

**CITY OF SEBASTOPOL
CITY COUNCIL
STAFF REPORT**

Meeting Date: December 20, 2016
 To: Honorable Mayor and Honorable City Councilmembers
 From: Henry Mikus, Engineering Manager
 Subject: Accept and Approve of the Annual AB 1600 Report
 Recommendation: Adopt Minute Order accepting & approving the Annual AB 1600 Report.
 Funding: Currently Budgeted: _____ Yes _____ No N/A
 Net General Fund Cost: \$ _____ none

INTRODUCTION: This item is to request the City Council Accept and Approve of the Annual AB 1600 Report

BACKGROUND: Cities and Counties normally charge fees on new development projects to fund public improvements, public amenities, and public services. For example, Traffic Mitigation Fees are used to fund transit facilities, streets, bike lanes and sidewalks. These fees are commonly known as “Development Impact Fees” (Developer Fees). In 1989, the State Legislature passed Assembly Bill 1600 (AB1600) which added Section 66000 to the California Government Code. The chapter sets forth a number of requirements that local governments must follow if they are to collect fees from developers to defray the cost of the construction of public facilities related to development projects. Government Code Sections 66000-66003 apply to developer fees established, increased or imposed on or after January 1, 1989. An “AB 1600 Report” to discuss a jurisdiction’s use of the Developer Fees that have been collected, and expended, is normally presented and approved on an annual basis.

DISCUSSION: The Art In-Lieu Fee, Housing Linkage Fee, Inclusionary Housing Fee, Building Permit Technology Fee, Building Permit Incremental Fee, General Plan Update Fee, Park In-Lieu Fee, Traffic Impact Fee, and Utility Undergrounding Fee that the City of Sebastopol (City) collects qualify as Development Impact Fees and therefore must comply with the above referenced Government Code Sections. As required by law, these fees are segregated and accounted for as Special Revenue Funds, and kept separate from the City General fund..

Government Code Section 66001 requires the City to make available to the public certain information regarding these fees for each fund within 180 days after the end of each fiscal year. Accordingly, this report is presented to the City Council for review and approval. If a local jurisdiction has had possession of a developer fee for five years or more and has not committed that money to a project or actually spent that money, then it must make findings describing the continuing need for that money each fiscal year after the five years have expired. If a local jurisdiction cannot make these required findings, then the city or county must go through a refund procedure.

Attachment A shows the activities in the above-listed Developer Fees across the most recent five fiscal years as documentation that these fees are being regularly utilized or committed to projects as required.

RECOMMENDATION: That the City Council adopt a Minute Order accepting & approving this Annual AB 1600 Report.

ATTACHMENT(S):

Attachment A: Five Year Revenues and Expenditures for Sebastopol Developer Fees

City of Sebastopol!
Annual AB 1600 Report
 December 20, 2016

Developer Fee Fund:

	Art In-Lieu	Housing Linkage	Housing Inclusionary	Inclusionary Housing Linkage	Building Permit Technology	Building Permit Incremental	General Plan Update	Park In-Lieu	Traffic Impact	Utility Undergr/rounding	Wastewater Impact
FY 11-12	Revenue	\$0	\$34,080	\$34,080	\$5,628	\$8,047	\$18,616	\$50,844	\$35,964	\$868	\$16,360
	Expenditures	\$0	\$0	\$0	\$5,395	\$10,467	\$29,796				
FY 12-13	Revenue	\$0	\$750	\$10,002	\$3,000	\$5,500	\$10,000	\$5,500	\$14,000	\$0	\$0
	Expenditures	\$0	\$0	\$0	\$5,000	\$6,500	\$20,000				
FY 13-14	Revenue	\$18,540	\$1,000	\$13,333	\$3,000	\$4,000	\$9,000	\$53,500	\$68,107	\$1,000	\$17,210
	Expenditures	\$0	\$0	\$0	\$5,000	\$6,500	\$42,000				
FY 14-15	Revenue	\$18,540	\$500	\$12,833	\$3,000	\$4,000	\$5,200	\$53,500	\$68,107	\$1,000	\$13,080
	Expenditures	\$0	\$0	\$0	\$5,000	\$6,500	\$21,000				
FY 15-16	Beginning Balance	\$51,155	\$174,759	\$212,389	\$19,290	\$14,200	\$631	\$395,776	\$951,576	\$224,991	
	Revenue	\$23,000	\$80,500	\$92,500	\$4,000	\$5,000	\$7,200	\$89,900	\$79,300	\$6,000	
	Expenditures	\$0	\$0	\$0	\$1,600	\$2,000	\$7,000	\$235,670	\$141,541	\$0	
	End Balance	\$74,155	\$255,259	\$304,889	\$21,690	\$17,200	\$831	\$250,006	\$889,335	\$230,991	\$176,766
FY 16-17	Beginning Balance	\$93,344	\$312,662	\$312,662	\$16,694	\$12,401	\$17,290	\$306,786	\$979,279	\$233,154	
	Revenue	\$23,000	\$97,500	\$97,500	\$6,000	\$6,000	\$10,200	\$37,800	\$121,158	\$6,000	
	Expenditures	\$0	\$0	\$0	\$6,000	\$6,000	\$0	\$128,605	\$842,560	\$0	
	End Balance	\$116,344	\$410,162	\$410,162	\$16,694	\$12,401	\$27,490	\$216,581	\$257,877	\$239,154	