

City of Fort Bragg, California

Development Impact Fees Report General Plan Maintenance Fees Fiscal Year Ended June 30, 2016



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City of Fort Bragg, California
Development Impact Fees Report
General Plan Maintenance Fees
Fiscal Year Ended June 30, 2016

For purpose of compliance with California Government Code Subsection 66006(b)(1), the following information regarding AB 1600 fees is presented in connection with the City’s General Plan Maintenance fund:

(A) A brief description of the type of fee in the account or fund.

General Plan Maintenance Fee – The purpose of the General Plan Maintenance fee is to cover the costs reasonably necessary to prepare and revise the plans and policies that the City is required to adopt before it can make any necessary findings and determinations.

(B) The amount of the fee.

General Plan Maintenance Fee:		
NOTE: Fee is not assessed for reroof permits and certain utility permits.		
*	Construction Permits	1.5% of total permit valuation
*	Residential Mobile Homes	1.5% of assigned valuation based on gross floor area of mobile home times \$51 per sq. ft.
*	Affordable housing units (as defined by Fort Bragg Municipal Code Title 18)	The City Council may grant exemptions upon written request

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- (C) The beginning and ending balance of the account or fund. See statement below.*
(D) The amount of the fees collected and the interest earned. See statement below.

Statement of Revenues, Expenditures, and Changes in Fund Balance

	<u>FY 15-16</u>
Revenues	
General Plan Maintenance Fees	\$ 35,041
Interest Income	1,884
Total Revenues	\$ 36,925
Expenses	30,000
Total Expenses	\$ 30,000
Revenues Over (Under) Expenses	\$ 6,925
Beginning Fund Balance as of 07/01/2015	\$ 176,687
Ending Fund Balance as of 06/30/2016	\$ 183,612

- (E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.*

The Fees were expended to pay staff time spent developing, reviewing and revising the Inland General Plan update the Inland Land Use and Development Code (Title 18 of the Municipal Code) and various ordinances of the Muni Code which relate to land use issues, including but not limited to: Section 10.20.150 Mobile Vending Permit, and various section of Title 9 Public Peace Safety and Morals. A detailed list of staff time and vendor transactions is attached to this report as attachment A. 95% of total costs were funded with fees. Costs per project are detailed in the following table:

- (F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

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For the fiscal year 2016/2017, the City determined that there are sufficient funds to commence work on the following projects:

General Plan Amendments

- Municipal Services review update. The municipal Services Review will be updated and adopted by LAFCO.

MUNI Code Amendments

- ORDINANCE 928-2017 The ordinance will amend Chapter 18.24 (Industrial Zoning Districts), Chapter 18.42 (Standards for Specific Land Uses) and Chapter 18.100 (Definitions) of the Fort Bragg Municipal Code. This ordinance will update Title 18 – Inland Land Use and Development Code – to include new regulations that allow cannabis manufacturing uses to operate in the Light Industrial and Heavy Industrial zoning districts of Fort Bragg with an approved Use Permit.
- ORDINANCE 929-2017 The ordinance will repeal and replaced Chapter 9.68 (Preservation of Parks) of the Fort Bragg Municipal Code. This ordinance will update Title 9 –Public Peace, Safety, and Morals – to include new regulations that allow Segways on the Fort Bragg Coastal Trail and on developed trails in City parks.
- ORDINANCE 930-2017 The ordinance will repeal and replaced Articles 2, 3, 4, 7 and 10 of Title 18 of the Fort Bragg Municipal Code, entitled Inland Land Use and Development Code (“ILUDC”). These updates will fix identified problems and ensure that the ILUDC implements the policy goals of the City Council, the General Plan, and conformance with new State Law. The amendment will include updates and changes to: (1) land uses and permit requirements in residential, commercial and industrial zoning districts, (2) standards for specific land uses, (3) permit review and decisions, and (4) definitions of specialized terms and phrases.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during the fiscal year utilizing these funds.

(H) The amount of the refunds made pursuant to subdivision € Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.