



**AB1600**

**Annual Compliance**

**Development Impact Fee Report**

**Fiscal Year 2022-2023**

**as of 6/30/2023**

**CITY OF AMERICAN CANYON**  
**General Plan Update Fee Analysis**  
as of 6/30/2023

*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	\$103.04
Accessory Dwelling Unit	Per DU	\$28.50
Commercial, Office, Industrial	Per Sqft	\$0.013

**GENERAL PLAN UPDATE FEE ACTIVITY**

Audited Beginning Fund Balance July 1, 2022 \$ 103,070

Fiscal Year 2022-2023 Activity	<u>Budget</u>	<u>Actual</u>
<b>Revenues:</b>		
General Plan Update Fee	\$ 39,444	\$ 4,495
Interest Earnings	449	357
<b>Total Revenues and Other Sources</b>	<u>\$ 39,893</u>	<u>\$ 4,852</u>
<b>Expenditures:</b>		
Miscellaneous Contractual Services-GP Update	\$ 195,865	\$ 270,137
<b>Total Expenditures</b>	<u>\$ 195,865</u>	<u>\$ 270,137</u>
<b>Unaudited Fund Balance at 6/30/2023</b>	<u>\$ (52,902)</u>	<u>\$ (162,214)</u>

**CAPITAL PROJECTS**

		<u>Budget</u>	<u>Expenses</u>
<b>FY 2022-23 Capital Projects:</b>			
CD Update Project	CD19-0100	\$ 195,865	\$ 270,137
<b>Total CIP Expenditures</b>		<u>195,865</u>	<u>\$ 270,137</u>

**Use of Fees:**

<b>Capital Projects Budgeted in FY 2023-24:</b>			
CD Update Project	CD19-0100		679,074
<b>Total CIP Budget</b>			<u>\$ 679,074</u>

CITY OF AMERICAN CANYON  
**Parks Impact Fee Fund Analysis**  
as of 6/30/2023

*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	\$2,483.39
Parkland Development	\$2,823.73
Community Gym	\$972.55
Aquatic Center/Pool	\$329.33
Aquatic Center/Slide	\$69.18
<b>Total Per Dwelling Unit</b>	<b>\$6,678.18</b>
<b>Total Per ADU</b>	<b>\$1,830.28</b>

**PARKS IMPACT FEE CAPITAL PROJECT ACTIVITY**

Audited Beginning Fund Balance July 1, 2022		<u>\$ 1,681,806</u>
	<b>Fiscal Year 2022-2023 Activity</b>	
		<u><i>Budget</i></u> <u><i>Actual</i></u>
<b>Revenues:</b>		
Park Development Fee	\$ 2,258,159	\$ 1,731
Interest Earnings	2,948	38,826
	<u>\$ 2,261,107</u>	<u>\$ 40,558</u>
<b>Expenditures:</b>		
Transfers Out to Gen Govtl CIP Fund	\$ 1,103,080	\$ 28,236
Miscellaneous Contractual Services-GP Update	\$ 134,783	\$ -
<b>Total Expenditures</b>	<u>\$ 1,237,863</u>	<u>\$ 28,236</u>
<b>Unaudited Fund Balance at 6/30/2023</b>	<u>\$ 2,705,050</u>	<u>\$ 1,694,128</u>

**CITY OF AMERICAN CANYON**  
**Parks Impact Fee Fund Analysis**  
as of 6/30/2023

**CAPITAL PROJECTS**

		<i>Budget</i>	<i>Expenses</i>
<b>FY 2022-23 Capital Projects:</b>			
Skate Park Relocation	PR22-0100	\$ 380,000	\$ 15,000
Newell Open Space	PR13-0200	206,100	13,236
<b>Total CIP Expenditures</b>		<b>\$ 586,100</b>	<b>\$ 28,236</b>

**Use of Fees:**

<b>Capital Projects Budgeted in FY 2023-24:</b>			
CD Update Project	CD19-0100		0
Newell Open Space	PR13-0200		195,467
Playground Replacement Project	PR21-0100		476,980
Skate Park Relocation	PR22-0100		693,000
Melvin Park Improvements	PR23-0100		270,000
Melvin Tennis Court Improvements	PR23-0200		130,000
<b>Total CIP Budget</b>			<b>\$ 1,765,447</b>

CITY OF AMERICAN CANYON  
**Traffic Impact Fee Fund Analysis**  
as of 6/30/2023

*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	\$711.00 Per Net New Daily Trip
ADU	\$1,234.33 Per ADU

**TRAFFIC IMPACT FEE CAPITAL PROJECT ACTIVITY**

Audited Beginning Fund Balance July 1, 2022	<u>\$ 3,477,151</u>
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	<u>Budget</u>	<u>Actual</u>
<b>Fiscal Year 2022-2023 Activity</b>		
<b>Revenues:</b>		
Traffic Impact Fees	\$ 1,385,514	\$ 949,048
Interest Earnings	34,879	48,224
<b>Total Revenues and Other Sources</b>	<u>\$ 1,420,393</u>	<u>\$ 997,272</u>
<b>Expenditures:</b>		
Transfers Out to Gen Govtl CIP Fund	342,208	9,825
Miscellaneous Contractual Services	50,218	200,784
General Plan Update (CD19-0100)	200,784	
<b>Total Expenditures</b>	<u>\$ 392,426</u>	<u>\$ 210,609</u>
<b>Unaudited Fund Balance at 6/30/2023</b>	<u>\$ 4,505,118</u>	<u>\$ 4,263,814</u>

<b>Unaudited Fund Balance:</b>	
Fund Balance - Unassigned/Undesignated	\$ 3,867,396
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
<b>Unaudited Fund Balance at 6/30/2023</b>	<u>\$ 4,263,814</u>

**CITY OF AMERICAN CANYON**  
**Traffic Impact Fee Fund Analysis**  
as of 6/30/2023

**CAPITAL PROJECTS**

	<i>Budget</i>	<i>Expenses</i>
<b>FY 2022-23 Capital Projects:</b>		
CD Update Project	CD19-0100 \$ -	\$ 200,784
Devlin Road Extension Segment H	TR14-0100 270,233	26,716
GI Rd Reconstruction & Widening	TR16-0700 71,975	<b>(16,891)</b>
<b>Total CIP Expenditures</b>	<b>\$ 342,208</b>	<b>\$ 210,609</b>

**Use of Fees:**

<b>Capital Projects Budgeted in FY 2023-24:</b>		
GI Rd Reconstruction & Widening	TR16-0700	25,551
GI Rd Rule 20A/B Utility Undergrounding	TR16-0703	72,000
<b>Total CIP Budget</b>		<b>\$ 97,551</b>

**Below are fees received that are specifically designated:**

<b>Designated Fund Balances:</b>	<b>Amount</b>
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 6/30/2023

*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**

Civic Facilities	Per Residential Unit	Per Accessory Dwelling Unit	Per Commercial Square Ft	Per Office Square Ft	Per Industrial Square Ft
City Hall Expansion	\$ 322.49	\$ 88.57	\$ 0.17	\$ 0.33	\$ 0.12
Police Station	97.66	26.75	0.04	0.10	0.05
Aquatic Center Offices	299.36	82.20	0.04	0.07	0.01
Constuction - City Library	1,130.54	310.14	0.17	0.27	0.10
Corp Yard Expansion and offsite Improvements	88.66	25.04	0.01	0.05	0.01
<b>Subtotal - Civic Facilities</b>	<b>\$ 1,938.71</b>	<b>\$ 532.70</b>	<b>\$ 0.43</b>	<b>\$ 0.82</b>	<b>\$ 0.29</b>

**CIVIC IMPACT FEE CAPITAL PROJECT ACTIVITY**

Audited Beginning Fund Balance July 1, 2022	<u>\$ 1,375,672</u>
Fiscal Year 2022-2023 Activity	
Revenues:	
Civic Facilities Impact Fee	\$ 674,112    \$ 108,747
Interest Earnings	3,047    23,697
<b>Total Revenues and Other Sources</b>	<u><b>\$ 677,159    \$ 132,444</b></u>
Expenditures:	
Transfer to Capital Projects	\$ 210,000    \$ -
<b>Total Expenditures</b>	<u><b>\$ 210,000    \$ -</b></u>
<b>Unaudited Fund Balance at 6/30/2023</b>	<u><b>\$ 1,842,831    \$ 1,508,116</b></u>
Unaudited Fund Balance:	
Fund Balance - Unassigned/Undesignated	\$ 1,008,116
Designated for CF East of SR29 Loc TBD	500,000
<b>Unaudited Fund Balance at 6/30/2023</b>	<u><b>\$ 1,508,116</b></u>

**CAPITAL PROJECTS**

Use of Fees:	
Capital Projects Budgeted in FY 2023-24:	
<b>Total CIP Budget</b>	<u><b>\$ -</b></u>

CITY OF AMERICAN CANYON  
**Affordable Housing Fee Fund Analysis**  
as of 6/30/2023

*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	\$3.43
Residential, Single Family, Apartment	\$3.98
Office	\$0.87
Hotel	\$0.87
Retail	\$0.87
Warehouse	\$0.57
Industrial	\$0.57
All Other Non-residential	\$0.87

**AFFORDABLE HOUSING IN LIEU FEE CAPITAL PROJECT ACTIVITY**

Audited Beginning Fund Balance July 1, 2022	\$	<u>242,589</u>
Fiscal Year 2022-2023 Activity	<i>Budget</i>	<i>Actual</i>
Revenues:		
Affordable Housing Nexus Fee	\$ 1,527,424	\$ 217,698
Affordable Housing Monitoring Fees	-	1,188
Interest Earnings	253	5,221
Miscellaneous Revenue - MidPen Surplus Cash Dist		3,871
Total Revenues and Other Sources	<u>\$ 1,527,677</u>	<u>\$ 227,978</u>
Expenditures:		
Transfers Out to Gen Govtl CIP Fund	100,000	70,492
Total Expenditures	<u>\$ 100,000</u>	<u>\$ 70,492</u>
Unaudited Fund Balance at 6/30/2023	<u>\$ 1,670,266</u>	<u>\$ 400,075</u>



**CITY OF AMERICAN CANYON**  
**Affordable Housing Fee Fund Analysis**  
as of 6/30/2023

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**CAPITAL PROJECTS**

		<b>Budget</b>	<b>Expenses</b>
<b>FY 2022-23 Capital Projects:</b>			
<b>189 Theresa Demolition</b>	<b>CF23-0200</b>	<b>\$ 100,000</b>	<b>\$ 70,492</b>
<b>Total CIP Expenditures</b>		<b><u>\$ 100,000</u></b>	<b><u>\$ 70,492</u></b>

**Use of Fees:**

<b>Capital Projects Budgeted in FY 2023-24:</b>			
<b>Total CIP Budget</b>			<b><u>\$ -</u></b>

**CITY OF AMERICAN CANYON**  
**Zero Water Footprint Impact Fee Analysis**  
as of 6/30/2023

*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, 2022		<u>\$ 477,964</u>
Fiscal Year 2022-2023 Activity	<i>Budget</i>	<i>Actual</i>
Revenues:	236,815	85,795
Interest Earnings	764	12,477
Total Revenues and Other Sources	<u>\$ 764</u>	<u>\$ 98,272</u>
Expenditures:		
Professional Services	\$ -	\$ -
Transfers Capital Projects Fund	-	-
Total Expenditures	<u>\$ -</u>	<u>\$ -</u>
Unaudited Fund Balance at 6/30/2023	<u>\$ 478,728</u>	<u>\$ 576,236</u>

**CAPITAL PROJECTS**

Use of Fees:

Capital Projects Budgeted in FY 2023-24:		
Recycled Water Expansion Project	RW17-0100	<u>\$ 663,500</u>
Total CIP Budget		<u>\$ 663,500</u>

CITY OF AMERICAN CANYON  
**Water Capacity Fee Fund Analysis**  
as of 6/30/2023

*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	\$ 21,410.00
Multi-Family	Unit	\$0.650	\$ 13,916.00
Commercial/Industrial	GPD	n/a	\$ 32.81

**WATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES**

Working Capital July 1, 2022 \$ 5,443,916

Fiscal Year 2022-2023 Activity	<u>Budget</u>	<u>Actual</u>
<b>Revenues:</b>		
Capacity Fee	\$ 1,819,156	\$ 332,954
Interest	54,918	86,501
<b>Total Revenues and Other Sources</b>	<u>\$ 1,874,074</u>	<u>\$ 419,455</u>
<b>Expenditures:</b>		
<b>Advances:</b>		
Interest Expense - Water Ops (LAIF Interest Rate)	\$ 10,680	\$ 24,618
Miscellaneous Contractual Services	47,194	0
<b>Transfers to Capital Project Funds:</b>		
Transfer to Cap Proj Fund - Gen Gov	891,620	91,355
<b>Total Expenditures</b>	<u>\$ 949,494</u>	<u>\$ 115,972</u>
<b>Total Resources Available at 6/30/2023</b>	<u>\$ 6,368,496</u>	<u>\$ 5,747,399</u>

CITY OF AMERICAN CANYON  
**Water Capacity Fee Fund Analysis**  
as of 6/30/2023

**CAPITAL PROJECTS**

FY 2022-23 Capital Projects:		<i>Budget</i>	<i>Expenses</i>
Devlin Road Extension Segment H	TR14-0100	891,620	91,355
<b>Total CIP Expenditures</b>		<b>\$ 891,620</b>	<b>\$ 91,355</b>

Use of Fees:

Capital Projects Budgeted in FY 2023-24:		
<b>Total CIP</b>		<b>\$ -</b>

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 6/30/2023

*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	\$ 12,302.00
Multi-Family	Unit	\$0.650	\$ 7,996.00
Commercial/Industrial	Gpd	n/a	\$ 41.02

**WASTEWATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES**

Working Capital July 1, 2022 \$ 266,953

Fiscal Year 2022-2023 Activity	<u>Budget</u>	<u>Actual</u>
<b>Revenues:</b>		
Wastewater Capacity Fee	\$ 774,671	\$ 235,879
Interest from Advances to WW Ops & RW Ops	-	158,013
<b>Total Revenues and Other Sources</b>	<u>\$ 774,671</u>	<u>\$ 393,892</u>
<b>Expenditures:</b>		
Transfer to Cap Proj Fund - Gen Gov	\$ -	\$ -
Transfer to Cap Proj Fund - Wastewater CIP	375,000	39,180
<b>Total Expenditures</b>	<u>\$ 375,000</u>	<u>39,180.00</u>
<b>Total Resources Available at 6/30/2023</b>	<u>\$ 666,624</u>	<u>\$ 621,665</u>

CITY OF AMERICAN CANYON  
**Wastewater Capacity Fee Fund Analysis**  
as of 6/30/2023

**CAPITAL PROJECTS**

	<i>Budget</i>	<i>Expenses</i>
<b>FY 2022-23 Capital Projects:</b>		
SS4 Broadway Sewer Rehab, Crawford to Donaldson	WW20-0100 375,000	39,180
<b>Total CIP Expenditures</b>	<u>\$ 375,000</u>	<u>\$ 39,180</u>

**Use of Fees:**

<b>Capital Projects Budgeted in FY 2023-24:</b>		
SS4 Broadway Sewer Rehab, Crawford to Donaldson	WW20-0100	660,820
<b>Total CIP</b>		<u>\$ 660,820</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.