dwelling Unit
a) 0 – 125 Amp	$ 975.00
b) 126 – 200 Amp	$1463.00
c) 201 – 300 Amp	$1950.00
d) 301 – 400 Amp	$2975.00
e) Over 400 Amp; Three Phase Available Only	Fee Determined per 17C

2) Electric Service Panel Upgrade

Service Panel Size	Fee/Dwelling Unit
a) 0 – 200 Amp	$ 0.00
b) 201 – 300 Amp	$ 975.00
c) 301 – 400 Amp	$ 1463.00
d) Over 400 Amp; Three Phase Available Only Fee Determined per 17C	

2) COMMERCIAL / INDUSTRIAL SERVICE

A) SINGLE PHASE (Service Available up to 400 Amp Only)
NO CHARGE

B) THREE PHASE, LESS THAN 600 VOLTS

1) Delta – Delta
   a) 480 Volts up to 600 Amp
      NO CHARGE
   b) 240 Volts up to 1,200 Amp
      NO CHARGE

2) Delta – Wye
   a) 480 Volts up to 400 Amp
      NO CHARGE
   b) 208 Volts up to 1,000 Amp
      NO CHARGE

3) THREE PHASE GREATER THAN SECTION 2.B.; Fee Determined per 17C.

CITY OF HEALDSBURG

RESOLUTION NO. 129-2002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ESTABLISHING A FIRE FACILITIES IMPACT FEE FOR DEVELOPMENT WITHIN THE CITY OF HEALDSBURG

RECITALS

WHEREAS, firefighting is an activity heavily dependent upon the use of fire suppression equipment; and

WHEREAS, fires frequently occur in buildings, where ladders and ladder extensions must be employed; and

WHEREAS, to minimize the loss of life and damage to property, the Department utilizes an aerial ladder truck for firefighting and rescue activities including, but not limited to, fire suppression and rescue activities in multi-story structures; and

WHEREAS, Fire Insurance Premiums for businesses and residents for the City are determined by the Insurance Services Office (ISO); and

WHEREAS, in making this determination, the firefighting capabilities of the Healdsburg Fire Department are evaluated by ISO, using the criteria established in the *ISO Fire Suppression Rating Schedule*; and

WHEREAS, Section 540 of the rating schedule identifies the need for an aerial ladder truck for response areas with 5 (five) or more buildings that are 3 (three) stories or 35 feet or more in height; and

WHEREAS, the City surpassed the number of buildings of this height in 1999 and continues to experience development of buildings of similar height; and

WHEREAS, to minimize the impact of the ISO rating criteria, and thereby reduce or minimize property insurance premiums for all properties within the City of Healdsburg, the Fire Department purchased an aerial ladder truck in 2000; and

WHEREAS, replacement costs at the end of the apparatus's service life are projected to be over $942,000 in 2025; and

WHEREAS, historically, the cost of this type of apparatus has been offset by fees from development that will benefit from the use of the apparatus; and

WHEREAS, Ordinance 721 of the City Council of the City of Healdsburg enables the City to impose development fees for public safety facilities and equipment; and

WHEREAS, a study conducted by the City Fire Marshal projects that 40% of the use of the ladder truck will be to areas of future development; representing a $376,987 share of the total cost of the truck; and

WHEREAS, of the use identified above, it is projected that 60% of the use of the ladder truck will be generated by commercial properties representing $226,192 and 40% of the use of the ladder truck will be generated by residential properties; representing $150,794; and

WHEREAS, revisions to the City's General Plan have identified 778 future developable residential dwelling units, representing a $193 charge allocation per unit; and

WHEREAS, of the 36 commercial parcels identified in the City's General Plan, 1,424, 327 square feet of floor area can be built given lot size and zoning limitations, representing a fee of 15 cents per square foot, or $150 fee per 1000 square feet of floor area; and

WHEREAS, the City Council of the City of Healdsburg finds as follows:

FINDINGS

A. The adoption of the fee as set forth in this Resolution is required to maintain existing public safety service levels within the City of Healdsburg.

B. The purpose of the fee established in this Resolution shall be used to fund the replacement costs of the aerial ladder truck. As such, said fee as it relates to development within the City of Healdsburg is not a "project" within the meaning of C.E.Q.A (Pub. Res. Code Section 21080(b)(8)(D)).

C. There exists a reasonable relationship 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 unavailable within a response area and due to the type of fire suppression and rescue equipment available to respond at any given moment to structure fires and/or rescue activities.

D. Given the size of the City and growth potential, the fees expected to be generated by future development will not exceed the replacement costs of the aerial ladder truck. Furthermore, the method of allocation of the fee set forth in this Resolution to particular development bears a fair relationship to each development's expected burden on, and benefit from, the fire suppression activity described herein, in that a proportionate share of the costs associated with the replacement of the ladder truck will be borne by the development creating the need for the replacement of the ladder truck.

E. All future development within the City of Healdsburg will benefit from the future replacement of the existing ladder truck by minimizing or reducing property insurance premiums as established by the ISO Fire Suppression Rating Schedule.

F. After considering all of the evidence presented at the public hearing on this matter, the City Council approves and adopts the conclusions and recommendations of the City Fire Marshal relating to the need for continued aerial ladder truck fire suppression capability.

G. The Record before the City Council establishes the need to fund the replacement of the aerial ladder truck to maintain this capability with respect to existing and future development within the City.

ADOPTION OF FEE

NOW, THEREFORE, the City Council of the City of Healdsburg does resolve as follows:

1. Fire Impact Fee Imposed:

   A Fee shall be imposed and paid at the time a developer obtains City approval of a Final Map, Parcel Map, Building Permit or other entitlement enabling development or redevelopment of land within the City, whichever entitlement comes first.

2. Applicability of Fee:

   The fee shall apply to all future commercial and residential development regardless of size of the proposed structure.

3. Amount of Fee:

   The amount of the fee shall be as follows:

Residential Parcels:	$193.00 per dwelling unit *
Commercial/Industrial Parcels	15 cents per square foot or $150 per 1000 sq/ft floor area

4. Use of Fee Revenue:

   The revenues raised by payment of the Fee shall be placed in a separate, interest bearing account to permit accounting for such revenues and the interest which they generate. Such revenues and interest shall be used only for the replacement or maintenance costs of the fire department aerial ladder truck.

5. Periodic Review:

During each fiscal year, the City Manager shall prepare a report of the City Council, pursuant to Government Code Section 66006, identifying the balance of Fees in the account.

* *For the purpose of this resolution, a dwelling unit is defined as one or more rooms and a single kitchen, designed for occupancy by one family for living or sleeping purposes.*

6. Subsequent Analysis and Revision of the Fee:

When additional information is available, the City Council may review the fee to determine that the Fee amounts are reasonably related to the impact of development within the City. The City Council may revise the Fee to incorporate the findings and conclusions of any further studies.

7. Effective Date:

In accordance with Government Code Section 66017, the Fee shall be effective 60 days from the effective date of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of November, 2002 by the following vote:

AYES:	Councilmembers: (5)	Gold, Liles, Mitchell, Schaffner and Mayor Gleason
NOES:	Councilmembers: (0)	None
ABSENT:	Councilmembers: (0)	None
ABSTAINING:	Councilmembers: (0)	None

SO ORDERED:

Mark Gleason, Mayor

ATTEST:

Maria Curiel, City Clerk

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the City Council of the City of Healdsburg on the 18th day of November 2002.

By: _____
Clerk

THE CITY OF HEALDSBURG INCORPORATED FEBRUARY 20, 1867 SONOMA COUNTY CAL.

CITY OF HEALDSBURG

RESOLUTION NO. 98-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG AMENDING RESOLUTION 74-97 TO ADOPT REVISED WATER AND SEWER DEVELOPMENT IMPACT FEES

WHEREAS, the City Council has adopted a Capital Improvement Program which identifies certain capital improvement projects that are necessary to provide service to support development projects and increase water and sewer capacity for development projects; and

WHEREAS, the City Engineer has completed a study which identifies the projects required to support development, the cost of the projects, and the amount of capacity required for development; and

WHEREAS, it is necessary to revise the current water and sewer development impact fees consistent with certain provisions of Chapter 17 of the City Code and section 66000 *et seq.* of the California Government Code in order to provide adequate water and sewer capacity for new development projects.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby amends Resolution No. 74-97 to revise item numbers 1, 2, 4 and 5 and adopt the following new water and sewer development impact fees:

Type of Development	**Water**	**Sewer**
Single Family Residential	$7,213 per dwelling unit	$14,242 per dwelling unit
Secondary Dwelling Residential	Water and sewer development impact fees for secondary dwelling units (A.K.A. granny units) are half of that charged for single family dwelling units.	
Multi-Family Residential	$7,213 per dwelling unit	$14,242 per dwelling unit
Non-Residential (commercial & industrial)	$7,213 per ERU	$14,242 per ERU

BE IT FURTHER RESOLVED that the water and sewer development impact fees, as approved herein, shall be a condition of development and said fees are required to be paid prior to the issuance of a building permit; and

BE IT FURTHER RESOLVED that the water and sewer development impact fees, as approved herein, shall be implemented as follows:

- Complete building permit applications submitted on or before December 29, 2005 and issued by the City on or before July 3, 2006 will be eligible to pay the existing water and sewer development impact fees approved under City Council Resolution 74-97. Incomplete building permit submittals will be rejected and do not retain eligibility for the Resolution 74-97 water and sewer development impact fees. Building permit application accepted on or before December 29, 2005, but not issued until after July 3, 2006 shall pay the water and sewer development impact fees as established by this resolution.

- Starting January 1, 2007, building permits issued on or after January 1st of each year will be required to pay the water and sewer development impact fees in effect at the time the fees are paid, including inflation adjustments as approved herein.

- Until and including December 28, 2006, existing utility customers will be eligible to purchase additional water and/or sewer capacity in accordance with the existing development impact fees approved under City Council Resolution 74-97. Said purchase of additional water and/or sewer capacity shall be limited to what is sufficient to cover deficiencies in usage which exist as of the date of this resolution. All other purchases of water and/or sewer capacity shall be paid in accordance with the fee schedule in effect at the time the fees are paid.

DATED: August 15, 2005

VOTE upon the foregoing resolution was as follows:

AYES:	Councilmembers:	(5)	McGuire, Mitchell, Plass, Schaffner and Mayor Liles
NOES:	Councilmembers:	(0)	None
ABSENT:	Councilmembers:	(0)	None
ABSTAINING:	Councilmembers:	(0)	None

SO ORDERED:

/S/ JASON LILES
Jason Liles, Mayor

ATTEST:

/S/ MARIA CURIEL
Maria Curiel, City Clerk

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the City Council of the City of Healdsburg on the 15th day of August, 2005.

City Clerk

Comparison of Development Impact Fees for Sonoma County Jurisdictions for Residential Development[1]

Revised: December, 2007

Jurisdiction	Water	Sewer	Traffic	Parks	Storm Drain	Misc.	[3]Affordable Housing	Overall Total Fees	Overall Rank
Cloverdale	$2,948	$2,506	$2,084	$1,820	$168	$3,546	$32,239	$45,311	5
Cotati	$8,306	$14,529	$250	$12,106	$0	$5,510	$23,400	$64,101	3
Healdsburg	$7,213	$14,242	$2,991	$2,057	$3,222	$193	$10,940	$40,858	6
Petaluma	$1,700	$3,770	$5,424	$7,113	$1,500	$2,249	$9,022	$30,778	9
Rohnert Park	$8,858	$12,202	$14,000			$3,250	$9,022	$47,332	4
Santa Rosa	$5,721	$9,560	$4,728	$8,736	included as a part of Traffic fee		$11,278	$40,023	7
Sebastopol	$4,690	$8,842	$4,040	$6,500	$0	$1,070	$44,480	$69,622	1
Sonoma	$5,900	$10,119	$1,580				$9,022	$26,621	10
Sonoma County	$7,000	$6,060	$8,691	$2,830	$0	$0	$11,360	$35,940	8
Windsor	$3,140	$15,380	$7,795	$9,816	$2,528	$1,759	$27,000	$67,418	2

Average = $46,800

Notes:

1) The above costs assume a 4 bedroom, 2 bath single-family detached home of 2,000 sq-ft on a 6,000 sq-ft lot, valued at $650,000.

2) Does not include fees resulting from special assessment districts for fire, sewer, utilities, special traffic, etc.

3) The Cities of Rohnert Park and Sonoma currently do not have an Affordable Housing in-lieu fee for fractional units. In order to compensate for this inconsistency, the least expensive Affordable Housing for the various jurisdictions was used.

Appendix B

Development Fees, Deposits and Charges Schedules

City of Healdsburg - 401 Grove Street, Healdsburg, CA 95448 - Phone: 707/431-3346

DEVELOPMENT FEES, DEPOSITS & CHARGES

Single Family Residential Dwelling Unit

Updated: January 2007

DUE WITH APPLICATION FOR BUILDING PERMIT:

A. PLANNING DEPARTMENT APPROVALS (CONTACT PLANNING DEPARTMENT)
The applicant shall obtain all necessary planning approvals prior to issuance of the building permit. Planning approvals may include:
- $ 400 - Minor design review
- $ 800 - Major design review
- $ 150 per residential dwelling unit - Growth management allocation

B. BUILDING DEPARTMENT PLAN CHECK FEES (CONTACT BUILDING DEPARTMENT)
- Varies - Building permit plan review (per the California Building Code, the fee is dependent on the valuation of the proposed work and type of structure)
- $1,700 - Geotechnical peer review by the City Geologist (applies if property is within an identified area of geologic instability)

C. FIRE DEPARTMENT PLAN CHECK FEES (CONTACT FIRE DEPARTMENT)
- Varies - Fire system plan review (25% of the Building Department plan review fee)

D. PUBLIC WORKS DEPARTMENT PLAN CHECK DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
- Varies - Site plan review (based on the valuation of the proposed site improvements)

DUE PRIOR TO ISSUANCE OF BUILDING PERMIT:

E. IN-LIEU HOUSING FEES (CONTACT PLANNING DEPARTMENT)
- Varies - Contact Planning Department at (707) 431-3348 for information

Capacity charges and development fees fund city-wide projects (e.g., treatment plants, traffic signals, etc.) necessary to mitigate the impact of new development on various City systems. The applicant is separately responsible for the costs and installation of all on-site and off-site improvement that benefit their property.

F. INFRASTRUCTURE CAPACITY CHARGES (CONTACT PUBLIC WORKS DEPARTMENT)
- $ 7,213 - Water System
- $14,242 - Sewer System
- $ 2,991 - Streets & Traffic Controls
- $ 2,057 - Park System
- $ 3,222 - Storm Drain System

G. ELECTRICAL DEVELOPMENT IMPACT FEES (CONTACT ELECTRIC DEPARTMENT)
- $975 (up to 125 amps) ***or*** $1,473 (up to 200 amps) ***or*** $2,925 (up to 400 amps)

H. FIRE SYSTEM DEVELOPMENT IMPACT FEES (CONTACT FIRE DEPARTMENT)
- $193 - Fire System

I. SCHOOL DISTRICT FEES (CONTACT BUILDING DEPARTMENT)
School fees for new dwelling units and additions over 500 sq-ft are paid directly to the school district (forms are available from the Building Department). Please contact the Healdsburg Unified School District office at (707) 431-3407 for more information.
- $2.24 per sq-ft ***or*** $5.25 per sq-ft (properties within Area A)

DUE PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS:

J. PUBLIC WORKS ENCROACHMENT PERMIT FEES & DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
City encroachment permit required for all work within the right-of-way or City easements.
- $50 - Processing fee
- Varies - Inspection deposits (based on time required to inspect the public improvements)

NOTES:
* All fees, deposits and charges are subject to change in accordance with the City Code.

City of Healdsburg - 401 Grove Street, Healdsburg, CA 95448 - Phone: 707/431-3346

DEVELOPMENT FEES, DEPOSITS & CHARGES

Secondary Residential Dwelling (Granny) Unit [1]

Updated: January 2007

DUE WITH APPLICATION FOR BUILDING PERMIT:

A. BUILDING PLAN CHECK FEES (CONTACT BUILDING DEPARTMENT)
- Varies - Building permit plan review (per the California Building Code, the fee is dependent upon the valuation of the proposed work and type of structure)
- $1,700 - Geotechnical peer review by the City Geologist (applies if property is within an identified area of geologic instability)

B. PLANNING DEPARTMENT INFORMATION (CONTACT PLANNING DEPARTMENT)
- No Fee - Submit information required on Secondary Dwelling Unit checklist

C. PUBLIC WORKS PLAN CHECK DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
- Varies - Site plan review (based on the valuation of the proposed site improvements)

DUE PRIOR TO ISSUANCE OF BUILDING PERMIT:

Capacity charges and development fees fund city-wide projects (e.g., treatment plants, traffic signals, etc.) necessary to mitigate the impact of new development on the various City systems. The applicant is separately responsible for the costs and installation of all on-site and off-site improvements that benefit their property, including the installation of a larger water service if necessary. In order to meet the fire flow for the required sprinkler system, a minimum 1-inch diameter water service is required unless otherwise approved. Please contact the City Fire Marshal at (707) 431-3360 for additional information.

D. INFRASTRUCTURE CAPACITY CHARGES (CONTACT PUBLIC WORKS DEPARTMENT)
- $3,606.50 - Water System
- $7,121.00 - Sewer System
- $1,495.50 - Streets & Traffic Controls
- $1,028.50 - Park System
- $1,611.00 - Storm Drain System

E. ELECTRICAL DEVELOPMENT IMPACT FEES (CONTACT ELECTRIC DEPARTMENT)
- $975 (applies only when a second electrical meter is requested)

F. FIRE SYSTEM DEVELOPMENT IMPACT FEES (CONTACT FIRE DEPARTMENT)
- $193 – Fire System

G. SCHOOL DISTRICT FEES (CONTACT HUSD)

School fees for new secondary dwelling units and additions over 500 sq-ft are paid directly to the school district (forms are available from the Building Department). Please contact the Healdsburg Unified School District office at (707) 431-3407 for more information.
- $2.24 per sq-ft ***or*** $5.25 per sq-ft (properties within Area A)

DUE PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS:

H. PUBLIC WORKS ENCROACHMENT PERMIT FEES & DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)

City encroachment permit required for all work within the right-of-way or City easements.
- $50 - Processing fee
- Varies - Inspection deposits (based on time required to inspect the public improvements)

NOTES:

(1) A secondary dwelling unit, otherwise known as a granny unit, is defined as a structure of between 640 sq-ft to 850 sq-ft (dependent upon lot size) used for human habitation, either attached or detached from the main residence, which provides an independent living facility, including sleeping, cooking and sanitary facilities.

* All fees, deposits and charges are subject to change in accordance with the City Code.

City of Healdsburg - 401 Grove Street, Healdsburg, CA 95448 - Phone: 707/431-3346

DEVELOPMENT FEES, DEPOSITS & CHARGES

Non-Residential Property (Commercial & Industrial)

Updated: January 2007

DUE PRIOR TO APPLICATION FOR BUILDING PERMIT:

A. PLANNING DEPARTMENT APPROVALS (CONTACT PLANNING DEPARTMENT)
The applicant shall obtain all necessary planning approvals prior to issuance of the building permit, which may include:
- $2,280 - Use permit
- $ 800 - Major design review

DUE WITH APPLICATION FOR BUILDING PERMIT:

B. BUILDING PLAN CHECK FEES (CONTACT BUILDING DEPARTMENT)
- Varies - Building permit plan review (per California Building Code, the fee is dependent upon the valuation of the proposed work and type of structure)
- $1,700 - Geotechnical peer review by the City Geologist (applies if property is within an identified area of geologic instability)

C. FIRE DEPARTMENT PLAN CHECK FEES (CONTACT FIRE DEPARTMENT)
- Varies - Fire system plan review (25% of the Building Department plan review fee)

D. PUBLIC WORKS PLAN CHECK DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
- Varies - Site plan review (based on the valuation of the proposed site improvements)

DUE PRIOR TO ISSUANCE OF BUILDING PERMIT:

Capacity charges and development fees fund city-wide projects (e.g., treatment plants, traffic signals, etc.) necessary to mitigate the impact of new development on various City systems. The applicant is separately responsible for the cost and installation of all on-site and off-site improvements that benefit their project.

E. INFRASTRUCTURE CAPACITY CHARGE (CONTACT PUBLIC WORKS DEPARTMENT)
- $7,213 per ERU[1] - Water System
- $14,242 per ERU[1] - Sewer System
- $0.59 per sq-ft of gross floor area - Streets & Traffic Controls
- $0.35 per sq-ft of gross floor area - Park System
- $1.32 per sq-ft of hard surface area[2] - Storm Drain System

F. ELECTRICAL DEVELOPMENT IMPACT FEES (CONTACT ELECTRIC DEPARTMENT)
- Varies - Contact Pete Frates of the Electric Department at (707) 431-3338 for information

G. FIRE SYSTEM DEVELOPMENT IMPACT FEES (CONTACT FIRE DEPARTMENT)
- $0.15 per sq-ft of gross floor area

H. SCHOOL DISTRICT FEES (CONTACT HUSD)
School fees are paid directly to the school district (forms are available from the Building Department). Please contact the Healdsburg Unified School District office at (707) 431-3407 for more information.
- $0.36 per sq-ft of chargeable covered and enclosed space

DUE PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS:

I. PUBLIC WORKS ENCROACHMENT PERMIT FEES & DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
City encroachment permit required for all work within the right-of-way or City easements.
- $50 - Processing fee
- Varies - Inspection deposits (based on valuation of the proposed site improvements)

NOTES:

[1] See reverse side of this handout for calculation of water and sewer system capacity (expressed in ERU's).

[2] Storm drain capacity charges are based on the additional hard surface (e.g., rooftops, driveways, etc.) created by the project that increases the drainage of the property over and above the existing conditions.

* All fees, deposits and charges are subject to change in accordance with the City Code.

WORKSHEET FOR CALCULATING WATER AND SEWER SYSTEM CAPACITY

Non-Residential Development (Commercial and Industrial)

Type of Establishment	Billing Basis Units	Flow (HCF per month)	Strength Factor
Auto Repair (includes small office)	per service bay	1.2	1.05
Bakery	per 1,000 sq-ft of gross floor area	6.0	2.36
Barber / Beauty Salon	per 1,000 sq-ft of gross floor area	1.6	1.00
Car Wash	estimate of water usage		0.73
Church / Lodge	per 1,000 sq-ft of gross floor area	2.4	1.04
Gas Station (includes small convenience store)	per pump	1.2	1.07
Grocery Store	per 1,000 sq-ft of gross floor area	2.4	1.56
Health Club (without snack bar)	per 1,000 sq-ft of gross floor area	3.6	0.82
Hospital / Rest Home	per sleeping room	7.0	0.97
Hotel / Motel / Visitor Lodging	per sleeping room	4.0	1.07
Kitchen (commercial)	per 1,000 sq-ft of gross floor area	22.9	2.36
Laundromat / Dry Cleaners	per washing machine or estimate of water usage		0.86
Medical / Dental Office	per examination room	2.8	0.89
Office	per 1,000 sq-ft of gross floor area	2.4	0.82
Restaurant (limited service)	per seat	1.0	2.36
Restaurant (average)	per seat	1.4	2.36
Restaurant (24-hour)	per seat	2.0	2.36
Restaurant (fast food)	per 1,000 sq-ft of gross floor area	22.9	2.36
Retail Store	per 1,000 sq-ft of gross floor area	2.4	0.89
School (without cafeteria)	per 100 pupils (average daily attendance)	22.5	0.82
Tavern / Cocktail Lounge	per seat	0.8	1.00
Theater (fixed seating)	per seat	0.4	1.09
Theater (open seating)	per 1,000 sq-ft of gross floor area	3.6	1.09
Warehouse (dry storage)	per 1,000 sq-ft of gross floor area	0.8	0.91

CALCULATIONS

$$\text{Water System Capacity} = \frac{\text{Flow } x \text{ Billing Basis Units}}{17.0 \text{ HCF}} = _____ \text{ ERU's}$$

$$\text{Sewer System Capacity} = \frac{\text{Flow } x \text{ Billing Basis Units } x \text{ Strength Factor}}{6.7 \text{ HCF}} = _____ \text{ ERU's}$$

DEFINITIONS / ABBREVIATIONS:

Flow:	Volume of water estimated to be used by the business during the average summer month period. The Flows provided in the above table are based on industry standard information for the various business types.
Billing Basis Units:	Multiplication factor used to determine water and sewer volume for the various business types (for example a 5,600 sq-ft retail store = 5.6 Billing Basis Units).
Strength Factor:	Factor used to determine sewer capacity that represents the effort required to process the sewer effluent produced by the various business types. The strength factors provided in the above table are based on industry standard information for the various business types.
ERU:	Equates the business' impact on the public water and sewer systems to that of a residential dwelling unit (i.e., 1 residential dwelling unit = 1 equivalent residential unit = 1 ERU): • Water System Capacity: 1.0 ERU = 17.0 HCF • Sewer System Capacity: 1.0 ERU = 6.7 HCF at a strength factor of 1.00
Average Summer Month:	The summer months of July through October are the period when the City's water and sewer systems experience the highest demand, and therefore the period for which the systems are designed. Capacity calculations are based on the average amount of water and sewer used during these summer months.
HCF:	The City measures water and sewer usage in hundred cubic feet (HCF). • 1.0 HCF = 100 cubic feet = 748 gallons
sq-ft:	Square Feet

DEVELOPMENT FEES, DEPOSITS & CHARGES

Multi-Family Residential Dwelling Units

Updated: January 2007

DUE PRIOR TO APPLICATION FOR BUILDING PERMIT:

A. PLANNING DEPARTMENT APPROVALS (CONTACT PLANNING DEPARTMENT)
The applicant shall obtain all necessary planning approvals prior to issuance of the building permit. Planning approvals may include:
- $ 800 - Major design review
- $ 150 - per residential dwelling unit - Growth management allocation

DUE WITH APPLICATION FOR BUILDING PERMIT:

B. BUILDING PLAN CHECK FEES (CONTACT BUILDING DEPARTMENT)
- Varies - Building permit plan review (per California Building Code, the fee is dependent upon the valuation of the proposed work and type of structure)
- $1,700 - Geotechnical peer review by the City Geologist (applies if property is within an identified area of geologic instability)

C. PUBLIC WORKS PLAN CHECK DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
- Varies - Site plan review (based on the valuation of the proposed site improvements)

DUE PRIOR TO ISSUANCE OF BUILDING PERMIT:

D. IN-LIEU HOUSING FEES (CONTACT PLANNING DEPARTMENT)
- Varies - Contact the Planning Department at (707) 431-3348 for information

Capacity charges and development fees fund city-wide projects (e.g., treatment plants, traffic signals, etc.) necessary to mitigate the impact of new development on various City systems. The applicant is separately responsible for the costs and installation of all on-site and off-site improvements that benefit their property.

E. INFRASTRUCTURE CAPACITY CHARGES (CONTACT PUBLIC WORKS DEPARTMENT)
- $ 7,213 per dwelling unit - Water System
- $14,242 per dwelling unit - Sewer System
- $ 2,991 per dwelling unit - Streets & Traffic Controls
- $ 2,057 per dwelling unit - Park System
- $ 1.32 per sq-ft of hard surface[1] - Storm Drain System

F. ELECTRICAL DEVELOPMENT IMPACT FEES (CONTACT ELECTRIC DEPARTMENT)
- $975 per dwelling unit (2-8 units) ***or*** $780 per dwelling unit (9-50 units)

G. FIRE SYSTEM DEVELOPMENT IMPACT FEES (CONTACT FIRE DEPARTMENT)
- $193 per dwelling unit

H. SCHOOL DISTRICT FEES (CONTACT HUSD)
School fees for new dwelling units and additions over 500 sq-ft are paid directly to the school district (forms are available from the Building Department). Please contact the Healdsburg Unified School District office at (707) 431-3407 for more information.
- $2.24 per sq-ft ***or*** $5.25 per sq-ft (properties within Area A)

DUE PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS:

I. PUBLIC WORKS ENCROACHMENT PERMIT FEES & DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
City encroachment permit required for all work within the right-of-way or City easements.
- $50 - Processing fee.
- Varies - Inspection deposits (based on valuation of the proposed site improvements).

NOTES:

[1] Storm drain capacity charges are based on the additional hard surface (e.g., rooftops, driveways, etc.) created by the project that increases the drainage from the property over and above the existing conditions.

* All fees, deposits and charges are subject to change in accordance with the City Code.

City of Healdsburg - 401 Grove Street, Healdsburg, CA 95448 - Phone: 707/431-3346

DEVELOPMENT FEES, DEPOSITS & CHARGES

Mixed Use Development (Live/Work)

Updated: January 2007

DUE PRIOR TO APPLICATION FOR BUILDING PERMIT:

A. PLANNING DEPARTMENT APPROVALS (CONTACT PLANNING DEPARTMENT)
The applicant shall obtain all necessary planning approvals prior to issuance of the building permit. Planning approvals may include:
- $2,280 - Use permit
- $ 800 - Major design review
- $ 150 per residential dwelling unit - Growth management allocation

DUE WITH APPLICATION FOR BUILDING PERMIT:

B. BUILDING PLAN CHECK FEES (CONTACT BUILDING DEPARTMENT)
- Varies - Building permit plan review (per California Building Code, the fee is dependent upon the valuation of the proposed work and type of structure)
- $1,700 - Geotechnical peer review by the City Geologist (applies if property is within an identified area of geologic instability)

C. PUBLIC WORKS PLAN CHECK DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
- Varies - Site plan review (based on the valuation of the proposed site improvements)

DUE PRIOR TO ISSUANCE OF BUILDING PERMIT:

D. In-Lieu Housing Fees (CONTACT PLANNING DEPARTMENT)
- Varies - Contact the Planning Department at (707) 431-3348 for information

Capacity charges and development fees fund city-wide projects (e.g., treatment plants, traffic signals, etc.) necessary to mitigate the impact of new development on various City systems. The applicant is separately responsible for the costs and installation of all on-site and off-site improvements that benefit their property.

E. INFRASTRUCTURE CAPACITY CHARGES (CONTACT PUBLIC WORKS DEPARTMENT)
- Water System - $7,213 per residential dwelling unit ***plus*** $7,213 per non-residential ERU[1]
- Sewer System - $14,242 per residential dwelling unit ***plus*** $14,242 per non-residential ERU[1]
- Streets & Traffic Controls - $2,991 per residential dwelling unit ***plus*** $0.59 per sq-ft of non-residential gross floor area
- Park System - $2,057 per residential dwelling unit ***plus*** $0.35 per sq-ft of non-residential gross floor area
- Storm Drain System - $1.32 per sq-ft of hard surface[2]

F. ELECTRICAL DEVELOPMENT FEES (CONTACT ELECTRIC DEPARTMENT)
- Varies - Contact Pete Frates of the Electric Department at (707) 431-3338 for information

G. FIRE SYSTEM DEVELOPMENT FEES (CONTACT FIRE DEPARTMENT)
- $193 per residential dwelling unit ***plus*** $0.15 per sq-ft of non-residential gross floor area

H. SCHOOL DISTRICT FEES (CONTACT HUSD)
School fees are paid directly to the school district (forms are available from the Building Department). Please contact the Healdsburg Unified School District office at (707) 431-3407 for more information.
- Residential - $2.24 per sq-ft ***or*** $5.25 per sq-ft (properties within Area A)
- Non-Residential - $0.36 per sq-ft of chargeable covered and enclosed space

DUE PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS:

I. PUBLIC WORKS ENCROACHMENT PERMIT FEES & DEPOSITS (CONTACT PUBLIC WORKS DEPARTMENT)
City encroachment permit required for all work within the right-of-way or City easements.
- $50 - Processing fee
- Varies - Inspection deposits (based on valuation of the proposed site improvements)

NOTES:

[1] See reverse side of this handout for calculation of water and sewer system capacity (expressed in ERU's).

[2] Storm drain capacity charges are based on the additional hard surface (e.g., rooftops, driveways, etc.) created by the project that increases the drainage of the property over and above the existing conditions.

* All fees, deposits and charges are subject to change in accordance with the City Code.

WORKSHEET FOR CALCULATING WATER AND SEWER SYSTEM CAPACITY

Non-Residential Development (Commercial and Industrial)

Type of Establishment	Billing Basis Units	Flow (HCF per month)	Strength Factor
Auto Repair (includes small office)	per service bay	1.2	1.05
Bakery	per 1,000 sq-ft of gross floor area	6.0	2.36
Barber / Beauty Salon	per 1,000 sq-ft of gross floor area	1.6	1.00
Car Wash	estimate of water usage		0.73
Church / Lodge	per 1,000 sq-ft of gross floor area	2.4	1.04
Gas Station (includes small convenience store)	per pump	1.2	1.07
Grocery Store	per 1,000 sq-ft of gross floor area	2.4	1.56
Health Club (without snack bar)	per 1,000 sq-ft of gross floor area	3.6	0.82
Hospital / Rest Home	per sleeping room	7.0	0.97
Hotel / Motel / Visitor Lodging	per sleeping room	4.0	1.07
Kitchen (commercial)	per 1,000 sq-ft of gross floor area	22.9	2.36
Laundromat / Dry Cleaners	per washing machine or estimate of water usage		0.86
Medical / Dental Office	per examination room	2.8	0.89
Office	per 1,000 sq-ft of gross floor area	2.4	0.82
Restaurant (limited service)	per seat	1.0	2.36
Restaurant (average)	per seat	1.4	2.36
Restaurant (24-hour)	per seat	2.0	2.36
Restaurant (fast food)	per 1,000 sq-ft of gross floor area	22.9	2.36
Retail Store	per 1,000 sq-ft of gross floor area	2.4	0.89
School (without cafeteria)	per 100 pupils (average daily attendance)	22.5	0.82
Tavern / Cocktail Lounge	per seat	0.8	1.00
Theater (fixed seating)	per seat	0.4	1.09
Theater (open seating)	per 1,000 sq-ft of gross floor area	3.6	1.09
Warehouse (dry storage)	per 1,000 sq-ft of gross floor area	0.8	0.91

CALCULATIONS

$$\text{Water System Capacity} = \frac{\text{Flow } x \text{ Billing Basis Units}}{17.0 \text{ HCF}} = _____ \text{ ERU's}$$

$$\text{Sewer System Capacity} = \frac{\text{Flow } x \text{ Billing Basis Units } x \text{ Strength Factor}}{6.7 \text{ HCF}} = _____ \text{ ERU's}$$

DEFINITIONS / ABBREVIATIONS:

Flow:	Volume of water estimated to be used by the business during the average summer month period. The Flows provided in the above table are based on industry standard information for the various business types.
Billing Basis Units:	Multiplication factor used to determine water and sewer volume for the various business types (for example a 5,600 sq-ft retail store = 5.6 Billing Basis Units).
Strength Factor:	Factor used to determine sewer capacity that represents the effort required to process the sewer effluent produced by the various business types. The strength factors provided in the above table are based on industry standard information for the various business types.
ERU:	Equates the business' impact on the public water and sewer systems to that of a residential dwelling unit (i.e., 1 residential dwelling unit = 1 equivalent residential unit = 1 ERU): • Water System Capacity: 1.0 ERU = 17.0 HCF • Sewer System Capacity: 1.0 ERU = 6.7 HCF at a strength factor of 1.00
Average Summer Month:	The summer months of July through October are the period when the City's water and sewer systems experience the highest demand, and therefore the period for which the systems are designed. Capacity calculations are based on the average amount of water and sewer used during these summer months.
HCF:	The City measures water and sewer usage in hundred cubic feet (HCF). • 1.0 HCF = 100 cubic feet = 748 gallons
sq-ft:	Square Feet