



AB1600
Annual Compliance
Development Impact Fee Report
Fiscal Year 2021-2022
as of 6/30/2022

CITY OF AMERICAN CANYON
General Plan Update Fee Analysis
as of 6/30/2022

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	Per DU	\$97.47
Accessory Dwelling Unit	Per DU	\$26.96
Commercial, Office, Industrial	Per Sqft	\$0.012

GENERAL PLAN UPDATE FEE ACTIVITY

Audited Beginning Fund Balance July 1, 2021 \$ 225,232

Fiscal Year 2021-2022 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
General Plan Update Fee	\$ 454	\$ 6,913
Interest Earnings	549	823
Total Revenues and Other Sources	<u>\$ 1,003</u>	<u>\$ 7,736</u>
Expenditures:		
Miscellaneous Contractual Services-GP Update	\$ 54,800	\$ 62,952
Total Expenditures	<u>\$ 54,800</u>	<u>\$ 62,952</u>
Unaudited Fund Balance at 6/30/2022	<u>\$ 171,435</u>	<u>\$ 170,016</u>

CAPITAL PROJECTS

		<u>Budget</u>	<u>Expenses</u>
FY 2021-22 Capital Projects:			
CD Update Project	CD19-0100	\$ 54,800	\$ 62,952
Total CIP Expenditures		<u>54,800</u>	<u>\$ 62,952</u>

Use of Fees:

Capital Projects Budgeted in FY 2022-23:			
CD Update Project	CD19-0100		-
Total CIP Budget		<u>\$</u>	<u>-</u>

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
as of 6/30/2022

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

	<i>Fee per Dwelling Unit</i>
Parkland Acquisition	\$2,349.20
Parkland Development	\$2,671.15
Community Gym	\$920.00
Aquatic Center/Pool	\$311.53
Aquatic Center/Slide	\$65.44
Total Per Dwelling Unit	\$6,317.32
Total Per ADU	\$1,731.38

PARKS IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2021		<u>\$ 1,254,070</u>
Fiscal Year 2021-2022 Activity	<i>Budget</i>	<i>Actual</i>
Revenues:		
Park Development Fee	\$ 14,759	\$ 424,323
Interest Earnings	3,056	5,247
	<u>\$ 54,800</u>	<u>\$ 429,569</u>
Expenditures:		
Transfers Out to Gen Govtl CIP Fund	\$ 190,100	\$ 1,000
Miscellaneous Contractual Services-GP Update	\$ 134,800	\$ -
Total Expenditures	<u>\$ 324,900</u>	<u>\$ 1,000</u>
Unaudited Fund Balance at 6/30/2022	<u>\$ 983,970</u>	<u>\$ 1,682,639</u>

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
as of 6/30/2022

CAPITAL PROJECTS

		<i>Budget</i>	<i>Expenses</i>
FY 2021-22 Capital Projects:			
CD Update Project	CD19-0100	\$ 150,000	\$ -
	PR13-0200	10,026	1,000
Total CIP Expenditures		\$ 160,026	\$ 1,000

Use of Fees:

Capital Projects Budgeted in FY 2022-23:			
CD Update Project	CD19-0100		134,782
Newell Open Space	PR13-0200		206,100
Playground Replacement Project	PR21-0100		125,000
Melvin Park Improvements	PR23-0100		10,000
Melvin Tennis Court Improvements	PR23-0200		60,000
Total CIP Budget			\$ 535,882

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
as of 6/30/2022

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

TRAFFIC IMPACT FEE AMOUNT

<i>Land Use</i>	<i>Traffic Impact Fee</i>
All	\$672.58 Per Net New Daily Trip
ADU	\$1,167.63 Per ADU

TRAFFIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2021	<u>\$ 4,599,505</u>
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	<u>Budget</u>	<u>Actual</u>
Fiscal Year 2021-2022 Activity		
Revenues:		
Traffic Impact Fees	\$ 1,191,103	\$ 1,195,966
Interest Earnings	40,322	68,367
Total Revenues and Other Sources	<u>\$ 1,231,425</u>	<u>\$ 1,264,333</u>
Expenditures:		
Transfers Out to Gen Govtl CIP Fund	370,066	19,173
Miscellaneous Contractual Services	2,182,682	2,416,718
Cost Reimbursement for Traffic Light SR29	2,072,431	
Equivalent Traffic Fees for NLP, Phase 2	229,082	
General Plan Update (CD19-0100)	115,205	
Total Expenditures	<u>\$ 2,552,748</u>	<u>\$ 2,435,891</u>
Unaudited Fund Balance at 6/30/2022	<u>\$ 3,278,182</u>	<u>\$ 3,427,947</u>

Unaudited Fund Balance:	
Fund Balance - Unassigned/Undesignated	\$ 3,031,529
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 6/30/2022	<u>\$ 3,427,947</u>

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
as of 6/30/2022

CAPITAL PROJECTS

		<i>Budget</i>	<i>Expenses</i>
FY 2021-22 Capital Projects:			
CD Update Project	CD19-0100	\$ 50,218	\$ 115,205
Devlin Road Extension Segment H	TR14-0100	272,515	2,283
GI Rd Reconstruction & Widening	TR16-0700	97,551	16,891
Total CIP Expenditures		<u>\$ 420,284</u>	<u>\$ 134,378</u>

Use of Fees:

Capital Projects Budgeted in FY 2022-23:			
Devlin Road Extension Segment H	TR14-0100		\$ 270,233
GI Rd Reconstruction & Widening	TR16-0700		71,975
Total CIP Budget			<u>\$ 342,208</u>

Below are fees received that are specifically designated:

	Amount
Designated Fund Balances:	
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 6/30/2022

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 Commercial	Per Office	Per Industrial
	Unit	Dwelling Unit	Square Ft	Sqare Ft	Square Ft
Civic Facilities					
City Hall Expansion	\$ 305.06	\$ 83.78	\$ 0.16	\$ 0.31	\$ 0.11
Police Station	92.38	25.30	0.04	0.09	0.05
Aquatic Center Offices	283.18	77.76	0.04	0.07	0.01
Constuction - City Library	1,069.45	293.38	0.16	0.26	0.09
Corp Yard Expansion and offsite Improvements	83.78	23.69	0.01	0.05	0.01
Subtotal - Civic Facilities	\$ 1,833.85	\$ 503.91	\$ 0.41	\$ 0.78	\$ 0.27

CIVIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2021		<u>\$ 1,238,581</u>
Fiscal Year 2021-2022 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Civic Facilities Impact Fee	\$ 21,184	\$ 132,401
Interest Earnings	3,018	4,691
Total Revenues and Other Sources	<u>\$ 24,202</u>	<u>\$ 137,092</u>
Expenditures:		
Transfer to Debt Service	\$ -	\$ -
Total Expenditures	<u>\$ -</u>	<u>\$ -</u>
Unaudited Fund Balance at 6/30/2022	<u>\$ 1,262,783</u>	<u>\$ 1,375,673</u>
Unaudited Fund Balance:		
Fund Balance - Unassigned/Undesignated		\$ 875,673
Designated for CF East of SR29 Loc TBD		500,000
Unaudited Fund Balance at 6/30/2022		<u>\$ 1,375,673</u>

CAPITAL PROJECTS

	Use of Fees:	
Capital Projects Budgeted in FY 2022-23:		
City Hall Building Roof Improvement	CF23-0100	\$ 150,000.00
Aquatic Facility Improvements	PR23-0300	60,000
Total CIP Budget		<u>\$ 210,000.00</u>

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
as of 6/30/2022

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 Sqft
Residential, Single Family, Townhouse	\$3.36
Residential, Single Family, Apartment	\$3.90
Office	\$0.85
Hotel	\$0.85
Retail	\$0.85
Warehouse	\$0.56
Industrial	\$0.56
All Other Non-residential	\$0.85

AFFORDABLE HOUSING IN LIEU FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2021		<u>\$ 262,010</u>
	Fiscal Year 2021-2022 Activity	
		<u><i>Budget</i></u> <u><i>Actual</i></u>
Revenues:		
Affordable Housing Nexus Fee	\$ 45,712	\$ 20,366
Affordable Housing Monitoring Fees	1,739	1,739
Interest Earnings	273	336
Miscellaneous Revenue - MidPen Surplus Cash Dist	3,138	3,138
Total Revenues and Other Sources	<u>\$ 50,862</u>	<u>\$ 25,578</u>
Expenditures:		
Other Professional Services:	\$ 130,000	
City of Napa - Affordable Housing Program Services	\$ 85,000	\$ -
Fair Housing Napa Valley - Fair Housing Program	45,000	45,000
Total Expenditures	<u>\$ 130,000</u>	<u>\$ 45,000</u>
Unaudited Fund Balance at 6/30/2022		<u><u>\$ 182,872</u></u> <u><u>\$ 242,588</u></u>

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
as of 6/30/2022

CAPITAL PROJECTS

Use of Fees:

Capital Projects Budgeted in FY 2022-23:

189 Theresa Demolition	CF23-0200	\$ 100,000
Total CIP Budget		<u>\$ 100,000</u>

CITY OF AMERICAN CANYON
Zero Water Footprint Impact Fee Analysis
as of 6/30/2022

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, 2021		<u>\$ 322,269</u>
Fiscal Year 2021-2022 Activity	<i>Budget</i>	<i>Actual</i>
Revenues:	<u>87,207</u>	<u>154,624</u>
Interest Earnings	786	1,439
Total Revenues and Other Sources	<u>\$ 56,589</u>	<u>\$ 72,127</u>
Expenditures:		
Professional Services	\$ -	\$ -
Transfers Capital Projects Fund	-	-
Total Expenditures	<u>\$ -</u>	<u>\$ -</u>
Unaudited Fund Balance at 6/30/2022	<u>\$ 378,858</u>	<u>\$ 394,396</u>

CAPITAL PROJECTS

Use of Fees:

Capital Projects Budgeted in FY 2022-23:		
Recycled Water Expansion Project	RW17-0100	<u>\$ 677,509</u>
Total CIP Budget		<u>\$ 677,509</u>

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
as of 6/30/2022

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	\$ 19,844.00
Multi-Family	Unit	\$0.650	\$ 13,439.00
Commercial/Industrial	GPD	n/a	\$ 30.41

WATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital July 1, 2021 \$ 4,556,410

Fiscal Year 2021-2022 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Capacity Fee	\$ 888,820	\$ 1,252,878
Interest	65,720	120,503.34
Total Revenues and Other Sources	<u>\$ 954,540</u>	<u>\$ 1,373,381</u>
Expenditures:		
Advances:		
Interest Expense - Water Ops (LAIF Interest Rate)	\$ 136,000	\$ 4,355
Transfers to Capital Project Funds:		
Transfer to Cap Proj Fund - Gen Gov	1,399,300	558,380
Total Expenditures	<u>\$ 1,535,300</u>	<u>\$ 562,735</u>
Total Resources Available at 6/30/2022	<u>\$ 3,975,650</u>	<u>\$ 5,367,055</u>

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
as of 6/30/2022

CAPITAL PROJECTS

FY 2021-22 Capital Projects:		<i>Budget</i>	<i>Expenses</i>
Devlin Road Extension Segment H	TR14-0100	1,399,300	558,380
Total CIP Expenditures		<u>\$ 1,399,300</u>	<u>\$ 558,380</u>

Use of Fees:

Capital Projects Budgeted in FY 2022-23:			
CD Update Project		CD19-0100	\$ 47,194
Devlin Road Extension Segment H		TR14-0100	891,620
Total CIP			<u>\$ 938,814</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 pressure zone.

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.

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
as of 6/30/2022

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	\$ 11,637.00
Multi-Family	Unit	\$0.650	\$ 7,564.00
Commercial/Industrial	Gpd	n/a	\$ 38.80

WASTEWATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital July 1, 2021 \$ (134,398)

Fiscal Year 2021-2022 Activity	<u>Budget</u>	<u>Actual</u>
Revenues:		
Wastewater Capacity Fee	\$ 512,267	\$ 573,335
Interest from Advances to WW Ops & RW Ops	16,509	26,256
Total Revenues and Other Sources	<u>\$ 528,776</u>	<u>\$ 599,591</u>
Expenditures:		
Transfer to Cap Proj Fund - Gen Gov	\$ -	\$ -
Transfer to Cap Proj Fund - Wastewater CIP	200,000	-
Miscellaneous Contractual Services	47,200	-
Total Expenditures	<u>\$ 247,200</u>	<u>-</u>
Total Resources Available at 6/30/2022	<u>\$ 147,178</u>	<u>\$ 465,193</u>

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
as of 6/30/2022

CAPITAL PROJECTS

FY 2021-22 Capital Projects:		<i>Budget</i>	<i>Expenses</i>
CD Update Project	CD19-0100	\$ 47,200	\$ -
SS4 Broadway Sewer Rehab, Crawford to Donaldson	WW20-0100	200,000	-
Total CIP Expenditures		<u>\$ 247,200</u>	<u>\$ -</u>

Use of Fees:

Capital Projects Budgeted in FY 2022-23:			
CD Update Project		CD19-0100	\$ 47,194
SS4 Broadway Sewer Rehab, Crawford to Donaldson		WW20-0100	375,000
Total CIP			<u>\$ 422,194</u>

Note: Interest Earnings from this fund were for Internal Loans to Recycled Water Operations for Various CIP Projects and Wastewater Operations Fund for past operating deficits and CIP expenses.