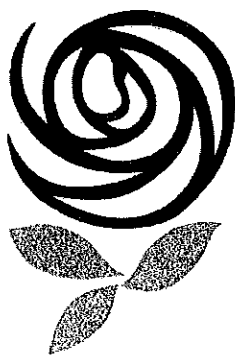


**City of Santa Rosa
Annual Report on Development Fees**

As of June 30, 2008



City of
Santa Rosa

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CITY OF SANTA ROSA DEVELOPMENT FEES

Public Facilities Improvement Fee (Local)

The Public Facilities Improvement Fees (Local) provide funding for citywide public improvements required due to the demands placed on existing facilities by new development.

The Public Facilities Improvement Fees (Local) fees are \$600 per residential unit. Fees for non-residential uses range from \$.80 to \$1.05 per square foot.

The Public Facilities Improvement Fees (State & Federal)

The Public Facilities Improvement Fees (State & Federal) provide funding for needs within the City's ultimate urban boundary for additional improvements to State & Federal Highways, which will not be funded by the State & Federal governments, required due to the demands placed on existing facilities by new development.

The Public Facilities Improvement Fees (State & Federal) fees are \$600 per residential unit. Fees for non-residential uses range from \$.80 to \$1.05 per square foot.

Traffic Signal Impact Fee

The Traffic Signal Impact Fees provide funding for citywide improvements to the traffic signal systems required due to the demands placed on existing facilities by new development.

The Traffic Signal Impact Fees are based on the average number of daily trips estimated for each type of development.

Park Acquisition Fee

The Park Acquisition Fees provide funding for acquisition of park lands and on-site improvements to parks required due to increased development.

Park Acquisition fees range from \$1,983 to \$9,676 per residential unit.

Southeast Area Development Impact Fee

The Southeast Area Development Impact Fees provide funding for local Southeast Santa Rosa traffic, storm drainage, sewer, water and public facility improvements identified in the Southeast Santa Rosa Basic Infrastructure Program (BIP). The BIP is the centerpiece for developer financing of the basic infrastructure required within

Southeast Santa Rosa. The Southeast Area Development Impact Fee will fund only those improvements that are specifically related to and required for development to proceed within the boundaries of the Southeast Area Plan.

The Southeast Area Development Impact fees for residential uses range from \$4,470 to \$11,886 per unit. For non-residential uses the fees are \$6.50 to \$6.54 per gross square foot.

Southwest Area Development Impact Fee

The Southwest Area Development Impact Fees provide funding for local Southwest Santa Rosa traffic, storm drainage, sewer, water and public facility improvements identified in the Southwest Santa Rosa Basic Infrastructure Program (BIP). The BIP is the centerpiece for developer financing of the basic infrastructure required within Southwest Santa Rosa. The Southwest Area Development Impact Fee will fund only those improvements that are specifically related to and required for development to proceed within the boundaries of the Southwest Area Plan.

The Southwest Area Development Impact fees for residential uses range from \$6,466 to \$13,004 per unit. For non-residential uses the fees range from \$1.95 to \$9.56 per gross square foot.

Capital Facilities Fee

The Capital Facilities Fees provide funding for citywide traffic, storm drainage and other public improvements that will be required to service new development and to ensure that existing service levels do not deteriorate with the advent of new growth. To the extent that required improvements serve both new and existing development, only the portion that is attributed to new development is included in the Capital Facilities Fee program. Fees collected must be spent in the following proportions:

Local Transportation, Traffic Signals, Local Reconstructions	19.5%
Regional Transportation	43.3
Storm Drainage and Sewer	12.7
Regional Public Safety and Fire	12.8
Mass Transit, Bicycle and Pedestrian	10.7
Administrative Costs	1.0

The Capital Facilities Fee for residential uses ranges from \$3,185 to \$5,352 per unit. For non-residential uses the fees range from \$0.70 to \$8.96 per square foot.

Housing Allocation Plan Fee

The Housing Allocation Plan was established to assist in the development of affordable housing in Santa Rosa. While some developers are required to provide affordable units, the majority pay a fee in lieu of providing units. The fee is based on a unit's size and is charged for units larger than 900 square feet. The per square foot fee increases as the unit size increases, starting at \$0.97 per square foot for a 910 square foot unit to a maximum of \$8.79 per square foot for units of 4,500 square feet and above.

Wastewater and Water Demand Fees

Wastewater and Water Demand Fees provide funding for improvements to the Water and Wastewater utilities required to expand the delivery systems to provide for new customers and to recover a fair share of the cost of existing facilities.

Wastewater demand fees for residential uses range from \$4,643 to \$14,392 per unit. Wastewater demand fees for commercial usage vary depending upon the type of use. Water demand fees for residential uses range from \$1,527 to \$16,802. Water demand fees for commercial uses are \$509 per 1000 gallons/month at maximum monthly usage.

Individual Fund Statements

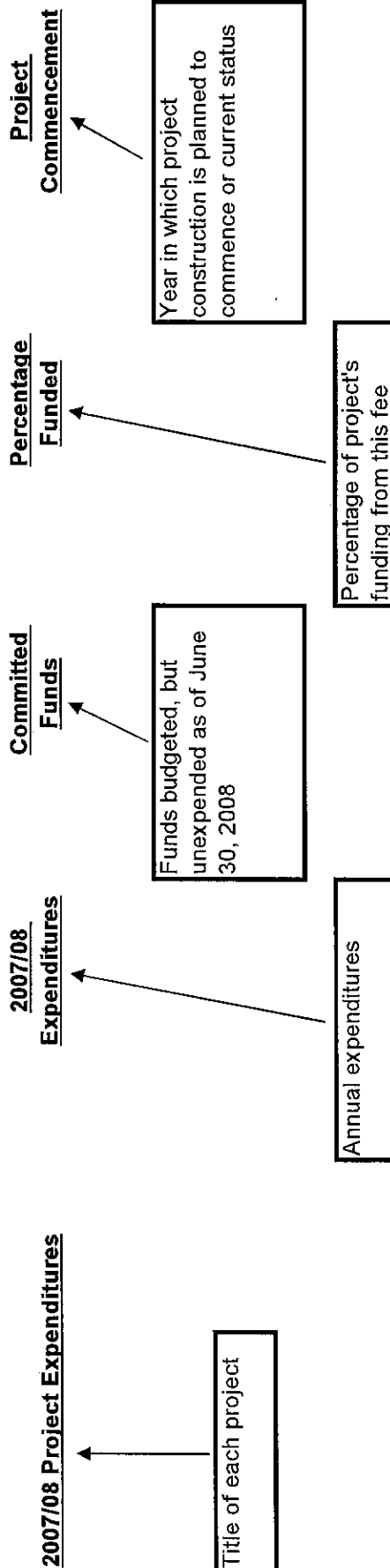
KEY TO INDIVIDUAL FUND STATEMENTS

CITY OF SANTA ROSA

DEVELOPMENT FEE FUND (The fund in which each fee is accounted for)

2007/08

Beginning Balance	Balance as of July 1, 2007
Fees Collected	Fees collected during the year ended June 30, 2008
Interest Earnings	Interest earned during the year ended June 30, 2008
Annual Expenditures	Expenditure of funds during the year ended June 30, 2008
Ending Balance	Balance remaining as of June 30, 2008



CITY OF SANTA ROSA
PUBLIC FACILITIES IMPROVEMENT FEE - LOCAL
2007/08

Beginning Balance	\$721,505
Fees collected	0
Interest Earnings	29,932
Annual Expenditures	<u>162,534</u>
Ending Balance	\$588,902

2007/08 Project Expenditures

Colgan Ave Reconstruction and Pedestrian Pathway Installation
West Steele Lane - Widen with Sidewalks & Reconstruct
Middle Rincon Road Reconstruct - Montecito to Badger
Calistoga Rd Improvements/Traffic Signals, Ped Flashers, etc.
Fulton Rd from Piner Rd to Wood Rd - Widen to 4 lanes
Street Reconstruction- Various Locations

<u>2007/08</u>	<u>Expenditures</u>	<u>Committed</u>	<u>Percentage</u>	<u>Project</u>
		<u>Funds</u>	<u>Funded</u>	<u>Commencement</u>
	\$10,143	\$72,975	17.0%	In design
	127,349	285,438	38.0%	Complete
	0	100,241	8.0%	In design
	0	63,000	14.0%	In design
	42	58	0.02%	Complete
	<u>25,000</u>	<u>0</u>	2.0%	Ongoing
	<u>\$162,534</u>	<u>\$521,712</u>		

Total

CITY OF SANTA ROSA
PUBLIC FACILITIES IMPROVEMENT FEE - STATE & FEDERAL
2007/08

Beginning Balance	\$502,710
Fees collected	0
Interest Earnings	23,531
Annual Expenditures	<u>24,233</u>
Ending Balance	\$502,008

	2007/08 <u>Expenditures</u>	Committed <u>Funds</u>	Percentage <u>Funded</u>	Project <u>Commencement</u>
Hearn Ave at Highway 101 Interchange	\$0	\$458,167	11.0%	In design
Bellevue Ave at Highway 101 Interchange	<u>24,233</u>	<u>0</u>	13.0%	Study
Total	<u>\$24,233</u>	<u>\$458,167</u>		

CITY OF SANTA ROSA
TRAFFIC SIGNAL FEE
2007/08

Beginning Balance
Fees collected
Interest Earnings
Annual Expenditures
Ending Balance

\$81,422
44
3,812
36,456
\$48,823

	<u>2007/08</u>	<u>Committed</u>	<u>Percentage</u>	<u>Project</u>
	<u>Expenditures</u>	<u>Funds</u>	<u>Funded</u>	<u>Commencement</u>
Petaluma Hill Rd and Yolanda Traffic Signal Installation	\$21,144	\$31,526	17.0%	In planning
Calistoga Rd Improvements/Traffic Signals, Ped Flashers, etc.	15,312	6,655	5.0%	In design
Highway 12 and Hoen Ave Signal Modification	0	<u>3,648</u>	4.0%	
Total	<u>\$36,456</u>	<u>\$41,829</u>		

CITY OF SANTA ROSA
PARK ACQUISITION FEE - ZONE 1
2007/08

Beginning Balance \$6,077,156
Fees collected 1,222,871
Interest Earnings 212,303
Annual Expenditures 1,686,804
Ending Balance \$5,825,526

2007/08 Project Expenditures	2007/08 Expenditures	Committed Funds	Percentage Funded	Project Commencement
Youth Community Park	\$109,382	\$37,065	44.0%	In design
A Place to Play	805,000	0	20.0%	Construction
Church of One Tree Rehabilitation	58,120	36,880	28.0%	Improvements pending funding
Jennings / Range Park Purchase & Development	2,850	20,552	100.0%	pending additional funding
San Miguel Park	0	99,693	100.0%	acquisition
Public Art	0	0	5.0%	continuing
Northwest Zone Play Equipment Rehabilitation	335,668	172,124	97.0%	design pending funding
Steele Lane Community Center Rehabilitation	0	7,672	5.0%	Underway
Park Parking Lot Rehabilitation	25,432	16,756	57.0%	In design
Park Field and Irrigation Rehabilitation	0	6,300	69.0%	Underway
Community Pool	0	16,020	22.0%	pending additional funding
DeTurk Roundbarn Rehabilitation	3,858	784,329	81.0%	Underway
Finley Aquatic Center Water Feature	0	126,700	100.0%	design pending funding
Jack London School Lights	0	199,777	100.0%	In design
Prince Gateway Park	45,809	0	2.0%	Design underway for park
Bennett Valley Golf Course - New Facilities	0	78,058	2.0%	Substantially complete
Jacobs Park Improvements	0	65,200	100.0%	In design
New Senior Center	0	2,100,000	54.0%	In design
Transfer to Municipal Golf Bonds	<u>300,685</u>	<u>0</u>		
Total	<u>\$1,686,804</u>	<u>\$3,767,126</u>		

CITY OF SANTA ROSA
PARK ACQUISITION FEE - ZONE 2
2007/08

Beginning Balance \$3,313,265
Fees collected 213,202
Interest Earnings 97,781
Annual Expenditures 1,922,352
Ending Balance \$1,701,895

<u>2007/08 Project Expenditures</u>	<u>2007/08 Expenditures</u>	<u>Committed Funds</u>	<u>Percentage Funded</u>	<u>Project Commencement</u>
Fountaingrove Community Park	\$0	\$100,000	3.0%	2nd phase in design
Southwest Community Park	48,000	0	34.0%	In design
Roseland Neighborhood Park	1,863,803	0	30.0%	Design underway
Air Center East Neighborhood Park	0	606,019	25.0%	Underway
Park Field and Irrigation Rehabilitation	0	3,900	5.0%	Underway
Community Pool	0	16,020	22.0%	Penind additional funding
Southwest Community Park-Library, Cmty Ctr, Pool	<u>10,549</u>	<u>192,742</u>	<u>21.0%</u>	In design
Total	<u>\$1,922,352</u>	<u>\$918,681</u>		

CITY OF SANTA ROSA
PARK ACQUISITION FEE - ZONE 3
2007/08

Beginning Balance \$4,701,190
Fees collected 731,474
Interest Earnings 208,827
Annual Expenditures 1,918,785
Ending Balance \$3,722,706

	2007/08 Expenditures	Committed Funds	Percentage Funded	Project Commencement
<u>2007/08 Project Expenditures</u>				
Park Pathway Rehabilitation	\$0	\$1,671	100.0%	Underway
Doyle Park Ballfield Renovation	0	11,494	39.0%	Underway
Park Building and Picnic Area Rehabilitation	655	4,174	29.0%	Underway
Fountaingrove Community Park	110,303	773,168	84.0%	2nd phase in design
Skyhawk Neighborhood Park	6,522	0	92.0%	Complete
Southwest Community Park	104,255	0	6.0%	In design
Howarth Park Rehabilitation	76,133	73,288	32.0%	In design
Nielson Ranch Park Acquisition & Development	27,918	0	88.0%	Lake improvements underway
Juilliard Park Rehabilitation	1,062	2,374	80.0%	Improvements pending funding
Church of One Tree Rehabilitation	85,000	0	17.0%	Underway
Park Play Equipment Rehabilitation	11,632	226,959	70.0%	In design
Tennis Court Resurfacing	9,100	72,861	27.0%	In design
M. L. King Park Rehabilitation	0	25,000	2.0%	In design
Roseland Neighborhood Park	557,165	0	9.0%	Design underway
Northeast Zone Play Equipment Rehabilitation	8	211,915	100.0%	Underway
Steele Lane Community Center Rehabilitation	49,230	228,970	84.0%	Underway
Park Parking Lot Rehabilitation	219,418	24,582	71.0%	In design
Park Field and Irrigation Rehabilitation	0	1,500	2.0%	Underway
North Park Rehabilitation	911	55,554	100.0%	Underway
Southeast Community Park	0	867	100.0%	In design
Southwest Community Park-Library, Cmty Ctr, Pool	0	98,705	11.0%	In design
Doyle Park Clubhouse and Ballfield	0	890	100.0%	In design
Steele Lane and Senior Center- ADA Restroom Improvements	101,983	47,195	30.0%	Partially complete
Recreation Facilities Relamping - New Light Fixtures for Athletic Fields	0	184,662	50.0%	In design
DeTurk Roundbarn Rehabilitation	0	42,900	3.0%	Underway
Prince Gateway Park	416,070	0	71.0%	Design underway for park
Property Purchase - 716 Bennett Valley Road	41,418	9,632	34.0%	Almost complete
New Senior Center	0	500,000	13.0%	In design
Transfer to Municipal Golf Bonds	100,000	0		
Total	\$1,918,785	\$2,598,362		

CITY OF SANTA ROSA
 PARK ACQUISITION FEE - ZONE 4
 2007/08

Beginning Balance \$2,963,390
 Fees collected 300,030
 Other revenue 224,925
 Interest Earnings 152,475
 Annual Expenditures 486,627
 Ending Balance \$3,154,193

	2007/08 Expenditures	Committed Funds	Percentage Funded	Project Commencement
<u>2007/08 Project Expenditures</u>				
Doyle Park Ballfield Renovation	\$70,981	\$109,019	29.0%	Underway
Skyhawk Neighborhood Park	11,000	0		Complete
Southwest Community Park	66,576	5,424	4.0%	In design
Church of One Tree Rehabilitation	15,000	0	3.0%	Underway
Southeast Neighborhood Park Acquisition & Development	0	841,012	100.0%	In design
Public Art	75,000	0	16.0%	Continuing
M. L. King Park Rehabilitation	45	214,066	51.0%	In design
Zone 4 Play Equipment Rehabilitation	0	150,000	89.0%	In design
Kawana School/Park Acquisition & Development	168	298,915	100.0%	In design
Steele Lane Community Center Rehabilitation	0	24,600	7.0%	Underway
Park Field and Irrigation Rehabilitation	0	362	22.0%	Underway
Community Pool	0	40,000	56.0%	Pending additional funding
Southwest Community Park-Library, Cmty Ctr, Pool	0	102,250	11.0%	In design
Steele Lane and Senior Center - ADA Restroom Imprvmnts	0	38,920	38.0%	Partially complete
DeTurk Roundbarn Rehabilitation	0	33,600	2.0%	Underway
Prince Gateway Park	67,200	0	3.0%	Design underway for park
New Senior Center	0	270,000	7.0%	In design
Transfer to Municipal Golf Bonds	<u>180,657</u>	<u>0</u>		
Total	<u>\$486,627</u>	<u>\$2,128,167</u>		

CITY OF SANTA ROSA
SOUTHEAST AREA DEVELOPMENT IMPACT FEE FUND
2007/08

Beginning Balance	\$1,799,166
Fees collected	191,344
Interest Earnings	86,943
Annual Expenditures	<u>96,278</u>
Ending Balance	\$1,981,175

<u>2007/08 Project Expenditures</u>	<u>2007/08 Expenditures</u>	<u>Committed Funds</u>	<u>Percentage Funded</u>	<u>Project Commencement</u>
Colgan Creek Channel Improvements - Corby Ave to the RR Tracks	\$0	\$604,596	100.0%	Right of way acquisition
New Fire Station - South Santa Rosa (Kawana Springs) Area	0	854,271	100.0%	On hold
Petaluma Hill Rd and Yolanda Traffic Signal Installation	0	150,000	49.0%	Planning
Administrative Reimbursement	<u>96,278</u>	<u>0</u>		
Total	<u>\$96,278</u>	<u>\$1,608,867</u>		

CITY OF SANTA ROSA
SOUTHWEST AREA DEVELOPMENT IMPACT FEE FUND
2007/08

Beginning Balance	\$13,060,324
Fees collected	494,613
Interest Earnings	738,390
Annual Expenditures	<u>1,205,385</u>
Ending Balance	\$13,087,941

	2007/08 <u>Expenditures</u>	Committed <u>Funds</u>	Percentage <u>Funded</u>	Project <u>Commencement</u>
<u>2007/08 Project Expenditures</u>				
Repayment of RDA Loan for 5819 SW Fire Station	\$329,000	\$0	100.0%	Ongoing
New Fire Station - Southwest Area	340,508	0	6.0%	Complete
Stony Point Rd from Hwy 12 to Hearn Ave - Widen to 4 Lanes	244,294	7,804,453	65.0%	In design
Bellevue Ave Widening - Stony Point Road to Corby Ave	17,714	3,806,370	96.0%	In design
Hearn Ave Widening - Dutton Ave to Railroad Tracks	0	100,000	67.0%	In design
Sebastopol Rd - S. Wright to Lombardi Ct - Widen & Reconstruct	0	1,494,609	57.0%	On hold
Northpoint Parkway Extension - Stony Point Rd to S. Wright Rd	30,008	648,133	100.0%	Pre-design
Colgan Creek Bridge at Dutton Ave/future Northpoint Parkway	0	217,003	18.0%	Pre-design
Administrative Reimbursement	<u>243,861</u>	<u>0</u>		
Total	<u>\$1,205,385</u>	<u>\$14,070,568</u>		

CITY OF SANTA ROSA
CAPITAL FACILITIES FEE
2007/08

Beginning Balance \$22,765,961
Fees collected 2,182,223
Interest Earnings 1,079,355
Annual Expenditures 4,823,840
Ending Balance \$21,403,699

2007/08 Project Expenditures	2007/08 Expenditures	Committed Funds	Percentage Funded	Project Commencement
Street Overlay - Various Locations	\$540,479	\$52,055	3.0%	Ongoing
Storm Water Drainage Improvements at Selected Locations	5,527	487,507	87.0%	On hold
Bicentennial Extension from Mendocino to Fountain Grove	0	178,000	8.0%	Complete
Fulton Road from Piner Road to Wood Road	243,621	29	100.0%	Construction
Montgomery Dr Traffic Calming/Bike Lanes	57,025	142,975	100.0%	In design
Mendocino Ave Bike Lanes - Steele Ln to Fountain Grove Pkwy	1,768	33,232	100.0%	Study
Jack London School Path	1,977	48,023	100.0%	In design
Hearn Ave at Highway 101 Interchange - Phase 3	0	500,000	38.0%	Complete
Farmers Lane Extension from Barnett Valley Rd to Hearn Ave	2,165,473	7,439,891	93.0%	Complete
Hwy 12 at Farmer's Ln. - Build Partial Interchange	42,740	193,805	39.0%	In design
Hearn Ave at Highway 101 Interchange	0	383,000	9.0%	Ongoing
Intelligent Transportation System	185,305	64,695	15.0%	Complete
New Fire Station- Southwest Area	193,373	16,694	7.0%	Complete
Fulton Road from Piner Road to Wood Road - Widen to 4 Lanes	423,000	0	89.0%	Study
Bellevue Ave at Highway 101 Interchange	0	710,737	82.0%	Cancelled
Hwy 12 and Farmer's Lane/Hoen Avenue - Add Left Turn Lane	0	51,724	9.0%	Pre-design
Yolanda Ave Widening - Santa Rosa Ave to Petaluma Hill Rd	70,544	922,724	100.0%	Design
Middle Rincon Area Drainage Improvements	0	59,465	100.0%	Complete
Traffic Signal Installations for Pedestrians - unrelated to schools	970	0	13.0%	Design
East In-Place Storm Drain Repair/Replacement	0	154,264	47.0%	Planning
Petaluma Hill Rd and Yolanda Traffic Signal Installation	0	59,482	27.0%	Design
Bicycle Master Plan Project	0	23,447	100.0%	Design
Colgan Ave Reconstruction & Pedestrian Pathway Installation	0	309,328	81.0%	Design
Middle Rincon Road/Sage Road - Reconstruct	0	1,221,504	86.0%	Design
Yolanda Ave Conduit	1,389	409,280	100.0%	Design
Calistoga Rd Improvements/Traffic Signals, Ped Flashers, etc.	0	285,290	81.0%	Design
Brush Creek Road Pedestrian Path	0	133,256	82.0%	Design
Sonoma Ave Bicycle Lanes	12,843	25,735	52.0%	Design
Traffic Signal Modification - Sotoyome St at Montgomery Dr	0	28,000	31.0%	On hold
Ventura Ave Improvements - Paulin Dr to Bicentennial Way	13,763	186,237	80.0%	On hold
Fulton Road Improvements - Occidental Rd to W. Third St	1,720	148,280	84.0%	Design
Barham Avenue/Lotus Court Storm Drain	670	110,763	33.0%	Planning
Boyd St and Earl St Reconstruction	0	274,000	63.0%	Design
Talbot Dr Storm Drain	50,501	149,459	53.0%	Design
Humboldt Street Bicycle Boulevard	4,985	45,015	100.0%	Design
Piner Road Pedestrian Path	0	41,144	100.0%	Design
Railroad Square Storm Drain Phase 12	286,225	0	82.0%	Warranty
Countdown Pedestrian Signal Installations	3,413	46,697	38.0%	Ongoing
Traffic Signal - Petaluma Hill at Colgan	0	4,503	45.0%	Complete
Bryden Lane Reconstruction	113,082	451,418	39.0%	Complete
Farmers Lane at Fourth St Dual Right Turn Only Lane	0	29,302	30.0%	Scoping
Mendocino Ave Median Reconstr & Bike Lane Install (Ridgway Ave to Steele Ln)	50,240	199,681	100.0%	Design
Cooper Dr Drainage Ditch Investigation	168	49,831	100.0%	Scoping
Sonoma Ave Storm Drain	200	199,780	100.0%	Pre-design
Third St Drainage Improvements near A Place to Play	7,348	274,115	100.0%	Study
Summerfield Road Storm Drain at Horseshoe Drive	12,514	154,881	100.0%	Design
A Place to Play	13,588	0	0.0018%	Construction
Relocate Fire Department Headquarters	86,951	0	100.0%	Complete
New Fire Station - Fountain Grove Parkway	0	108,689	100.0%	On hold
New Fire Station - Lewis Road	0	10,074	86.0%	On hold
Administrative Reimbursement	22,518	0	100.0%	Ongoing
Total	\$4,623,840	\$16,238,143		

CITY OF SANTA ROSA
HOUSING ALLOCATION PLAN / IN-LIEU FEE
2007/08

Beginning Balance	\$2,071,182
Fees collected	1,461,589
Interest Earnings	108,473
Annual Expenditures	<u>1,228,194</u>
Ending Balance	\$2,413,051

<u>2007/08 Project Expenditures</u>	<u>2007/08 Expenditures</u>	<u>Committed Funds</u>	<u>Project Commencement</u>
BHDC-1789 Marlow Road	\$38,901	\$0	2001
BHDC-2740 Dutton Meadow	122,025	264,924	2002
BHDC-1080 Jennings (Monte Vista)	43,076	386,994	2004
BHDC-2975 Dutton Meadow (Lantana Place)	0	400,000	2005
BHDC-2045 West Steele Lane	687,129	586,112	2006
Administration	<u>337,063</u>	<u>0</u>	
Total	<u>\$1,228,194</u>	<u>\$1,638,030</u>	

WASTEWATER DEMAND FEES
2007/08

Beginning Balance	\$0
Fees collected	3,454,011
Interest Earnings	550,496
Annual Expenditures	<u>4,004,507</u>
Ending Balance	\$0

WATER DEMAND FEE
2007/08

Beginning Balance	\$0
Fees collected	2,290,257
Interest Earnings	19,430
Annual Expenditures	<u>2,309,687</u>
Ending Balance	\$0