



AB 1600

**Annual Compliance and Five Year
Development Impact Fee Report**

as of

June 30, 2015

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
As of June 30, 2015

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

PARKS IMPACT FEE AMOUNT

	Residential
	Per Unit
Parks and Recreation	
Parkland Acquisition	\$ 1,931
Parkland Development	2,195
Community Gym	756
Aquatic Center/Pool	256
Aquatic Center/Slide	54

PARKS IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2014 (Deficit)	<u>\$ (106,284)</u>
Fiscal Year 2014-15 Activity	
	<u><i>Actual</i></u>
Revenues:	
Park Development Fee	5,273
Interest Earnings	(254)
Total Revenues and Other Sources	<u>\$ 5,018</u>
Expenditures:	
Other Professional Services - Clark Ranch Project	4,636
Transfers Out to Gen Govtl CIP Fund	6,984
Total Expenditures	<u>\$ 11,620</u>
Unaudited Fund Balance at June 30, 2015 (Deficit)*	<u>\$ (112,886)</u>

*Note: This fund has a deficit fund balance due to a significant decrease in Parks Impact Fee Revenues. In prior years this fund contributed to the Gymnasium Debt Service payment which was transferred to the General Fund. However, starting in FY 2014-15 the fund can no longer sustain the debt service contribution so it is not included in transfers to the General Fund.

CITY OF AMERICAN CANYON
Parks Impact Fee Fund Analysis
As of June 30, 2015

CAPITAL PROJECTS

		Estimated Completion	<i>Expenses</i>
FY 2014-15 Capital Projects:			
Napa River Trail - Kensington/Kimberly Park Bay Trail	PR09-0101	6/2016	6,984
Total CIP Expenditures			<u>\$ 6,984</u>

Use of Fees:

Capital Projects Budgeted in FY 2015-16:

Napa River Trail - Kensington/Kimberly Park Bay Trail	PR09-0101	6/2016	2,211
Total Capital Projects Budget			<u>\$ 2,211</u>

The FY 2014-15 expenditure was for the Use and Development Master Plan for Clark Ranch and the Napa River Trail - Kensington/Kimberly Park Bay Trail. The only planned FY 2015-16 expenditure is for the development of the Napa River Trail - Kensington/Kimberly Park Bay Trail.

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
As of June 30, 2015

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

TRAFFIC IMPACT FEE AMOUNT

Land Use	New Fee	Unit of Measurement
All Types	\$552	Per Net New Daily Trip

TRAFFIC IMPACT FEE CAPITAL PROJECT ACTIVITY

Audited Beginning Fund Balance July 1, 2014	<u>\$ 2,230,766</u>
Fiscal Year 2014-15 Activity	<u>Actual</u>
Revenues:	
Traffic Impact Fee	1,249,818
Interest Earnings	5,983
Total Revenues and Other Sources	<u>\$ 1,255,801</u>
Expenditures:	
Other Professional Services:	
Traffic Impact Fee Nexus Study	1,122
Traffic Engineering Services - Signal Timing	4,485
Traffic Mitigation Fee due to Napa County for the Napa Logistics Park Phase I Project	734,897
Transfers Out to CIP Fund	183,384
Total Expenditures	<u>\$ 923,888</u>
Unaudited Fund Balance at June 30, 2015	<u>\$ 2,562,679</u>
Unaudited Fund Balance:	
Fund Balance - Unassigned/Undesignated	\$ 2,171,261
Designated for SR29 South Corridor	290,736
Designated for SR29 Green Island Road	70,000
Designated for SR29 Crawford Way	682
Designated for Signal at American Canyon Olympia	30,000
Unaudited Fund Balance at June 30, 2015	<u>\$ 2,562,679</u>

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis

As of June 30, 2015

CAPITAL PROJECTS

Expenses

FY 2014-15 Capital Projects:		Estimated Completion	
SR29/NJ Road Intersection Improvement	TR12-0400	2020	7,523
Park and Ride Facility	TR14-0300	7/2015 NOC*	51,219
Green Island Rd Reconstruction & Widening	TR16-0700	2018	54,301
14" Waterline Replacement	WA15-0100	3/2016	70,341
Total CIP Expenditures			<u>\$ 183,384</u>

Use of Fees:

Capital Projects Budgeted in FY 2015-2016:

		1/2013 NOC	
Theresa Avenue SR2S, Phase 2	TR09-0400	Outreach 2016	18,529
SR29/NJ Road Intersection Improvement	TR12-0400	2020	304,728
Theresa Avenue SR2S, Phase 3	TR13-0100	7/2015 NOC	30,000
Eucalyptus Realignment Complete Streets	TR13-0400	2020	528,000
Devlin Road Extension Segment H	TR14-0100	2020	50,000
Park and Ride Facility	TR14-0300	7/2015 NOC	59,000
Green Island Rd Reconstruction & Widening	TR16-0700	2018	108,463
Total Capital Projects Budget			<u>\$ 1,098,720</u>

Ongoing Capital Projects for Use of the Traffic Impact Fee Fund:

SR29/NJ Road Intersection Improvement	TR12-0400	2020	1,700,000
Eucalyptus Realignment Complete Streets	TR13-0400	2020	1,875,200
Total Future and/or Ongoing Capital Projects			<u>\$ 3,575,200</u>

*NOC - Notice of Completion

Expenditure made from this fund in FY 2014-2015 was for the Traffic Impact Fee Nexus Study, Signal Timing within the City of American Canyon and for Capital Projects identified in the CIP Expenditures above.

The SR29/NJ Road Intersection Project and the Eucalyptus Realignment Complete Streets projects are part of the Traffic Impact Fee Program to improve circulation.

CITY OF AMERICAN CANYON
Traffic Impact Fee Fund Analysis
 As of June 30, 2015

Below are fees received that are specifically designated:

Designated Fund Balances:	Amount
SR29 South Corridor - this can be spent anywhere along the south corridor. The amount could be used on TR12-0400 or TR13-0400.	\$ 290,736
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
SR29 Crawford Way - this can be spent at Crawford and SR29 Intersection. No project is planned for this amount at this time.	\$ 682
Signal at American Canyon Road and Olympia Mobile Home Park - to be spent on a traffic signal at 260 American Canyon Road. No project is planned for this amount at this time.	\$ 30,000

CITY OF AMERICAN CANYON
Civic Facilities Impact Fee Fund Analysis
 As of June 30, 2015

Civic Facility Impact Fees are collected to provide or update civic facilities such as the City Library, City pool, the police station, City hall expansion, corporation yard, etc. and also to fund an update to the General Plan due to the impact of additional businesses and residents.

CIVIC FACILITY IMPACT FEE AMOUNT

Civic Facilities	Residential Per Unit	Commercial per sq. ft.	Office per sq. ft.	Industrial per sq. ft.
City Hall Expansion	\$251	\$0.13	\$0.26	\$0.09
Police Station	\$76	\$0.04	\$0.08	\$0.04
Aquatic Center Offices	\$233	\$0.04	\$0.06	\$0.01
Construction - City Library	\$879	\$0.13	\$0.22	\$0.08
Corp Yard Expansion and offsite Improvements	\$69	\$0.01	\$0.04	\$0.01
Subtotal - Civic Facilities	\$1,507	\$0.34	\$0.66	\$0.24

CIVIC FACILITY IMPACT FEE CAPITAL PROJECT ACTIVITIES

Audited Beginning Fund Balance July 1, 2014 (Deficit) \$ (1,316,391)

Fiscal Year 2014-15 Activity

	<i>Actual</i>
Revenues:	
Civic Facilities Impact Fee	130,730
Interest Earnings	339
Total Revenues and Other Sources	<u>\$ 131,069</u>

Expenditures:	
Advances:	
Interest Expense -Senior Center Loan from General Fund	36,875
Total Expenditures	<u>\$ 36,875</u>
Unaudited Fund Balance at June 30, 2015 (Deficit)	<u>\$ (1,222,196)</u>

Use of Fees:

CAPITAL PROJECTS BUDGET

Expenditures:	<i>Expenses</i>
Capital Projects:	
Total Projected Expenditures	<u>\$ -</u>

*Note: This fund has a deficit fund balance due to the 2009 \$1.5M loan from the General Fund to finance the construction of the Senior/Multi-Use Center (Reso 2009-91). The interest rate on the loan was 3% and was to be repaid when resources were available. However, the Senior Multi-Use Center will not generate enough revenue to payback the loan. At the upcoming 11/17/15 City Council meeting Staff is proposing that the Senior/Multi-Use Center Loan be reclassified as a transfer and if approved by Council, the appropriate entries will be made to discharge the loan.

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
 As of June 30, 2015

The City accounts for fees collected from developers in lieu of providing affordable housing in the 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 IN LIEU FEE AMOUNT

The in-lieu contribution amount is currently being finalized. The amount will reflect changes in the housing market conditions in American Canyon. The in-lieu contribution amount shall be equal to the difference between the median sales price of all home in American Canyon for the previous quarter year, and the price that would be affordable to a lower-income household, multiplied by ten percent.

AFFORDABLE HOUSING IN LIEU FEE CAPITAL PROJECT ACTIVITIES

Audited Beginning Fund Balance July 1, 2014	<u>\$ 1,106,783</u>
Fiscal Year 2014-15 Activity	<u>Actual</u>
Revenues:	
Affordable Housing In-Lieu Fee	0
Interest Earnings	1,320
Transfer In from Other Funds	247
Total Revenues and Other Sources	<u>\$ 1,567</u>
Expenditures:	
Personnel Cost	24,222
Other Professional Services:	
City of Napa - Affordable Housing Program Services	50,217
Fair Housing Napa Valley - Fair Housing Program Services	10,000
Napa County Tax Collector	2,282
Community Action of Napa Valley - Hope Center Services	14,575
Total Expenditures	<u>\$ 101,296</u>
Unaudited Fund Balance at June 30, 2015	<u>\$ 1,007,053</u>

CITY OF AMERICAN CANYON
Affordable Housing Fee Fund Analysis
 As of June 30, 2015

Use of Fees:

FY 2014-2015 expenditures included 10% of the City Manager's time that was charged to Affordable Housing Projects, the ongoing contract with City of Napa to administer the Affordable Housing Program, the ongoing contract with Fair Housing Napa Valley to administer the Fair Housing Program, taxes paid to the Napa County Tax Collector for city owned properties and the contract with Community Action of Napa Valley for Hope Center Services.

FY 2015-2016 expenses will be the same as they were in FY 2014-15 and are described above. The value of the land, \$402,490 can be spent for the Valley View Project.

The properties purchased from this fund are:

Valle Vista Subdivision	\$ 402,490
189 Theresa	150,270
Total Properties purchased for resale	<u>\$ 552,760</u>

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
As of June 30, 2015

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

WATER CAPACITY IMPACT FEE AMOUNT

Land Use Type	Units	EDU	Water Capacity Fee
Single Family	each	1.00	\$13,970
Multi-Family	unit	0.65	\$9,080
Commercial/Industrial	gpd	n/a	\$20.55

WATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital, June 30, 2014	<u>\$ 2,035,218</u>
--------------------------------	---------------------

Fiscal Year 2014-15 Activity

	<u>Actual</u>
Revenues:	
Water Capacity Fee	171,882
Water Supply Report Fee	3,381
Total Revenues and Other Sources	<u>\$ 175,263</u>

	Estimated Completion	
Expenditures:		
Advances:		
Interest Expense - WW Capacity (3% Interest Rate)		
Various CIP Projects		105,971
Recycled Water Pump Station Upgrade	When	9,140
Green Island Road Recycled Waterline Project	resources	32,100
Interest Expense - Water Operations (LAIF Interest Rate)	are available	
Past operating deficits and CIP expenses		2,575
Debt Service:		
City of Vallejo	12/31/2014	385,478
Depreciation - Water Infrastructure		532,141
Transfers to Capital Project Funds:		
Transfer to Cap Proj Fund - General Governmental		63,861
Transfer to Cap Proj Fund - Water		4,265
Total Expenditures		<u>\$ 1,135,531</u>
Unaudited Fund Balance at June 30, 2015		<u>\$ 1,074,950</u>

CITY OF AMERICAN CANYON
Water Capacity Fee Fund Analysis
 As of June 30, 2015

CAPITAL PROJECTS BUDGET

Fiscal Year 2014-15 Activity			<i>Expenses</i>
		Estimated Completion	
Capital Projects:			
Master Plan Updates	PW14-0400	2016	63,861
Potable Water Storage Tank - HP	WW07-0200	2020	4,265
Total Expenditures			\$ 68,126
Use of Fees:			
Capital Projects Budgeted in FY 2015-2016:			
Master Plan Updates	PW14-0400	2016	48,537
Recycled Water Delivery - Dodd Court	RW12-0100	2016	86,918
Potable Water Storage Tank - HP	WA07-0200	2020	50,803
Total Capital Projects Budget			\$ 186,258

FY 2014-15 expenses included interest expense on internal loans from Wastewater Capacity and Water Operations for various CIP projects and past operation deficits as well as the last debt service payment on the Vallejo water option loan . in addition, the Master Plan Updates and the Potable Water Storage Tank Projects were part of last fiscal year expenses.

For FY 2015-16 a portion of the fund balance will be used for the Master Plan Updates, Recycled Water Delivery - Dodd Court, Potable Water Storage Tank - HP and for fund can also be used for the Eastside Storage Tanks #1 as part of the Water Capacity Fee Program to increase storage for a main pressure zone.

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
As of June 30, 2015

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

WASTEWATER CAPACITY IMPACT FEE AMOUNT

Land Use Type	Units	EDU	Wastewater Capacity Fee
Single Family	each	1.00	\$ 9,563
Multi-Family	unit	0.65	\$ 6,216
Commercial/Industrial	gpd	n/a	\$ 31.88

WASTEWATER CAPACITY FEE CAPITAL PROJECT ACTIVITIES

Working Capital, June 30, 2014 \$ 74,743

Fiscal Year 2014-15 Activity

	<u>Actual</u>
Revenues:	
Wastewater Capacity Fee	70,143
Interest from Advances from Water Capacity	147,212
Interest from Advances from Water Operations	3,310
Total Revenues and Other Sources	<u>\$ 220,665</u>

	Estimated Completion	
Expenditures:		
Debt Service:		
State Water Resource Control Board (WWTP Construction)	7/15/2022	495,707
Depreciation - Wastewater Infrastructure		710,589
Transfers to Capital Project Funds:		
Transfer to Cap Proj Fund - General Governmental		58,591
Transfer to Cap Proj Fund - Wastewater		<u>\$ 18,120</u>

Total Expenditures	<u>1,283,007</u>
Unaudited Fund Balance at June 30, 2015 (Deficit)	<u>\$ (987,599)</u>

CITY OF AMERICAN CANYON
Wastewater Capacity Fee Fund Analysis
As of June 30, 2015

CAPITAL PROJECTS BUDGET

Fiscal Year 2014-15 Activity		Estimated Completion	<i>Expenses</i>
Capital Projects:			
Master Plan Updates	PW14-0400	2016	58,591
Wastewater Main Upsizing	WW07-0500	2016	18,120
Total Expenditures			<u>\$ 76,711</u>
Use of Fees:			
Capital Projects Budgeted in FY 2015-2016:			
Master Plan Updates	PW14-0400	2016	56,517
1.5MG Recycled Water Tank	RW15-0100	2015	714,921
Wastewater Main Upsizing	WW07-0500	2016	370,341
SCADA	WW16-0300	2017	100,000
Headworks Channel	WW16-1600	2016	500,000
Total Capital Projects Budget			<u>\$ 1,741,779</u>

FY 2014-15 expenditures were for debt service on the construction of the Wastewater Treatment Plant, to fund the Master Plan Updates and the Wastewater main upsizing projects.

For FY 2015/16 the fund balance will be used for the Master Plan Updates, the 1.5MG recycled water tank, wastewater main upsizing, acquisition of the (SCADA) system, and the headworks channel.