

**Development Impact Fees  
Annual Report for the City of Oakley  
For Fiscal Year Ending June 30, 2012**

Government Code Sections 66000 et seq. require local agencies to submit annual and five-year reports detailing the status of development impact fees. Annual reports must be made available to the public no later than 180 days after the end of the fiscal year, and must be presented to the City Council at least fifteen days after it is made available to the public. This report is the City's Annual Year Report for the period ended June 30, 2012.

This report includes all of the Annual Report required data. Below, and on the following pages you will find for each fee program:

1. A brief description of the program.
2. Beginning and ending balances for the year.
3. Amount of fees collected and the interest earned during the year.
4. Total Expenditures for the year.
5. A summary of fund balances.
6. A detailed list of current year disbursements by project, including the percentages funded by fees, including operating transfers.
7. Information listing the programs' projects expected to be funded with fees that have been collected but unspent, whether committed or not yet committed, including data from the City's most current Capital Improvement Plan.
8. A current schedule of fees.

The fee programs included in this report are the following:

Section A – Traffic Impact Fee Program

Section B – Park Impact Fee Program

Section C – Child Care Facilities Impact Fee Program

Section D - Public Facilities Impact Fee Program

Section E – Fire Facilities Impact Fee Program

## **Program Descriptions**

### **A. Traffic Impact Fee Program**

The Traffic Impact Fee Program was established by the City on incorporation in 1999, and included separate Area of Benefit and Median Island Fees. In 2003, all of these programs were rolled up into a broader Traffic Impact Fee Program. The Program's stated purpose is to finance roadway improvements to reduce the impacts caused by future development in the City. The City accounts for the program in its Traffic Impact Fee Fund.

### **B. Park Impact Fee Program**

In 2003, the City amended its existing Park Impact Fee Program. The stated purpose for the program is to acquire property and develop city parks to reduce the impacts caused by future development in the City. The City accounts for the program in its Park Impact Fee Fund.

### **C. Child Care Facilities Impact Fee Program**

The Child Care Facilities Impact Fee Program was established by the County and subsequently adopted by the City to finance the acquisition, or design, engineering, construction and other costs related to child care facilities in order to reduce the impacts caused by future development in the City. The City accounts for the program in its Child Care Facilities Impact Fee Fund.

### **D. Public Facilities Impact Fee Program**

The Public Facilities Impact Fee Program was established by the City in 2003 to finance the acquisition, or design, engineering, construction and other costs related to the purchase or construction of the Civic Center, Community Center, and Corporation Yard detailed in the resolution establishing the fee. These facilities were identified as necessary to reduce the impacts caused by future development in the City. The City accounts for the program in its Public Facilities Impact Fee Fund.

### **E. Fire Facilities Impact Fee Program**

The Fire Facilities Impact Fee Program was established by the City in 2003 to finance the acquisition, design, engineering, construction, upgrade and or other costs related to the improved fire facilities in Oakley and Knightsen. Specific projects were identified in the enabling legislation, although subject to revision by the City Council.

### **Attached Supporting Documentation**

The pages following include the supporting documentation required to meet the annual program reporting requirements.

The City's Capital Improvement Plan (CIP) is updated annually and provides a longer-term view of the City's plan for public improvements. The Fee Program revenues are budgeted and allocated through the annual CIP and City Budget process. References to CIP project numbers in the attachments have been provided where they are part of the adopted CIP.

## TRAFFIC IMPACT FEES

### Section A Summary of Annual Activity

Fund Balance 6/30/11	Fee Income 11/12	Interest & Misc Inc 11/12	Expenditures 11/12	Fund Balance 6/30/12
\$7,002,495	\$1,303,684	\$66,107	\$1,094,968	\$7,277,319
				***

\*\*\* Above includes \$676,048 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due December 2063 at variable interest rate.

### Section B Summary of Expenditures

#### Expenditure Detail:

Administrative & Operating Expenditures	CIP #	% Complete	% Funded by Fee	Expenditures 11/12	Future Traffic Fee Appropriations 12/13-16/17+	Future Appropriations & Other Funding Sources	Future Funding & Construction
Laurel Road Widening	8		100%	\$ 59,860	7,945,625		14/15, 16/17
Laurel Road Widening-O'Hara to Main	9				125,000		16/17
Main Street Alignment	11				150,000	\$1,367,000 Grant	13/14
Main Street Median-Bridgehead to Vintage	23	0%	100%	101,967	600,000	\$100,000 L&L	13/14 - 16/17
Main Street Median-Rose to Laurel	24				279,000		16/17
Laurel Road Median	25				1,210,000		16/17
Oakley Road Median	26				298,000		16/17
Laurel Road Eastern Extension Precise Align	29				50,000		13/14
Main & Sandy Signalization	62				150,000		13/14
Live Oak Widening	64				500,000	\$5,500,000 Unfunded	16/17
Main Street Widening-Hwy 160 to Big Break	69	0.0%	66%	21,342	6,940,000		13/14 - 16/17
O'Hara Widening	72	100%	0%	(1,000)			
Main Street Widening-Laurel to Hill	75				5,300,000		16/17
Main Street Widening-Hill to Delta	83				5,780,000		16/17
Neroly Road Extension-O'Hara to Main	84				4,815,000		16/17
Main & Cypress Intersection	91	100%	55%	399,332			
Neroly Road Westerly Extension	92	100%	25%	274,295			
Byron Highway Extension	94				1,500,000	\$3,500,000 Developer & CCC	16/17
O'Hara Widening- Cypress to Laurel	96	0%	80%	58,851			
O'Hara Widening-Carpenter to Vintage	113	0%	85%	36,820			
Laurel Road Widening-O'Hara to Laurel Ballfields	124	0%	75%	125,334			
Live Oak and Oakley Pedestrian Pathway	128	100%	15%	18,167			
				\$ 1,094,968	\$ 35,642,625		

## PARK IMPACT FEES

### Section A Summary of Annual Activity

Fund Balance 6/30/11	Fee Income 11/12	Interest Income 11/12	Expenditures 11/12	Fund Balance 6/30/12
\$1,146,844	\$101,434	\$984	\$500,726	\$748,536 ***

\*\*\* Above includes \$501,222 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due December 2063 at variable interest rate.

### Section B Summary of Expenditures

#### Expenditure Detail:

CIP #	% Complete	% Funded by Fee	Expenditures 11/12	Future Park Fee Appropriations 12/13-16/17+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees & Expenses						
37		100%	\$17,071			
38				\$211,500		16/17
41	100%	29%	\$2,686	\$37,100		16/17
44				\$716,000		16/17
98	0%	100%	\$46,279	\$252,500		16/17
116	100%	100%	\$99,337			16/17
123	100%	100%	\$335,353			16/17
130						
			\$500,726	\$1,217,100		

Crockett Park All Access Playground

**CHILD CARE IMPACT FEES**

**Section A Summary of Annual Activity**

Fund Balance 6/30/11	Fee Income 11/12	Interest Income 11/12	Expenditures 11/12	Fund Balance 6/30/12
\$947,784		\$2,852	\$819	\$949,818

**Section B Summary of Expenditures**

**Expenditure Detail:**

Administrative Fees

CIP #	% Complete	% Funded by Fee	Expenditures 11/12	Future Child Care Fee Appropriations 12/13-16/17+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
		100%	\$819			
			\$819			\$0

**PUBLIC FACILITIES IMPACT FEES**

**Section A Summary of Annual Activity**

Fund Balance 6/30/11	Fee Income 11/12	Interest Income 11/12	Expenditures 11/12	Fund Balance 6/30/12
\$265,349	\$410,174	(\$392)	\$525,114	\$150,017 ***

\*\*\*

Above includes \$160,431 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due December 2063 at variable interest rate.

**Section B Summary of Expenditures**

**Expenditure Detail:**

Administrative Fees

Transfer to Fund 351 2006 COP Debt Service Fund  
Community Center  
Police Station

CIP #	% Complete	% Funded by Fee	Expenditures 11/12	Future Public Fac. Fee Appropriations 12/13-16/17+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
47			\$511,637	\$14,548,000		16/17
86			\$13,478	\$5,000,000		16/17
			\$525,114	\$19,548,000		





Fee Type	Land Use Type										
	Single Family (10) (per unit) (11)	Multi-Family (11) (per unit)	2nd Unit (8) See Note (8)	Age-Restricted Senior Housing Rate (9)	Commercial (per 1000 sq. ft.)	Commercial Recreation (per 1000 sq. ft.)	Business Park-Low Density (per 1000 sq. ft.)	Business Park-High Density (per 1000 sq. ft.)	Light Industrial (per 1000 sq. ft.)	Utility Energy (per 1000 sq. ft.)	Other (as noted)
Cable/Traffic	\$ 12,611	\$ 7,693	\$ 3,616	\$ -	\$ 5,216	\$ 5,216	\$ 7,767	\$ 7,767	\$ 5,216	\$ 5,216	\$ 12,611
Regional Transportation Development Impact Mitigation (7)	\$ 18,860	\$ 11,578	\$ 5,441	\$ 5,391	\$ 1,576	\$ 1,576	\$ 1,374	\$ 1,374	\$ 1,374	\$ 1,374	\$ 18,860
Park Acquisition	\$ -	\$ 2,338	\$ 1,099	\$ -	\$ 631	\$ 505	\$ 1,265	\$ 1,265	\$ 598	\$ 598	\$ -
Park Improvement	\$ -	\$ 4,974	\$ 1,886	\$ -	\$ 747	\$ 598	\$ 1,495	\$ 1,495	\$ 656	\$ 656	\$ -
Public Facilities	\$ 2,746	\$ 1,794	\$ 843	\$ -	\$ 405	\$ 323	\$ 808	\$ 808	\$ 343	\$ 343	\$ -
General Plan			Not charged								\$ 300
South Oakley Infrastructure Master Plan (1)			Not charged								\$ 352
Drainage Area											Varies depending on drainage area
East County Fire Protection District	\$ -	\$ -	\$ 468	\$ 220	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 432
Ironhouse Sanitary District (2)	\$ 4,318										
Diablo Water District (3)	\$ 8,636										
Oakley Union Elementary School (4)											\$ 4.03
Liberty Union High School (5)											\$ 1.30
Antioch Unified School District (6)											\$ 2.24
<b>Total</b>	<b>\$ 47,171</b>	<b>\$ 27,245</b>	<b>\$ 12,805</b>		<b>\$ 8,735</b>	<b>\$ 8,378</b>	<b>\$ 12,668</b>	<b>\$ 12,668</b>	<b>\$ 8,266</b>	<b>\$ 8,266</b>	
Notes:											
(1) SOMD fee is charged only to parcels south of Laurel Road											
(2) Contact Ironhouse Sanitary District at (925) 625-2179 for exact amount											
(3) Contact Diablo Water District at (925) 625-5798 for exact amount											
(4) Contact OUESS at (925) 625-0700 for the exact fees for all parcels east of Empire Avenue											
(5) Contact LUISD at (925) 634-2166 for the exact fees for all parcels east of Empire Avenue											
(6) Contact AUSD at (925) 706-4109 for the exact fees for all parcels west of Empire Avenue											
(7) RIDIM Replaces the ECC Sub-Regional Traffic Fee as well as the East County Transportation Improvement Fee											
(8) 2nd Unit fees are charged only when there is an existing SFR. If the 2nd Unit and Main House are constructed simultaneously, Charge Multi-Family Rate.											
(9) This fee reduction only applies to senior housing units for the RIDIM fee. This project must be zone appropriately. East Contra Costa Regional Fee and Financing Authority Policy # 2006-01											
(10) Residential developments that qualify for the Fee Reduction Incentive Program adopted by Resolution 77-11 are eligible for a temporary reduction of the Fire Facilities Fee, Parks Impact Fee, General Plan Fee, and South Oakley Infrastructure Fee to \$0 and a reduction of the Oakley Traffic Impact Fee to \$7,460.											