



AB1600

**Annual Compliance and Five Year
Development Impact Fee Report
as of 6/30/2020**

CITY OF AMERICAN CANYON
Zero Water Footprint Impact Fee
As of 6/30/2020

Zero Water Footprint Mitigation Impact Fees are collected to offset new water demand associated with development projects.

ZERO WATER FOOTPRINT IMPACT FEE AMOUNT depends on the size and scope of the project and a variety of methods may be used for offsetting the increase in potable water consumption.

ZERO WATER FOOTPRINT IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2019		<u>\$ 347,108</u>
Fiscal Year 2019 - 2020 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Developer Contributions In Lieu	\$ 578,000	
SDG Commerce		\$ 2,538
Napa Jamieson		\$ 354
Redwood Credit Union		\$ 30,166
Interest Earnings	-	5,375
Total Revenues and Other Sources	<u>\$ 578,000</u>	<u>\$ 38,433</u>
Expenditures:		
Professional Services (WA19-0500)	\$ -	\$ 147,802
Transfers Capital Projects Fund - Water	428,714	-
Total Expenditures	<u>\$ 428,714</u>	<u>\$ 147,802</u>
Unaudited Fund Balance at 6/30/2020	<u>\$ 496,394</u>	<u>\$ 237,739</u>

CAPITAL PROJECTS

		<i>Expenses</i>
Capital Projects:		
Recycled Water 3 Benton Way	RW17-0100	\$ 428,714 \$ -
Total CIP Expenditures		<u>\$ -</u>
Use of Fees:		
Capital Projects Budgeted in FY 2019-20:		
Recycled Water 3 Benton Way	RW17-0100	\$ 428,714
Total CIP Budget		<u>\$ 428,714</u>

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
As of 6/30/2020

Park Impact Fees are collected to provide revenue for purchase and development of additional parks and recreational opportunities due to the additional impact of new residences

PARKS IMPACT FEE AMOUNT

	Per Dwelling Unit	Per Accessory Dwelling Unit
Parks and Recreation		
Parkland Acquisition	\$ 2,134.88	
Parkland Development	2,427.46	
Community Gym	836.07	
Aquatic Center/Pool	283.11	
Aquatic Center/Slide	58.25	
Total Parks & Recreation Fees	\$ 5,739.77	\$ 1,573.43

PARKS IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2019		<u>\$ 1,231,056</u>
	Fiscal Year 2019 - 2020 Activity	
		<u>Budget</u> <u>Actual</u>
Revenues:		
Park Development Fee:		\$ 782,475 \$ 3,114
Rio Del Mar	\$ 22,680	
Canyon Crossings	759,795	
Interest Earnings		<u>15,000</u> <u>25,165</u>
Total Revenues and Other Sources		<u>\$ 797,475</u> <u>\$ 28,279</u>
Expenditures:		
Transfers Out to Gen Govtl CIP Fund		<u>\$ 160,026</u> <u>\$ -</u>
Total Expenditures		<u>\$ 160,026</u> <u>\$ -</u>
Unaudited Fund Balance at 6/30/2020		<u>\$ 1,868,505</u> <u>\$ 1,259,335</u>

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
As of 6/30/2020

CAPITAL PROJECTS

		<i>Budget</i>	<i>Expenses</i>
FY 2019-20 Capital Projects:			
CD Update Project	CD19-0100	\$ 150,000	\$ -
Newell Open Space	PR13-0200	10,026	-
Total CIP		\$ 160,026	\$ -

Use of Fees:

Capital Projects Budgeted in FY 2020-2021			
Newell Open Space	PR13-0200		10,026
CD Update Project	CD19-0100		150,000
Total CIP Budget			\$ 160,026

Future Capital Projects for Use of the Parks Impact Fee Fund:

- Clark Ranch Community Park
- Newell Open Space
- Bay Trail Connection to Vallejo

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
As of 6/30/2020

Traffic Impact Fee Fund are collected to reduce the impact of additional traffic related to new development

TRAFFIC IMPACT FEE AMOUNT

New Daily	Per Accessorry
Trip	Dwelling Unit
\$ 611.22	\$ 1,061.00

TRAFFIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2019	<u>\$ 3,740,287</u>
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Fiscal Year 2019 - 2020 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Traffic Impact Fee	\$ 2,499,162	\$ 1,823,381
NLP Ph2 Bldg 4	\$ 1,000,000	
NLP Ph2 Bldg 5	666,097	
Rio Del Mar	24,147	
Canyon Crossings	808,918	
Interest Earnings	66,000	86,560
Total Revenues and Other Sources	<u>\$ 2,565,162</u>	<u>\$ 1,909,941</u>

Expenditures:		
Professional Services - SR29 Multimodal Corridor Plan	\$ 250,000	\$ 250,050
Professional Services - Ph2 Napa Logistics Park Proj Assmt	800,000	798,269
Transfer to General Fund - Other (MRDurkee)	12,500	12,500
Transfer Cap Projs Fund - Gen Gov	3,328,485	633,406
Adjustment Park & Ride Facility (TR14-0300)		(1)
SR 29 Signal Interconnect (TR15-0300)		(2,807)
Total Expenditures	<u>\$ 4,390,985</u>	<u>\$ 1,694,225</u>
Unaudited Fund Balance at 6/30/2020	<u>\$ 1,914,464</u>	<u>\$ 3,956,003</u>

Unaudited Fund Balance:		
Fund Balance - Unassigned/Undesignated		\$ 3,559,585
Designated for SR29 South Corridor		291,418
Designated for SR29 Green Island Road		70,000
Designated for Pedestrian Safety South Side of AC Rd VVR		35,000
Unaudited Fund Balance at 6/30/2020		<u>\$ 3,956,003</u>

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
As of 6/30/2020

CAPITAL PROJECTS

		Budget	Expenses
Capital Projects:			
CD Update Project	CD19-0100	\$ 100,000	\$ -
Devlin Road Extensio Segment H	TR14-0100	2,857,728	264,653
GI Rd Reconstruction & Widening	TR16-0700	541,437	296,877
GI Rd Reconstruction & Widening/Non Reimb GI	TR16-0701	(170,680)	69,069
Total CIP Expenditures		\$ 3,328,485	\$ 630,600

Use of Fees:

Below are fees received that are specifically designated:

Designated Fund Balances:	Amount
NLP Phase 2 – South Kelly Road. This amount could be used for improvements to the intersections of South Kelly Road and SR29 and South Kelly Road and Devlin Road.	\$ 2,259,581
SR29 Green Island Road - to be spent at Green Island and SR29 Intersection. This amount could be used on TR16-0700 (Green Island Widening) if project includes improvements to Green Island Road and SR29 Intersection.	\$ 70,000
VVR Pedestrian Safety - South Side of American Canyon Road	\$ 35,000

CITY OF AMERICAN CANYON
Civic Facilities Impact Fee Fund Analysis
As of 6/30/2020

Civic Facility Impact Fee are collected to provide additional space for City departments due to the impact of additional businesses and residents.

CIVIC FACILITY IMPACT FEE AMOUNT

	Per Residential	Per Accessory	Per		Per Office	Per Industrial
	Unit	Dwelling Unit	Commercial	Square Ft	Square Ft	Square Ft
Civic Facilities						
City Hall Expansion	\$ 277.23	\$ 76.13	\$ 0.15		\$ 0.28	\$ 0.10
Police Station	83.95	22.99	0.04		0.08	\$ 0.04
Aquatic Center Offices	257.35	70.67	0.04		0.06	\$ 0.01
Constuction - City Library	971.88	266.61	0.15		0.24	\$ 0.08
Corp Yard Expansion and of	76.22	20.93	0.01		0.04	\$ 0.01
Subtotal - Civic Facilities	\$ 1,666.63	\$ 457.33	\$ 0.39		\$ 0.70	\$ 0.24

CIVIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2019 \$ 1,422,886

Fiscal Year 2019 - 2020 Activity		Budget	Actual
Revenues:			
Civic Facilities Impact Fee		\$ 541,970	\$ 284,855
NLP Ph2 Bldg 4	\$ 171,990		
NLP Ph2 Bldg 5	114,562		
Rio Del Mar	6,584		
NJ III Pad 6B	1,617		
ALF Senior Facility	26,646		
Canyon Crossings	220,571		
Interest Earnings		12,000	31,939
Total Revenues and Other Sources		<u>\$ 553,970</u>	<u>\$ 316,794</u>
Expenditures:			
Transfer to Debt Service		\$287,300	286,977
Total Expenditures		<u>\$ 287,300</u>	<u>\$ 286,977</u>
Unaudited Fund Balance at 6/30/2020		<u>\$ 1,689,556</u>	<u>\$ 1,452,702</u>

Unaudited Fund Balance:

Fund Balance - Unassigned/Undesignated	\$ 952,702
Designated for CF East of SR29 Loc TBD	500,000
Unaudited Fund Balance at 6/30/2020	<u>\$ 1,452,702</u>

CITY OF AMERICAN CANYON
Civic Facilities Impact Fee Fund Analysis
As of 6/30/2020

Use of Fees:

Future Capital Projects for Use of the Civic Impact Fee Fund:

Community Center and Permanent Library	CF2X-0300	1,875,200
Modifications to EOC	CF2X-0400	

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
As of 6/30/2020

The City accounts for fees collected from developers in lieu of providing affordable housing in an Affordable Housing Fund. Amounts collected are used for certain housing related expenses to maintain affordable housing in the community. Assistance is provided to low income and very low income residents for a variety of services including landlord tenant issues, section 8 housing voucher program, farm worker housing contribution, maintenance of qualifying city owned housing and administration of the City's rent stabilization ordinance.

AFFORDABLE HOUSING NEXUS FEE AMOUNT

Type of Use	Per Gross Square Ft
Residential, Single Family, Townhouse	\$ 3.23
Residential, Single Family, Apartment	\$ 3.75
Office	\$ 0.82
Hotel	\$ 0.82
Retail	\$ 0.82
Warehouse	\$ 0.54
Industrial	\$ 0.54
All Other Non-Residential	\$ 0.82

AFFORDABLE HOUSING IN LIEU FEE CAPITAL PROJECT ACTIVITIES

Audited Beginning Fund Balance July 1, 2019 (Deficit) \$ (213,953)

Fiscal Year 2019 - 2020 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Affordable Housing Nexus Fee	1,080,923	\$ 557,697
NLP Ph2 Bldg 4	\$ 372,060	
NLP Ph2 Bldg 5	247,828	
NJ III Pad 6B	5,280	
ALF Senior Facility	54,659	
Canyon Crossings	394,496	
In Lieu Fee	6,600	
Interest Earnings	-	5,225
Miscellaneous Revenue - AFH Loan Payoff	-	86,859
Total Revenues and Other Sources	<u>\$ 1,080,923</u>	<u>\$ 649,781</u>

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
As of 6/30/2020

Expenditures:

Other Professional Services:		\$ 132,700		
City of Napa - Affordable Housing Program Services	\$ 82,000		\$	82,000
Fair Housing Napa Valley - Fair Housing Program	47,000			45,000
Miscellaneous	3,700			-
Services (Loans - 15 Karen Drive)	-			50,000
Total Expenditures		\$ 132,700	\$	177,000
Unaudited Fund Balance at 6/30/2020		\$ 734,270	\$	258,828

NLP Phase 2 – South Kelly Road. This amount could be used for improvements to the intersections of South Kelly Road and SR29 and South Kelly Road and Devlin Road.

VVR Pedestrian Safety - South Side of American Canyon Road

The ending balance of this fund will be used in FY 2020-21 for the same expenses in FY 2019-20 as described above.

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
As of 6/30/2020

Water Capacity fees are collected to pay for expansion of water infrastructure and facilities.

WATER CAPACITY IMPACT FEE AMOUNT

Land Use	Units	EDU	Water Capacity Fee
Accessory Dwelling Unit	Each	0.00	\$ 0.00
Single Family	Each	1.00	\$ 16,152.00
Multi-Family	Unit	0.65	\$ 10,939.00
Commercial/Industrial	GPD	N/A	\$ 24.76

WATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital July 1, 2019 \$ 4,413,908

Fiscal Year 2019 - 2020 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Capacity Fee	\$ 101,100	\$ 332,487
NLP Ph2 Bldg 4	\$ 24,000	
NLP Ph2 Bldg 5	16,000	
Rio Del Mar	61,100	
Interest	-	104,350
Total Revenues and Other Sources	<u>\$ 101,100</u>	<u>\$ 436,837</u>
Expenditures:		
Advances:		
Interest Expense - WWtr Capacity (3% Interest Rate)	\$ 147,300	\$ 147,212
Various CIP Projects		
Interest Expense - Water Operations (LAIF Interest Rate)	30,000	20,325
Past operating deficits and CIP expenses		
Transfers to Capital Project Funds:		
Transfer to Cap Proj Fund - Gen Gov	1,449,294	-
Transfer to Cap Proj Fund - Water	200,000	46,400
Total Expenditures	<u>\$ 1,826,594</u>	<u>\$ 213,937</u>
Total Resources Available at 6/30/2020	<u>\$ 2,688,414</u>	<u>\$ 4,636,809</u>

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
 As of 6/30/2020

CAPITAL PROJECTS

		Budget		<i>Expenses</i>
Capital Projects:				
CD Update Project	CD19-0100	\$ 50,000	\$	-
Devlin Road Extension Segment H	TR14-0100	1,399,294		-
Sites Reservoir	WA18-0500	200,000		46,400
Total CIP Expenditures		\$ 1,649,294	\$	46,400

Use of Fees:

Future Capital Projects for Use of the Water Capacity Fee Fund:

Devlin Road Extension WA18-0200

NLP Phase 2 – South Kelly Road. This amount could be used for improvements to the intersections of South Kelly Road and SR29 and South Kelly Road and Devlin Road.

WA2X-1400

Enhanced Treatment Process

WA2X-1600

VVR Pedestrian Safety - South Side of American Canyon Road

Part of the ending balance of this fund will be used for the Master Plan Updates, Recycled Water Delivery - Dodd Court, Potable Water Storage Tank - HP. The fund can also be used for the Eastside Storage Tanks #1 as part of the Water Capacity Fee Program to increase storage for

Note: Interest Expenses made from this fund were for Internal Loans from Wastewater Capacity for various CIP projects and Water Operations for past operating deficits and CIP expenses. The Finance Committee will make a decision whether to reclassify the loans for CIP projects as Transfers.

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
As of 6/30/2020

Wastewater Capacity fees are collected to pay for additional wastewater infrastructure and facilities.

WASTEWATER CAPACITY IMPACT FEE AMOUNT

Land Use	Units	EDU	Wastewater Capacity Fee
Accessory Dwelling Unit	Each	0.00	\$ 0.00
Single Family	Each	1.00	\$ 10,576.00
Multi-Family	Unit	0.65	\$ 6,874.00
Commercial/Industrial	GPD	N/A	\$ 35.26

WASTEWATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital July 1, 2019 \$ 2,053

Fiscal Year 2019 - 2020 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Wastewater Capacity Fee	\$ 71,603	\$ 136,046
NLP Ph2 Bldg 4	\$ 17,900	
NLP Ph2 Bldg 5	11,903	
Rio Del Mar	41,800	
Interest from Advances to Water Cap & WW Ops	<u>187,900</u>	<u>173,341</u>
Total Revenues and Other Sources	<u>\$ 259,503</u>	<u>\$ 309,387</u>

Expenditures:

Transfers to Capital Project Funds:

Transfer to Cap Proj Fund - Gen Gov	50,000	-
Transfer to Cap Proj Fund - Wastewater CIP	<u>76,000</u>	<u>-</u>
Total Expenditures	<u>\$ 126,000</u>	<u>-</u>
Total Resources Available at 6/30/2020	<u>\$ 135,556</u>	<u>\$ 311,440</u>

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
As of 6/30/2020

CAPITAL PROJECTS

		Budget	Expenses
Capital Projects:			
CD Update Project	CD19-0100	\$ 50,000	\$ -
Total Expenditures		\$ 50,000	\$ -

Note: Interest Earnings from this fund were for Internal Loans to Water Capacity Fee Fund for Various CIP Projects and Wastewater Operations Fund for past operating deficits and CIP expenses. The Finance Committee will make a decision whether to reclassify the loans for CIP projects as Transfers.

Use of Fees:

Capital Projects Budgeted in FY 2020-2021			Budget
CD Update Project	CD19-0100		50,000
			\$ 50,000

Future Capital Projects for Use of the Wastewater Capacity Fee Fund:

Broadway (AC Rd to Donaldson)	WW17-0300
Upsize Main Basin Pump Station	WW2X-0501