

RESOLUTION NO. 2018-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING THE 2018 ANNUAL INFLATION-ADJUSTMENT TO THE TRAFFIC IMPACT FEE; WATER CAPACITY FEE; WASTEWATER CAPACITY FEE; PARKS AND RECREATION FEE; CIVIC FACILITIES FEE; GENERAL PLAN UPDATE FEE; AND AFFORDABLE HOUSING NEXUS FEE

WHEREAS, the City collects fees to mitigate the impact of new development; and

WHEREAS, over time, inflation erodes the buying power of impact fees; and

WHEREAS, on January 17, 2017, the City Council adopted Resolution 2017-01 creating the annual inflation-adjustment to the Traffic Impact Fee, Water Capacity Fee, Wastewater Capacity Fee, Parks and Recreation Fee, Civic Facilities Fee, General Plan Update Fee, and the Affordable Housing Nexus Fees.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby adjusts these impact fees as follows:

SECTION 1: The 2018 Traffic Impact Fees as shown on the table below:

2018 Traffic Impact Fee

Land Use	Traffic Impact Fee Per Net New Daily Trip	Traffic Impact Fee Per Accessory Dwelling Unit
All	\$598.65	\$1,039

SECTION 2: The 2018 Water Capacity Fees as shown on the table below:

2018 Water Capacity Fee

Land Use	Units	EDU	Water Capacity Fee
Accessory Dwelling Unit	each	0.00	\$0.00
Single Family	each	1.00	\$15,048
Multi-Family	unit	0.65	\$10,191
Commercial/Industrial	gpd	n/a	\$23.06

SECTION 3: The 2018 Wastewater Capacity Fees as shown on the table below:

2018 Wastewater Capacity Fee

Land Use	Units	EDU	Wastewater Capacity Fee
Accessory Dwelling Unit	each	0.00	\$0.00
Single Family	each	1.00	\$10,358
Multi-Family	unit	0.65	\$6733
Commercial/Industrial	gpd	n/a	\$34.53

SECTION 4: The 2018 Parks & Recreation Fees as shown on the table below:

2018 Parks & Recreation Fee

Parks and Recreation	Parks & Recreation Fee Per Dwelling Unit	Parks & Recreation Fee Per Accessory Dwelling Unit
Parkland Acquisition	\$2,091.00	\$573.13
Parkland Development	\$2,377.57	\$651.49
Community Gym	\$818.89	\$224.38
Aquatic Center/Pool	\$277.29	\$75.98
Aquatic Center/Slide	\$58.25	\$16.03
Total - Park and Rec Fees	\$5,623	\$1,541

SECTION 5: The 2018 Civic Facility Fees as shown on the table below:

2018 Civic Facility Fee

Civic Facilities	Civic Facility Fee Per Residential Unit	Civic Facility Fee Per Accessory Dwelling Unit	Civic Facility Fee Per Commercial Sqft	Civic Facility Fee Per Office Sqft	Civic Facility Fee Per Industrial Sqft
City Hall Expansion	\$271.54	\$74.57	\$0.15	\$0.28	\$0.098
Police Station	\$82.22	\$22.58	\$0.04	\$0.08	\$0.044
Aquatic Center Offices	\$252.06	\$69.22	\$0.04	\$0.06	\$0.010
Construction - City Library	\$950.91	\$261.13	\$0.15	\$0.24	\$0.083
Corp Yard Expansion and offsite improvements	\$74.65	\$20.50	\$0.01	\$0.04	\$0.010
Total - Civic Facilities	\$1,631.38	\$448.00	\$0.38	\$0.71	\$0.26

SECTION 6: The 2018 General Plan Update Fees as shown on the table below:

2018 General Plan Update Fee

Land Use	Units	General Plan Update Fee
Residential	Per DU	\$86.65
Accessory Dwelling Unit	Per DU	\$24.00
Commercial, Office, Industrial	Per Sqft	\$0.010

SECTION 7: The 2018 General Plan Update Fees as shown on the table below:

2018 Affordable Housing Nexus Fee

Type of Use	Affordable Housing Nexus Fee Per Gross Sqft
Residential, Single Family, Townhouse	\$3.11
Residential, Stacked Flats, Apartment	\$3.59
Office	\$0.77
Hotel	\$0.77
Retail	\$0.77
Warehouse	\$0.52
Industrial	\$0.52
All Other Nonresidential	\$0.77

SECTION 8: The 2018 annual impact fee inflation-adjustment schedule shall become effective 60 days following approval by the City Council. The effective date for the updated impact fees shall occur on the 17th day of March, 2018.


NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby determines the proposed impact fee inflation adjustment is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment, directly or indirectly. In addition, the impact fee inflation adjustment is not a project under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 16th day of January, 2018, by the following vote:

AYES: Council Members Aboudamous, Joseph, Oro, Vice Mayor Leary, Mayor Garcia
NOES: None
ABSTAIN: None
ABSENT: None



Leon Garcia, Mayor

ATTEST:


Suellen Johnston, CMC, City Clerk