

# City of Fort Bragg, California

## Development Impact Fees Report General Plan Maintenance Fees Fiscal Year Ended June 30, 2018



Prepared by City of Fort Bragg Finance Director  
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**General Plan Maintenance Fund**  
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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 17-18</u>
<b>Revenues</b>	
General Plan Maintenance Fees	\$ 75,301
Interest Income	2,791
<b>Total Revenues</b>	<b>\$ 78,092</b>
<b>Expenses</b>	23,171
<b>Total Expenses</b>	<b>\$ 23,171</b>
<b>Revenues Over (Under) Expenses</b>	<b>\$ 54,921</b>
<b>Beginning Fund Balance as of 07/01/2017</b>	<b>\$ 174,252</b>
<b>Ending Fund Balance as of 06/30/2018</b>	<b>\$ 229,173</b>

*(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:

**General Plan Amendments**

- LCP Amendment 1-17. Local Coastal Program Amendment to change the Land Use Designation and Zoning at 100 East Ocean View Drive.
- LCP Amendment 3-17. Local Coastal Program Amendment to revise Coastal General Plan policies LU-7.1 and LU-7.2, which require a Specific Plan for rezoning of Timber Resources Industrial Land. The revision requires a community-based planning process and an LCP amendment to rezone Timber Resource Industrial zoned property.
- LCP Amendment for Mill Site Reuse Plan initiated with series of community meetings and workshops

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**MUNI Code Amendments**

- ORDINANCE 933-2017. The proposed ordinance will amend Chapter 15.04 (Construction Codes – Adopted by Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code. These amendments update references to the current edition of the California Building Standards Code and other uniform codes.
- ORDINANCE 937-2018 The ordinance repealed and replaced Section 17.94.030C of Title 17, the Coastal Land Use and Development Code, of the Fort Bragg Municipal Code to revise noticing requirements for zoning changes to properties located in the Timber Resources Industrial zoning district. This is a minor change to the Processing, Notice and Hearing section of the Code to replace the specific plan requirement with a comprehensive plan requirement, in compliance with Coastal General Plan Land Use Policies LU 7.1 and LU 7.2.

88% of total costs were funded with fees. A detailed list of staff time and vendor transactions is attached to this report as attachment A.

*(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.*

For the fiscal year 2018/2019, the City determined that there are sufficient funds to commence work on the following:

**General Plan Amendments**

- LCP Amendment for Mill Site Reuse Plan initiated with series of City Council and Planning Commission meetings including development of many background studies, a draft land use plan and numerous policy language revisions to the Coastal General Plan.

**MUNI Code Amendments**

- ORDINANCE 939-2018 The ordinance will amend Table 4-1 of Section 18.42.040 (Animal Keeping) of Title 18 (Inland Land Use and Development Code) of the Fort Bragg Municipal Code to modify beekeeping permit requirements to allow beekeeping in residential and commercial zoning districts within the City of Fort Bragg.

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- ORDINANCE 941-2018 The ordinance will add a paragraph to Section 6.12.040 (Nuisance Conditions) of Chapter 6.12 (Health and Sanitation) of the Fort Bragg Municipal Code stating that commercial buildings which are closed, vacant, or inoperative for a period exceeding 90-days shall be declared a public nuisance, unless certain standards are maintained, including: clean unobstructed windows; local contact information of property owner or property manager posted and clearly displayed on front door; interior and exterior of structure kept clear of trash, debris and unused items; and exterior paint and structural elements maintained in good condition.
- ORDINANCE 943-2018 The ordinance will repeal and replace Section 17.14.020 [Zoning Map and Zoning Districts] of Chapter 17.14 [Zoning Map] of Title 17 [Coastal Land Use and Development Code] of the Fort Bragg Municipal Code to rezone a portion of 100 East Ocean View Drive (APN 018-150-55) from “Very High Density Residential” to “Highway Visitor Commercial.”

*(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 (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.