



MEMORANDUM

TO: CITY COUNCIL

FROM: NICOLE VALENTINE, ACTING DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: CONSIDERATION OF RESOLUTION ACCEPTING THE STATUS REPORT ON DEVELOPMENT IMPACT FEES (AB-1600)

DATE: JANUARY 8, 2019

SUMMARY OF ACTION:

The attached report provides an accounting of fees derived from development projects.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There is no direct financial impact of the status report other than the staff time required to prepare it, which is estimated at 2 hours.

RECOMMENDATION:

It is recommended the City Council adopt a Resolution accepting the status report on the receipt and use of Development Impact Fees (AB-1600) during the fiscal year ending June 30, 2018.

BACKGROUND:

Government Code Sections 66000 et seq. (enacted via AB 1600) requires local agencies to provide an accounting of impact fees imposed on development projects. These fees (typically titled AB 1600 fees) are intended to mitigate certain cost impacts of development projects on existing City facilities and infrastructure.

The basic accounting and reporting responsibilities require the City to provide a detailed reporting of the use of development impact fees every five years (beginning with FY 1997-98). Due to the fact that several of the impact fees have different reporting periods, it has been the City's practice to report the status of Development Impact Fees on a yearly basis so as not to miss a reporting date in error.

The City must comply with two basic requirements. First, the City must report findings on the amount collected for each fee, the use of the fees, and any unexpended fees at year-end.

These findings must:

1. Identify the purpose for the fee;

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2. Demonstrate a reasonable relationship between the fee and the purpose for which it was charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements;
4. Designate the approximate dates these funding sources are expected to be deposited into the appropriate account or fund.

When sufficient funds have been collected to complete financing of public improvements in progress but not completed, the City has 180 days to identify an approximate date by which the construction of the public improvement will begin or be completed.

The second requirement provides that the City shall establish separate capital facility accounts for each improvement funded by development impact fees. Interest shall be earned and recorded in each account. The City is required to make available to the public the following information:

1. A brief description of the type of fee in the account.
2. The amount of the fee.
3. The account's beginning and ending balance.
4. The amount of fees collected and the interest earned.
5. A description of the improvements on which the funds were expended and the amount expended on each improvement, including the percentage of the improvement funded with development fees.
6. An approximate date by which the construction of a public improvement will begin if the City determines that sufficient funds have been collected to complete financing on the incomplete improvement.
7. A description of each inter-fund transfer or loan made from the account.
8. The amount of any refunds.

Attached to the Resolution is the required financial information as of June 30, 2018 (Exhibits A-H). The information consists of beginning and ending fund balances for each fee charged by the City, including interest earned, and details of all expenditures made from these sources.

ANALYSIS OF ISSUES:

There are eight active Development Impact Fees identified as subject to AB1600 reporting requirements. Three of the fees were first reported in January 1999 complying with the five-year reporting requirement. Those three fees are the Traffic Signalization Fee, the Transportation Facility Fee, and the Drainage Facility Fee. The Water Neutralization Fee was required to report for the first time in 2003. The remaining four Development Impact Fees (the Fire Protection Fee, the Police Facilities Fee, Community Center Fee, and the Park Improvement Fee) were first required to report in 2005. The City also charges a Park Development Fee, which is a Quimby Fee (Government Code 66477) and does not fall under the AB-1600 reporting requirements, so it is not included in the attached report.

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The City utilized the following funds to track development impact fees:

Traffic Signalization Fund (Fund 222)

Ordinance 346 was adopted in May of 1986 as a mechanism for assessing fees on new developments in proportion to the amount of anticipated traffic generated by a given development. The fees were restricted for funding the construction of traffic signal systems, signing, and other traffic control devices. This development impact fee came under Government Code Section 66000 et seq. in January 1989, when AB-1600 fees were recognized.

Transportation Facility Impact (Fund 224)

The fund was established in January 1994 to track fees paid by developers for the construction of improvements to streets throughout the City. When a project serves both new and existing development, only the portion related to new development is charged against this fund.

Drainage Facility Fund (Fund 231)

This fund was established in January 1986 to track fees collected from developers to acquire and construct drainage facilities with a designated drainage zone attributable to new development. This development impact fee came under Government Code Section 66000 et seq. in January 1989, when AB-1600 fees were recognized. As with the Transportation Facility Impact fees, when a project serves both new and existing development, only the portion related to new development is charged against this fund.

Water Neutralization Impact Fund (Fund 226)

This fund was established in October 1998 to account for mitigation fees collected from developers to neutralize projected water demand of development projects above historical usage amounts. When a project serves both new and existing development, only the portion related to new development is charged against this fund.

Fire Protection Fund (Fund 210)

The Impact Fee Study of March 2000 instituted the Fire Protection Fee. This fee is to be used for facilities to house fire fighting personnel and equipment serving future development. This fee was established pursuant to AB-1600.

Police Facilities Fund (Fund 212)

The Police Protection Fund was established in March 2000 to account for monies that were collected from new development for the expansion of police facilities. This fee was established pursuant to AB-1600.

Park Improvement Fund (Fund 214)

This impact fee resulted from the Impact Fee Study of March 2000. This fee is to be used to improve parklands in order to maintain 4.0 acres of neighborhood and community parks per

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thousand residents. This fee was established pursuant to AB-1600. FY 2000-01 was the first year monies were collected for Park Improvement.

Community Center Fund (Fund 215)

The Impact Fee Study of March 2000 instituted the Recreation Community Center Fee. The fee was enacted to ensure community center facilities are maintained at 542 square feet per thousand population.

The City utilizes fund accounting to segregate Development Impact Fees from other City revenues. Although the City pools its cash for investment purposes, interest income is allocated to each of the funds based on their respective cash balances.

Staff examined the accounts to determine if any Development Impact Fees collected between January 1989 and June 30, 2018 remained unexpended. The Drainage Fund balance will be expended in FY 2018-19 for an upcoming storm drainage improvement project. Sufficient funds have been accumulated in the Traffic Signalization Fund to fund two traffic signals and various upgrades. The Transportation Facility Impact Fund has accumulated \$2,125,806 in unspent impact fees, of which \$1,834,671 is identified in the Capital Improvement Program for the Brisco Road/101 Interchange. The Water Neutralization Fund has no remaining unspent impact fees, but ended the year with a fund balance of \$228,929. The Fire Protection Impact Fund ended the year with \$185,454 in fund balance. The Police Facilities Impact Fund has a balance of \$44,376. The Community Center and Park Improvement Impact funds are scheduled for various building and park improvements. The development Impact fee schedule can be found in Attachment 1.

ALTERNATIVES:

The following alternatives are provided for City Council consideration:

1. Adopt the Resolution accepting and filing the report;
2. Do not adopt the Resolution and request further information; or
3. Provide direction to staff.

ADVANTAGES:

By accepting the status report on Development Impact Fees, the City will be complying with Government Code Sections 66000 et seq. that require local agencies to provide an accounting of impact fees imposed on development projects.

DISADVANTAGES:

There are no disadvantages in relation to the recommended action.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

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PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Development Impact Fee Schedule

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ACCEPTING THE STATUS REPORT ON DEVELOPMENT IMPACT FEES (AB-1600)

WHEREAS, Government Code Section 66001 (d) requires the City to make findings once every five fiscal years with respect to any portion of a development impact fee remaining unexpended in its account five or more years after deposit of the fee; and

WHEREAS, 66001(d) requires the City to: (1) identify the purpose to which the fee is to be put, (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and (4) designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund; and

WHEREAS, the Council has reviewed the development impact fees collected between July 1, 2008 and June 30, 2018 to determine if any such development impact fees remain unexpended; and

WHEREAS, the Council finds that expenditures made on public improvements funded from development impact fees are consistent with the requirements of Government Code Section 66006;

WHEREAS, Government Code Section 66006 requires the City to provide the public with the following information: (1) a brief description of the type of fee in the account or fund; (2) the amount of the fee; (3) the beginning and ending balance of the account or fund; (4) the amount of the fees collected and the interest earned; (5) an identification of each public improvement on which fees were expended and the amount of the expenditures, including the total percentage of the cost of the public improvement that was funded with fees; (6) a description of each interfund transfer or loan made from the account or fund; and (7) the amount of refunds made.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby accepts and files the Staff Report and Status Report on development impact fees, as reflected in Exhibits A – H, which include the findings required by Government Code Section 66000 et seq. attached and incorporated herein.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

The foregoing Resolution was passed and adopted this _____ day of _____ 2019.

**RESOLUTION NO.
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CAREN RAY RUSSOM, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

JAMES A. BERGMAN, CITY MANAGER

APPROVED AS TO FORM:

HEATHER K. WHITHAM, CITY ATTORNEY

EXHIBITS

A - H

CITY OF ARROYO GRANDE
Traffic Signalization Fund
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Traffic Signal Assessments	\$ 3,602	\$ 30,709	\$ 96,409	\$ 16,561	\$ 80,982	\$ 26,976	\$ 23,338	\$ 117,309	\$ 130,872	\$ 47,232
Interest Income	8,359	2,513	2,479	2,365	2,167	3,197	6,576	10,917	3,631	11,833
Total Revenues	\$ 11,961	\$ 33,222	\$ 98,888	\$ 18,926	\$ 83,149	\$ 30,173	\$ 29,914	\$ 128,226	\$ 134,503	\$ 59,065
Expenditures:										
Operating Expenses	-	-	-	-	-	-	-	1,948	-	96
Excess of Revenues Over Expenditures	11,961	33,222	98,888	18,926	83,149	30,173	29,914	126,278	134,503	58,970
Other Financing Uses:										
Capital Projects	13,926	57,572	-	-	-	-	12,718	28,180	1,723	-
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	(1,965)	(24,350)	98,888	18,926	83,149	30,173	17,196	98,098	132,780	58,970
Fund Balance, Beginning of Year	419,588	417,623	393,273	492,161	511,087	594,236	624,409	641,605	739,703	872,483
Fund Balance, End of Year	\$ 417,623	\$ 393,273	\$ 492,161	\$ 511,087	\$ 594,236	\$ 624,409	\$ 641,605	\$ 739,703	\$ 872,483	\$ 931,453
Capital Project Detail										
Fair Oaks/Halcyon Rd Traffic Si	\$ 13,926	\$ 57,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Branch Traffic Signal										
Oak Park/West Branch Signal							12,718	28,180	1,723	-
Total Capital Projects	\$ 13,926	\$ 57,572	\$ -	\$ -	\$ -	\$ -	\$ 12,718	\$ 28,180	\$ 1,723	\$ -

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Transportation Facility Impact Fee
Comparative Statement of Revenues, Expenditures
and Changes in Fund Balances
Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Transportation Impact Fees	\$ 13,031	\$ 87,928	\$ 267,489	\$ 48,385	\$ 221,532	\$ 76,857	\$ 74,358	\$ 188,488	\$ 366,924	\$ 133,226
Interest income	58,888	16,824	15,937	13,203	8,657	11,109	20,107	14,545	10,196	27,558
Total Revenues	71,919	104,752	283,426	61,588	230,189	87,966	94,465	203,033	377,120	160,784
Expenditures:										
Operating Expenses	-	-	-	-	-	-	16,800	29,531	-	715
Excess of Revenues Over Expenditures	71,919	104,752	283,426	61,588	230,189	87,966	77,665	173,502	377,120	160,069
Other Financing Uses:										
Capital Projects	199,802	177,415	253,718	739,974	231,184	128,433	284,497	1,714,300	(1,335,025)	49,217
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	(127,883)	(72,663)	29,708	(678,386)	(995)	(40,467)	(206,832)	(1,540,798)	1,712,145	110,852
Fund Balance, Beginning of Year	2,941,125	2,813,242	2,740,579	2,770,287	2,091,901	2,090,906	2,050,439	1,843,607	302,809	2,014,954
Fund Balance, End of Year	\$ 2,813,242	\$ 2,740,579	\$ 2,770,287	\$ 2,091,901	\$ 2,090,906	\$ 2,050,439	\$ 1,843,607	\$ 302,809	* \$ 2,014,954	* \$ 2,125,806
Capital Project Detail:										
Brisco Road/101 Interchange Pavement Mgmt Project	\$ 46,002	\$ 177,415	\$ 253,718	\$ 267,448	\$ 189,091	\$ 128,433	\$ 284,497	\$ 1,714,300	\$(1,335,025)	\$ 49,217
Grand Avenue & Halcyon Signal East Branch Streetscape	113,800		-	-	-	-	-	-	-	-
Le Point Parking Lot				121,231						
El Camino Real Rehabilitation				351,295	42,093					
Total Capital Projects	\$ 159,802	\$ 177,415	\$ 253,718	\$ 739,974	\$ 231,184	\$ 128,433	\$ 284,497	\$ 1,714,300	\$(1,335,025)	\$ 49,217

*\$1,834,671 will be used to finance Brisco Rd-Halcyon/ Route 101 interchange as detailed in the CIP

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Drainage Facility Fees
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Drainage Fees	\$ 312	\$ 21,975	\$ -	\$ -	\$ 20,648	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	232	162	7	2	15	113	217	130	-	-
Total Revenues	544	22,137	7	2	20,663	113	217	130	-	-
Expenditures:										
Operating Expenses	-	-	1,575	-	-	-	-	-	-	-
Excess of Revenues Over Expenditures	544	22,137	(1,568)	2	20,663	113	217	130	-	-
Other Financing Uses:										
Capital Projects	-	32,076	-	-	-	-	-	21,377	(16,462)	10,975
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	544	(9,939)	(1,568)	2	20,663	113	217	(21,247)	16,462	(10,975)
Fund Balance, Beginning of Year	11,423	11,967	2,028	460	462	21,125	21,238	21,455	208	16,670
Fund Balance, End of Year	\$ 11,967	\$ 2,028	\$ 460	\$ 462	\$ 21,125	\$ 21,238	\$ 21,455	\$ 208 *	\$ 16,670	\$ 5,695
Capital Project Detail:										
Storm Drain Erosion Mitigation	\$ -	\$ 20,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage Master Plan										
Newsom Springs Drainage		11,900	-	-	-	-	-	-	-	-
Popular Street Drainage Basin Imprv										
Creek Presevation/Drainage Imprv								21,377	(16,462)	10,975
Total Capital Projects	\$ -	\$ 32,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,377	\$ (16,462)	\$ 10,975

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Water Neutralization Fees
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Water Neutralization Fee	\$ 9,930	\$ 33,594	\$ 85,473	\$ 44,557	\$ 75,308	\$ 37,207	\$ 85,497	\$ 17,777	\$ 185,779	\$ 84,671
Interest Income	16,379	3,789	2,761	1,975	1,597	1,856	2,631	1,697	709	3,271
Transfer In - Water Fund							200,000	200,000	50,000	-
Total Revenues	26,309	37,383	88,234	46,532	76,905	39,063	288,128	219,474	236,488	87,942
Expenditures:										
Operating Expenses	79,598	190,381	197,568	49,209	87,011	80,838	327,531	469,443	54,456	73,889
Excess of Revenues Over/(Under) Expenditures	(53,289)	(152,998)	(109,334)	(2,677)	(10,106)	(41,775)	(39,403)	(249,969)	182,032	14,053
Other Financing Uses:										
Capital Projects	88,794	-	11,325		44,990					
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	(142,083)	(152,998)	(120,659)	(2,677)	(55,096)	(41,775)	(39,403)	(249,969)	182,032	14,053
Fund Balance, Beginning of Year	837,504	695,421	542,423	421,764	419,087	363,991	322,216	282,813	32,844	214,876
Fund Balance, End of Year	\$ 695,421	\$ 542,423	\$ 421,764	\$ 419,087	\$ 363,991	\$ 322,216	\$ 282,813	\$ 32,844	\$ 214,876	\$ 228,929
Capital Project Detail:										
Water Conservation Progra	\$ 88,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Short Street Bathroom Retrofit			11,325							
Central Irrigation System					44,990					
Total Capital Projects	\$ 88,794	\$ -	\$ 11,325	\$ -	\$ 44,990	\$ -	\$ -	\$ -	\$ -	\$ -

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Fire Protection Fee
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Impact Fees	\$ 9,802	\$ 18,263	\$ 21,150	\$ 22,802	\$ 40,042	\$ 28,404	\$ 31,542	\$ 14,298	\$ 121,797	\$ 27,801
Interest Income	120	125	180	270	343	636	1,600	2,783	1,207	2,577
Transfers in - operating										
Total Revenues	9,922	18,388	21,330	23,072	40,385	29,040	33,142	17,081	123,004	30,378
Expenditures:										
Operating Expenses								3,023		74,739
Excess of Revenues Over Expenditures	9,922	18,388	21,330	23,072	40,385	29,040	33,142	14,058	123,004	(44,361)
Other Financing Uses:										
Capital Transfers Out	2,723	6,380	-	-	-	-	-	-	76,849	-
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	7,200	12,009	21,331	23,072	40,385	29,040	33,142	14,058	46,155	(44,361)
Fund Balance, Beginning of Year	3,423	10,623	22,632	43,963	67,035	107,420	136,460	169,602	183,660	229,815
Fund Balance, End of Year	\$ 10,623	\$ 22,632	\$ 43,963	\$ 67,035	\$ 107,420	\$ 136,460	\$ 169,602	\$ 183,660	\$ 229,815	\$ 185,454
Capital Project Detail:										
Fire Station Addition	\$ 2,723	\$ 6,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Debt Repayment									76,849	
	\$ 2,723	\$ 6,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,849	\$ -
							\$ -			

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Police Protection Fee
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Impact Fees	\$ 515	\$ 3,778	\$ 12,479	\$ 3,418	\$ 20,809	\$ 3,900	\$ 7,448	\$ 8,927	\$ 10,280	\$ 7,170
Interest Income	904	280	320	308	292	476	461	383	152	557
Total Revenues	1,419	4,058	12,799	3,726	21,101	4,376	7,909	9,310	10,432	7,727
Expenditures:										
Operating Expenses	-	-	-	-	-	-	-	2,268	-	112
Excess of Revenues Over Expenditures	1,419	4,058	12,799	3,726	21,101	4,376	7,909	7,042	10,432	7,615
Other Financing Uses:										
Capital Transfers Out	-	-	-	-	-	-	81,400	1,400	(1,400)	-
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	1,419	4,058	12,799	3,726	21,101	4,376	(73,491)	5,642	11,832	7,615
Fund Balance, Beginning of Year	45,299	46,718	50,776	63,575	67,301	88,402	92,778	19,287	24,929	36,761
Fund Balance, End of Year	\$ 46,718	\$ 50,776	\$ 63,575	\$ 67,301	\$ 88,402	\$ 92,778	\$ 19,287	\$ 24,929	\$ 36,761	\$ 44,376
Capital Project Detail:										
Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Station Remodeling							81,400			
Citywide Solar Project								1,400	(1,400)	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,400	\$ 1,400	\$ (1,400)	\$ -

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Community Center Fee
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Impact Fees	\$ 728	\$ 1,275	\$ 1,420	\$ 1,623	\$ 2,744	\$ 2,036	\$ 4,858	\$ 859	\$ 8,686	\$ 1,859
Interest Income	865	254	209	218	190	269	572	364	352	816
Expense Recovery			6,082							
Total Revenues	1,593	1,529	7,711	1,841	2,934	2,305	5,430	1,223	9,038	2,675
Expenditures:										
Operating Expenses	3,000	-	-	-	-	-	-	262	-	13
Excess of Revenues Over Expenditures	(1,407)	1,529	7,711	1,841	2,934	2,305	5,430	961	9,038	2,662
Other Financing Uses:										
Capital Transfers Out	-	6,082	-	-	324	-	-	60,000	(54,956)	21,490
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	(1,407)	(4,553)	7,711	1,841	2,610	2,305	5,430	(59,039)	63,994	(18,828)
Fund Balance, Beginning of Year	43,391	41,984	37,431	45,142	46,983	49,593	51,898	57,328	(1,711)	62,283
Fund Balance, End of Year	\$ 41,984	\$ 37,431	\$ 45,142	\$ 46,983	\$ 49,593	\$ 51,898	\$ 57,328	\$ (1,711) *	\$ 62,283 *	\$ 43,455
Capital Project Detail:										
ADA Improvements	\$ -	\$ 6,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elm Street Roof Replacement					324					
Woman's Club Kitchen Remodel								60,000	(54,956)	21,490
Total	\$ -	\$ 6,082	\$ -	\$ -	\$ 324	\$ -	\$ -	\$ 60,000	\$ (54,956)	\$ 21,490

No refunds were made during FY 17-18.

CITY OF ARROYO GRANDE
Park Improvement Fee
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balances
 Fiscal Years Ending June 30, 2009-2018

	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	FY 13-14 Actual	FY 14-15 Actual	FY 15-16 Actual	FY 16-17 Actual	FY 17-18 Actual
Revenues:										
Impact Fees	\$ 12,514	\$ 21,920	\$ 24,646	\$ 27,874	\$ 94,540	\$ 34,936	\$ 83,790	\$ 14,693	\$ 148,754	\$ 31,837
Interest Income	10,920	2,427	1,938	1,721	1,482	570	1,582	2,416	1,226	3,981
Total Revenues	23,434	24,347	26,584	29,595	96,022	35,506	85,372	17,109	149,980	35,818
Expenditures:										
Operating Expenses	-	-	-	-	-	-	-	3,808	-	187
Excess of Revenues Over Expenditures	23,434	24,347	26,584	29,595	96,022	35,506	85,372	13,301	149,980	35,818
Other Financing Uses:										
Capital Transfers Out	174,427	77,817	20,192	20,749	359,289	20,000	35,000	20,000	14,967	96,943
Excess of Revenues Over (Under) Expenditures and Other Financing Uses	(150,993)	(53,470)	6,392	8,846	(263,267)	15,506	50,372	(6,699)	135,013	(61,125)
Fund Balance, Beginning of Year	546,087	395,094	341,624	348,016	356,862	93,595	109,101	159,473	152,774	287,787
Fund Balance, End of Year	\$ 395,094	\$ 341,624	\$ 348,016	\$ 356,862	\$ 93,595	\$ 109,101	\$ 159,473	\$ 152,774	* \$ 287,787	* \$ 226,662
Capital Project Detail:										
Turf Renovations	\$ 24,917.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park Improvements	2,455	23,832	14,329	19,060	20,614	20,000	35,000	20,000	14,967	24,381
Fence Replacement										
Village Green Master Plan	115,976	33,985					35,000		14,967	
Picnic Shelter @ Elm St park										
Picnic Table Replacement	4,263									
Resurface courts	23,232									
Soto Pond Fence Replacement			5,628							
Replacement lighting-lower basin fields				1,689	290,360					
Central Irrigation System					48,315					
Strother Park Play Structure										56,412
Strother Park Restroom Project										16,150
	\$ 170,843	\$ 57,817	\$ 19,957	\$ 20,749	\$ 359,289	\$ 20,000	\$ 70,000	\$ 20,000	\$ 29,934	\$ 96,943

No refunds were made during FY 17-18.

**CITY OF ARROYO GRANDE
DEVELOPMENT IMPACT FEES
EFFECTIVE 7/1/14**

Fire Protection

Development Type	Units	Fee per Acre	Acres Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 1,917.00	2.500	\$ 4,793.00
Residential Rural	Dwelling Unit	\$ 1,917.00	1.000	\$ 1,917.00
Residential - Single-Family	Dwelling Unit	\$ 1,917.00	1.000	\$ 1,917.00
Low- income	Dwelling Unit	\$ 479.00	1.000	\$ 479.00
Very Low-income	Dwelling Unit	-	1.000	
Residential - Multi-Family	Dwelling Unit	\$ 1,917.00	0.090	\$ 173.00
Low- income	Dwelling Unit	\$ 479.00	0.090	\$ 43.00
Very Low-income	Dwelling Unit	-	0.090	
Residential Mobile Home	Dwelling Unit	\$ 1,917.00	0.120	\$ 230.00
Low- income	Dwelling Unit	\$ 479.00	0.120	\$ 57.00
Very Low-income	Dwelling Unit	-	0.120	
Commercial - General	Thousand Square Feet	\$ 1,917.00	0.091	\$ 174.00
Commercial - Service	Thousand Square Feet	\$ 1,917.00	0.091	\$ 174.00
Hotel/Motel	Thousand Square Feet	\$ 1,917.00	0.050	\$ 96.00
Professional Office	Thousand Square Feet	\$ 1,917.00	0.077	\$ 148.00
Industrial	Thousand Square Feet	\$ 1,917.00	0.067	\$ 128.00

Police Facilities

Development Type	Units	Fee per Call	Calls Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 160.00	0.250	\$ 40.00
Residential Rural	Dwelling Unit	\$ 160.00	0.250	\$ 40.00
Residential - Single-Family	Dwelling Unit	\$ 160.00	0.750	\$ 120.00
Low- income	Dwelling Unit	\$ 40.00	0.750	\$ 30.00
Very Low-income	Dwelling Unit	-	0.750	
Residential - Multi-Family	Dwelling Unit	\$ 160.00	1.320	\$ 211.00
Low- income	Dwelling Unit	\$ 40.00	1.320	\$ 53.00
Very Low-income	Dwelling Unit	-	1.320	
Residential Mobile Home	Dwelling Unit	\$ 160.00	0.750	\$ 120.00
Low- income	Dwelling Unit	\$ 40.00	0.750	\$ 30.00
Very Low-income	Dwelling Unit	-	0.750	
Commercial - General	Thousand Square Feet	\$ 160.00	3.909	\$ 625.00
Commercial - Service	Thousand Square Feet	\$ 160.00	2.273	\$ 364.00
Hotel/Motel	Thousand Square Feet	\$ 160.00	1.195	\$ 191.00
Professional Office	Thousand Square Feet	\$ 160.00	0.095	\$ 15.00
Industrial	Thousand Square Feet	\$ 160.00	0.045	\$ 7.00

**CITY OF ARROYO GRANDE
DEVELOPMENT IMPACT FEES
EFFECTIVE 7/1/14**

Traffic Signalization

Development Type	Units	Fee per Trip	PeakTrips Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 705.00	1.2	\$ 846.00
Residential Rural	Dwelling Unit	\$ 705.00	1.2	\$ 846.00
Residential - Single-Family	Dwelling Unit	\$ 705.00	1.0	\$ 705.00
Low- income	Dwelling Unit	\$ 176.00	1.0	\$ 176.00
Very Low-income	Dwelling Unit	-	1.0	
Residential - Multi-Family	Dwelling Unit	\$ 705.00	0.7	\$ 494.00
Low- income	Dwelling Unit	\$ 176.00	0.7	\$ 123.00
Very Low-income	Dwelling Unit	-	0.7	
Residential Mobile Home	Dwelling Unit	\$ 705.00	0.5	\$ 353.00
Low- income	Dwelling Unit	\$ 176.00	0.5	\$ 88.00
Very Low-income	Dwelling Unit	-	0.5	
Commercial - General	Thousand Square Feet	\$ 705.00	7.0	\$ 4,935.00
Commercial - Service	Thousand Square Feet	\$ 705.00	4.0	\$ 2,820.00
Hotel/Motel	Thousand Square Feet	\$ 705.00	1.8	\$ 1,269.00
Professional Office	Thousand Square Feet	\$ 705.00	2.8	\$ 1,974.00
Industrial	Thousand Square Feet	\$ 705.00	0.8	\$ 564.00

Transportation Facilities

Development Type	Units	Fee per Trip	PeakTrips Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 1,925.00	1.2	\$ 2,310.00
Residential Rural	Dwelling Unit	\$ 1,925.00	1.2	\$ 2,310.00
Residential - Single-Family	Dwelling Unit	\$ 1,925.00	1.0	\$ 1,925.00
Low- income	Dwelling Unit	\$ 481.00	1.0	\$ 481.00
Very Low-income	Dwelling Unit	-	1.0	
Residential - Multi-Family	Dwelling Unit	\$ 1,925.00	0.7	\$ 1,348.00
Low- income	Dwelling Unit	\$ 481.00	0.7	\$ 337.00
Very Low-income	Dwelling Unit	-	0.7	
Residential Mobile Home	Dwelling Unit	\$ 1,925.00	0.5	\$ 963.00
Low- income	Dwelling Unit	\$ 481.00	0.5	\$ 241.00
Very Low-income	Dwelling Unit	-	0.5	
Commercial - General	Thousand Square Feet	\$ 1,925.00	7.0	\$ 13,475.00
Commercial - Service	Thousand Square Feet	\$ 1,925.00	4.0	\$ 7,700.00
Hotel/Motel	Thousand Square Feet	\$ 1,925.00	1.8	\$ 3,465.00
Professional Office	Thousand Square Feet	\$ 1,925.00	2.8	\$ 5,390.00
Industrial	Thousand Square Feet	\$ 1,925.00	0.8	\$ 1,540.00

**CITY OF ARROYO GRANDE
DEVELOPMENT IMPACT FEES
EFFECTIVE 7/1/14**

Community Centers

Development Type	Units	Fee per Capita	Persons Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 53.00	2.7	\$ 143.00
Residential Rural	Dwelling Unit	\$ 53.00	2.7	\$ 143.00
Residential - Single-Family	Dwelling Unit	\$ 53.00	2.7	\$ 143.00
Low- income	Dwelling Unit	\$ 13.00	2.7	\$ 35.00
Very Low-income	Dwelling Unit	-	2.7	
Residential - Multi-Family	Dwelling Unit	\$ 53.00	2.0	\$ 106.00
Low- income	Dwelling Unit	\$ 13.00	2.0	\$ 26.00
Very Low-income	Dwelling Unit	-	2.0	
Residential Mobile Home	Dwelling Unit	\$ 53.00	1.5	\$ 80.00
Low- income	Dwelling Unit	\$ 13.00	1.5	\$ 20.00
Very Low-income	Dwelling Unit	-	1.5	

Park Improvements

Development Type	Units	Fee per Capita	Persons Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 907.00	2.7	\$ 2,449.00
Residential Rural	Dwelling Unit	\$ 907.00	2.7	\$ 2,449.00
Residential - Single-Family	Dwelling Unit	\$ 907.00	2.7	\$ 2,449.00
Low- income	Dwelling Unit	\$ 227.00	2.7	\$ 613.00
Very Low-income	Dwelling Unit	-	2.7	
Residential - Multi-Family	Dwelling Unit	\$ 907.00	2.0	\$ 1,814.00
Low- income	Dwelling Unit	\$ 227.00	2.0	\$ 454.00
Very Low-income	Dwelling Unit	-	2.0	
Residential Mobile Home	Dwelling Unit	\$ 907.00	1.5	\$ 1,361.00
Low- income	Dwelling Unit	\$ 227.00	1.5	\$ 341.00
Very Low-income	Dwelling Unit	-	1.5	

Water Facilities

Meter Size	Fee
5/8 inch - 3/4 inch	\$ 997.00
1 inch	\$ 1,662.00
1 1/2 inch	\$ 3,323.00
2 inch	\$ 5,316.00
3 inch	\$ 9,970.00
4 inch	\$ 16,617.00
6 inch	\$ 33,248.00
8 inch	\$ 66,497.00

Calculating WATER NEUTRALIZATION FEES

Water neutralization fees are assessed at time of permit issuance for all new commercial buildings and when residential dwelling units are created. This fee allows the developer to pay this fee instead of searching out all nearby water uses that are not under current standard of low flush toilets and other water saving devices.

City fee is \$5,946 per acre-foot.

To calculate the fee, first find the use factor from the May 1990 City of San Luis Obispo Water Use Factor chart.

- Residential uses are based on the average acre-feet/year per dwelling unit, apartment, motel room, etc.
- All other uses are based on the acre-feet/year per 1000 square feet of floor area.

For residential uses, simply multiply \$5,946 by the water use factor and that will result in the fee to be charged.

Lot sizes of less than 0.09 acre	(up to 3,920 Sq Ft)	0.26/dwelling	\$1,546.
Lot sizes between 0.1 and 0.25 acre	(between 3,921 & 10,890 sq ft)	0.37/dwelling	\$2,200.
Lot sizes greater than 0.26 acre	(greater than 10,890 sq ft)	0.75/dwelling*	\$4,459.
<i>*This may be reduced to 0.56/dwelling, if there is a recorded easement running with land to, to limit irrigated planting area to 3,000 square feet or less. = \$3,330.</i>			

For all other uses, divide the water use factor (from the chart) by 1,000, and then multiply it by the actual square footage. Take this result and multiply it by the City fee of \$5,946. The result is the total fee due for water neutralization.

Sample: 1545 sq. ft Office, General use (non-medical), water use factor = .082 per 1,000 sq. ft.

Calculation: $.082/1,000 = .000082 \times 1545 = .12669$
 $.12669 \times \$5,946 = \text{Water neutralization fee of } \$753.$

Account number 226404027 Trans Code #9998