

City of Fort Bragg, California

Development Impact Fees Report General Plan Maintenance Fees Fiscal Year Ended June 30, 2017



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City of Fort Bragg, California
Development Impact Fees Report
General Plan Maintenance Fund
Fiscal Year Ended June 30, 2017

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 16-17</u>
Revenues	
General Plan Maintenance Fees	\$ 27,745
Interest Income	2,451
Total Revenues	\$ 30,196
Expenses	39,556
Total Expenses	\$ 39,556
Revenues Over (Under) Expenses	\$ (9,360)
Beginning Fund Balance as of 07/01/2016	\$ 183,612
Ending Fund Balance as of 06/30/2017	\$ 174,252

(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

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

MUNI Code Amendments

- ORDINANCE 928-2017 The ordinance amended 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 updated 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.

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- ORDINANCE 929-2017 The ordinance repealed and replaced Chapter 9.68 (Preservation of Parks) of the Fort Bragg Municipal Code. This ordinance updated 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 repealed 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 fixed identified problems and ensured that the ILUDC implements the policy goals of the City Council, the General Plan, and conformance with new State Law. The amendment included 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.

94% 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 2017/2018, the City determined that there are sufficient funds to commence work on the following:

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

MUNI Code Amendments

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- 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 will repeal and replace 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.

(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.