



AB1600
Annual Compliance
Development Impact Fee Report
as of 6/30/2021

CITY OF AMERICAN CANYON
General Plan Update Fee Analysis
 As of 6/30/2021

The General Plan Update Fees are collected to update the general plan to meet the demand of new development.

GENERAL PLAN UPDATE FEE AMOUNT

Land Use	Unit	General Plan Update Fee
Residential	\$ 2,159.20	
Accessory Dwelling Unit	2,455.11	
Commercial, Office, Industrial	845.59	

GENERAL PLAN UPDATE FEE ACTIVITY

Audited Beginning Fund Balance July 1, 2020		\$	<u>222,691</u>
Fiscal Year 2020-2021 Activity	<i>Budget</i>		<i>Actual</i>
Revenues:			
General Plan Update Fee	\$ -	\$	2,342
Interest Earnings	-		200
Total Revenues and Other Sources	<u>\$ -</u>	<u>\$</u>	<u>2,541</u>
Expenditures:			
Transfers Out to Gen Govtl CIP Fund	\$ -	\$	-
Total Expenditures	<u>\$ -</u>	<u>\$</u>	<u>-</u>
Unaudited Fund Balance at 6/30/2021	<u>\$ 222,691</u>	<u>\$</u>	<u>225,232</u>

CITY OF AMERICAN CANYON
General Plan Update Fee Analysis
As of 6/30/2021

CAPITAL PROJECTS

		<i>Budget</i>	<i>Expenses</i>
FY 2020-21 Capital Projects:			
CD Update Project	CD19-0100	\$ -	\$ -
Total CIP		-	-

Use of Fees:

Capital Projects Budgeted in FY 2021-22:			
CD Update Project	CD19-0100		54,800
Total CIP Budget			\$ 54,800

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
As of 6/30/2021

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	\$ 2,159.20	
Parkland Development	2,455.11	
Community Gym	845.59	
Aquatic Center/Pool	286.33	
Aquatic Center/Slide	60.15	
Total Parks & Recreation Fees	\$ 5,806.38	\$ 1,591.35

PARKS IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2020		<u>\$ 1,259,679</u>
Fiscal Year 2020-2021 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Park Development Fee:	\$ -	\$ 4,719
Interest Earnings	14,000	6,462
Total Revenues and Other Sources	<u>\$ 14,000</u>	<u>\$ 11,182</u>
Expenditures:		
Transfers Out to Gen Govtl CIP Fund	\$ 175,300	\$ 15,217
Total Expenditures	<u>\$ 175,300</u>	<u>\$ 15,217</u>
Unaudited Fund Balance at 6/30/2021	<u>\$ 1,098,379</u>	<u>\$ 1,255,643</u>

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
As of 6/30/2021

CAPITAL PROJECTS

		<i>Budget</i>		<i>Expenses</i>
FY 2020-21 Capital Projects:				
CD Update Project	CD19-0100	\$ 150,000	\$	15,217
Newell Open Space	PR13-0200	10,026		-
Total CIP		<u>\$ 160,026</u>	<u>\$</u>	<u>15,217</u>

Use of Fees:

Capital Projects Budgeted in FY 2021-22:				
CD Update Project	CD19-0100			134,783
Newell Open Space	PR13-0200			160,100
Total CIP Budget			<u>\$</u>	<u>294,883</u>

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
As of 6/30/2021

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

TRAFFIC IMPACT FEE AMOUNT

Per Net
New Daily Per Accessorry
Trip Dwelling Unit
\$ 618.18 \$ 1,073.19

TRAFFIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2020		<u>\$ 3,905,481</u>
Fiscal Year 2020-2021 Activity	<i>Budget</i>	<i>Actual</i>
Revenues:		
Traffic Impact Fee	\$ 1,967,700	\$ 1,155,333
NLP Ph2 Bldg 4 \$ 1,000,000		
NLP Ph2 Bldg 5 666,100		
Rio Del Mar 23,500		
Home 2 Suites 278,100		
Interest Earnings	45,000	24,369
Total Revenues and Other Sources	<u>\$ 2,012,700</u>	<u>\$ 1,179,701</u>
Expenditures:		
Transfer Cap Projs Fund - Gen Gov	3,005,400	472,192
2020 Annual Pavement Management (TR20-0100) Adjustment		(358)
Total Expenditures	<u>\$ 3,005,400</u>	<u>\$ 471,835</u>
Unaudited Fund Balance at 6/30/2021	<u>\$ 2,912,781</u>	<u>\$ 4,613,347</u>
Unaudited Fund Balance:		
Fund Balance - Unassigned/Undesignated		\$ 4,216,929
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 6/30/2021		<u>\$ 4,613,347</u>

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
As of 6/30/2021

CAPITAL PROJECTS

		<i>Budget</i>	<i>Expenses</i>
Capital Projects:			
CD Update Project	CD19-0100	\$ 100,000	\$ 49,782
Devlin Road Extensio Segment H	TR14-0100	2,704,843	369,249
GI Rd Reconstruction & Widening	TR16-0700	150,712	53,161
Total CIP Expenditures		\$ 2,955,555	\$ 472,192

Use of Fees:

Capital Projects Budgeted in FY 2021-22:			
CD Update Project	CD19-0100		\$ 50,218
GI Rd Reconstruction & Widening	TR16-0700		97,551
Total CIP			\$ 147,769

Traffic Signal Payment **\$1,953,600**

Below are fees received that are specifically designated:

Designated Fund Balances:	Amount
SR 29 South Corridor	\$ 291,418
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 6/30/2021

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 Unit	Per Accessory Dwelling Unit	Per Commercial Square Ft	Per Office Square Ft	Per Industrial Square Ft
Civic Facilities					
City Hall Expansion	\$ 280.39	\$ 77.00	\$ 0.15	\$ 0.28	\$ 0.10
Police Station	84.91	23.25	0.04	0.08	\$ 0.04
Aquatic Center Offices	260.28	71.47	0.04	0.06	\$ 0.01
Constuction - City Library	982.95	269.65	0.15	0.24	\$ 0.08
Corp Yard Expansion and offsite Improvements	77.09	21.17	0.01	0.04	\$ 0.01
Subtotal - Civic Facilities	\$ 1,685.62	\$ 462.54	\$ 0.39	\$ 0.70	\$ 0.24

CIVIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2020		<u>\$ 1,453,138</u>
	Fiscal Year 2020-2021 Activity	
		<u>Budget Actual</u>
Revenues:		
Civic Facilities Impact Fee		\$ 387,600 \$ 61,799
NLP Ph2 Bldg 4	\$ 172,000	
NLP Ph2 Bldg 5	114,600	
SDG 217 Warehouse	53,200	
ALF Senior Facility	16,700	
Rio Del Mar	11,700	
NJ III Pad 6B	1,600	
Home2 Suites	14,400	
Copart	3,400	
Interest Earnings		9,000 7,667
Total Revenues and Other Sources		<u>\$ 396,600 \$ 69,466</u>
Expenditures:		
Transfer to Debt Service		\$284,200 284,024
Total Expenditures		<u>\$ 284,200 \$ 284,024</u>
Unaudited Fund Balance at 6/30/2021		<u>\$ 1,565,538 \$ 1,238,580</u>
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Unaudited Fund Balance:		
Fund Balance - Unassigned/Undesignated		\$ 738,580
Designated for CF East of SR29 Loc TBD		500,000
Unaudited Fund Balance at 6/30/2021		<u>\$ 1,238,580</u>
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	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		

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
As of 6/30/2021

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	\$ 3.29
Residential, Single Family, Apartment	\$ 3.82
Office	\$ 0.83
Hotel	\$ 0.83
Retail	\$ 0.83
Warehouse	\$ 0.55
Industrial	\$ 0.55
All Other Non-Residential	\$ 0.83

AFFORDABLE HOUSING IN LIEU FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2020		<u>\$ 263,954</u>
	Fiscal Year 2020-2021 Activity	
		<u>Budget</u> <u>Actual</u>
Revenues:		
Affordable Housing Nexus Fee		1,054,500 \$ 118,159
NLP Ph2 Bldg 4	\$ 372,100	
ALF Senior Facility	256,200	
NLP Ph2 Bldg 5	247,800	
SDG 217 Warehouse	117,300	
Home 2 Suites	48,100	
Copart	7,600	
NJ III Pad 6B	5,400	
Interest Earnings		6,500 837
Miscellaneous Revenue - AFH Loan Payoff		- 11,059
Total Revenues and Other Sources		<u>\$ 1,061,000 \$ 130,055</u>

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
As of 6/30/2021

Expenditures:

Other Professional Services:		\$ 134,000		
City of Napa - Affordable Housing Program Services	\$ 87,000		\$	87,000
Fair Housing Napa Valley - Fair Housing Program	47,000			45,000
Miscellaneous	-			-
Total Expenditures		\$ 134,000	\$	132,000
Unaudited Fund Balance at 6/30/2021		\$ 1,190,954	\$	262,010

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 2021-22 for the same expenses in FY 2020-21 as described above.

CITY OF AMERICAN CANYON
Zero Water Footprint Impact Fee Analysis
As of 6/30/2021

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, 2020		<u>\$</u>	<u>237,800</u>
	Fiscal Year 2020-2021 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:			
Developer Contributions In Lieu		\$	284,400
Gateway East Winery	\$	31,000	
Gateway East Building 2		2,900	
Napa Commerce Center		11,500	
Rio Del Mar		39,200	
ALF Senior Facility		42,900	
Sheehy Bldg		13,500	
NVTA		26,900	
SDG 217 Warehouse		2,500	
Home 2 Suites		47,500	
Greenwood		4,800	
Redwood Credit Union		30,200	
Gateway East Building 1		2,900	
Copart		23,100	
NJ III Pad 6B		5,500	
Interest Earnings		2,000	1,449
Total Revenues and Other Sources		<u>\$</u>	<u>286,400</u>
Expenditures:			
Professional Services		\$	-
Transfers Capital Projects Fund - Water		427,600	-
Total Expenditures		<u>\$</u>	<u>427,600</u>
Unaudited Fund Balance at 6/30/2021		<u>\$</u>	<u>96,600</u>
		<u>\$</u>	<u>322,269</u>

CITY OF AMERICAN CANYON
Zero Water Footprint Impact Fee Analysis
 As of 6/30/2021

CAPITAL PROJECTS		<i>Budget</i>	<i>Expenses</i>
Capital Projects:			
Recycled Water 3 Benton Way	RW17-0100	\$ 427,509	\$ -
Total CIP Expenditures			\$ -
Use of Fees:			
Capital Projects Budgeted in FY 2021-22:			
Recycled Water 3 Benton Way	RW17-0100		\$ 427,509
Total CIP Budget			\$ 427,509

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
 As of 6/30/2021

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	\$ 17,127.00
Multi-Family	Unit	0.65	\$ 11,599.00
Commercial/Industrial	GPD	N/A	\$ 26.25

WATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital July 1, 2020 \$ 5,022,058

Fiscal Year 2020-2021 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Capacity Fee	\$ 1,399,800	\$ 865,339
SDG 217 Warehouse	\$ 15,600	
Sheehy Bldg	53,200	
Gateway East Bldg 1	11,700	
Gateway East Winery	172,800	
Copart	185,700	
NLP Phase 2 Bldg 4	25,500	
Gateway East Bldg 2	11,700	
Napa Commerce Center	46,300	
Greenwood	38,900	
Home 2 Suites	208,700	
Rio Del Mar	64,600	
ALF Senior Facility	148,400	
Redwood Credit Union	216,600	
NVTA	108,000	
NLP Phase 2 Bldg 5	17,000	
NJ III Pad 6B	26,700	
Rio Del Mar Parcel Map	48,400	
Interest	55,000	28,787
Total Revenues and Other Sources	<u>\$ 1,454,800</u>	<u>\$ 894,126</u>

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
As of 6/30/2021

Expenditures:

Advances:

Interest Expense - WWtr Capacity (3% Interest Rate)	\$ 147,212	\$ 311,935
Various CIP Projects		
Interest Expense - Water Operations (LAIF Interest Rate)		30,088
Past operating deficits and CIP expenses		

Transfers to Capital Project Funds:

Transfer to Cap Proj Fund - Gen Gov	1,452,200	3,552
Transfer to Cap Proj Fund - Water	-	0

Total Expenditures	<u>\$ 1,599,412</u>	<u>\$ 345,575</u>
Total Resources Available at 6/30/2021	<u>\$ 4,877,446</u>	<u>\$ 5,570,609</u>

CAPITAL PROJECTS

		<i>Budget</i>	<i>Expenses</i>
Capital Projects:			
CD Update Project	CD19-0100	\$ 50,000	\$ 2,806
Devlin Road Extension Segment H	TR14-0100	1,399,294	746
Engie Energy Services	UM20-0100	179,882	0
Total CIP Expenditures		<u>\$ 1,629,176</u>	<u>\$ 3,552</u>

Use of Fees:

Capital Projects Budgeted in FY 2021-22:

CD Update Project	CD19-0100	\$ 47,194
Devlin Road Extension Segment H	TR14-0100	1,398,548
Total CIP		<u>\$ 1,445,742</u>

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 main

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. Beginning in FY 2021-22,

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
As of 6/30/2021

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	\$ 10,696.00
Multi-Family	Unit	0.65	\$ 6,952.00
Commercial/Industrial	GPD	N/A	\$ 35.66

WASTEWATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital July 1, 2020 \$ (1,311,959)

Fiscal Year 2020-2021 Activity	Budget	Actual
Revenues:		
Wastewater Capacity Fee	\$ 568,600	\$ 347,710
NLP Ph2 Bldg 4	\$ 18,000	
NLP Ph2 Bldg 5	12,100	
SDG 217 Warehouse	9,700	
Copart	88,200	
NJ III Pad 6B	21,200	
ALF Senior Facility	163,800	
Home 2 Suites	181,600	
Rio Del Mar	74,000	
Interest from Advances to Water Cap & WW Ops	159,600	150,939
Total Revenues and Other Sources	\$ 728,200	\$ 498,649
Expenditures:		
Transfers to Capital Project Funds:		
Transfer to Cap Proj Fund - Gen Gov	50,000	2,806.07
Transfer to Cap Proj Fund - Wastewater CIP	76,000	-
Total Expenditures	\$ 126,000	2,806.07
Total Resources Available at 6/30/2021	\$ (709,759)	\$ (816,116)

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
 As of 6/30/2021

CAPITAL PROJECTS

		Budget	<i>Expenses</i>
Capital Projects:			
CD Update Project	CD19-0100	\$ 50,000	\$ 2,806
Total Expenditures		\$ 50,000	\$ 2,806

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 2021-22:		Budget
CD Update Project	CD19-0100	