

**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING THE 2019 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 “impact fees” to mitigate the impact of new development; and

**WHEREAS**, the City’s impact fees are: 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; and

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

**WHEREAS**, the City’s impact fees were last adjusted on January 16, 2018 (Resolution 2018-01); and

**WHEREAS**, the City Council considered all of the written and oral testimony presented at the public meeting on January 15, 2019 in making its decision.

**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 2019 Traffic Impact Fees as shown on the table below:

**2019 Traffic Impact Fee**

<b>Land Use</b>	<b>Traffic Impact Fee Per Net New Daily Trip</b>
All	\$603.67
ADU	\$1048

**SECTION 2:** The 2019 Water Capacity Fees as shown on the table below:

**2019 Water Capacity Fee**

<b>Land Use</b>	<b>Units</b>	<b>EDU</b>	<b>Water Capacity Fee</b>
Accessory Dwelling Unit	each	0.00	\$0.00
Single Family	each	1.00	\$15,267
Multi-Family	unit	0.65	\$10,339
Commercial/Industrial	gpd	n/a	\$23.40

**SECTION 3:** The 2019 Wastewater Capacity Fees as shown on the table below:

**2019 Wastewater Capacity Fee**

Land Use	Units	EDU	Wastewater Capacity Fee
Accessory Dwelling Unit	each	0.00	\$0.00
Single Family	each	1.00	\$10,445
Multi-Family	unit	0.65	\$6,789
Commercial/Industrial	gpd	n/a	\$34.82

**SECTION 4:** The 2019 Parks & Recreation Fees as shown on the table below:

**2019 Parks & Recreation Fee**

Parks and Recreation	Fee Per Dwelling Unit
Parkland Acquisition	\$2,108.52
Parkland Development	\$2,397.49
Community Gym	\$825.75
Aquatic Center/Pool	\$279.61
Aquatic Center/Slide	\$58.74
<b>Total Per Dwelling Unit</b>	<b>\$5,670.11</b>
<b>Total Per ADU</b>	<b>\$1,554</b>

**SECTION 5:** The 2019 Civic Facility Fees as shown on the table below:

**2019 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	273.81	\$75.19	0.15	\$0.28	\$0.10
Police Station	82.91	\$22.77	0.04	\$0.08	\$0.04
Aquatic Center Offices	254.17	\$69.80	0.04	\$0.06	\$0.01
Construction - City Library	959.88	\$263.32	0.15	\$0.24	\$0.08
Corp Yard Expansion and offsite improvements	75.28	\$20.67	0.01	\$0.04	\$0.01
<b>Total - Civic Facilities</b>	<b>1,645.05</b>	<b>\$451.75</b>	<b>0.38</b>	<b>\$0.71</b>	<b>\$0.26</b>

**SECTION 6:** The 2019 General Plan Update Fees as shown on the table below:

**2019 General Plan Update Fee**

Land Use	Units	General Plan Update Fee
Residential	Per DU	\$87.38
Accessory Dwelling Unit	Per DU	\$24.20
Commercial, Office, Industrial	Per Sqft	\$0.011

**SECTION 7:** The 2019 General Plan Update Fees as shown on the table below:

**2019 Affordable Housing Nexus Fee**

Type of Use	Affordable Housing Nexus Fee Per Gross Sqft
Residential, Single Family, Townhouse	\$3.17
Residential, Stacked Flats, Apartment	\$3.66
Office	\$0.80
Hotel	\$0.80
Retail	\$0.80
Warehouse	\$0.53
Industrial	\$0.53
All Other Nonresidential	\$0.80

**SECTION 8:** The 2019 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 18<sup>th</sup> day of March, 2019.

**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 15<sup>th</sup> day of January, 2019, 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

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