

**Development Impact Fees
Annual Report for the City of Oakley
For Fiscal Year Ending June 30, 2013**

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, 2013.

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 6/30/12	Fee Income 12/13	Interest & Misc Inc 12/13	Expenditures 12/13	Fund Balance 06/30/13
\$7,277,319	\$1,263,156	\$3,701	\$1,787,606	\$6,756,570 ***

Above includes \$681,028 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 12/13	Future Traffic Fee Appropriations 12/14-17/18+	Future Add'l Appropriations & Other Funding Sources	Future Funding & Construction
Administrative & Operating Expenditures			100%	\$ 41,721	\$ -		
Laurel Road Widening	8				7,945,625		15/16 - 17/18
Laurel Road Widening-O'Hara to Main	9				125,000		17/18
Main Street Alignment	11				150,000	\$1,367,000 Grant	14/15
Main Street Median-Bridgehead to Vintage	23	0%	100%	29,197			
Main Street Median-Rose to Laurel	24				279,000		17/18
Laurel Road Median	25				1,210,000		17/18
Oakley Road Median	26				296,000		17/18
Laurel Road Eastern Extension Precise Align	29				50,000		14/15
Main & Sandy Signalization	62				150,000		14/15
Live Oak Widening	64				500,000	\$5,500,000 Unfunded	17/18
Main Street Widening-Hwy 160 to Big Break	69	0.0%	66%	2,825	6,940,000		14/15 - 17/18
Main Street Widening-Laurel to Hill	75				5,300,000		17/18
Main Street Widening-Hill to Delta	83				5,780,000		17/18
Nerchy Road Extension-O'Hara to Main	94				4,815,000		17/18
Empire Widening-Carpenter to Laurel	87	100%	100%	13,355			
Byron Highway Extension	94			440	1,500,000	\$3,500,000 Developer & CCC	17/18
O'Hara Widening-Cypress to Laurel	96	0%	80%	610,324			
O'Hara Widening-Carpenter to Vintage	113	0%	85%	975,114			
Laurel Road Widening-O'Hara to Laurel Ballfields	124	0%	75%	82,543			
Traffic Signal Modernization	142	0%	33%	403	20,000	\$120,000 Meas J; \$120,000 Gas Tax	13/14 - 17/18
Laurel/Rose Signalization	143	0%	100%	31,684			
East Cypress Road Widening and Median	147	0%	100%		420,000		13/14
				<u>\$ 1,787,606</u>	<u>\$ 35,482,625</u>		

12/2/2013

PARK IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/12	Fee Income 12/13	Interest & Misc Inc 12/13	Expenditures 12/13	Fund Balance 06/30/13
\$748,536	\$0	\$359,575	\$1,142,529	(\$34,416)

*** Above includes \$504,914 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. The deficit Fund Balance is expected to be eliminated from future Grant Revenues.

Grant revenue for joint fee and grant funded project.

Section B Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 12/13	Future Park Fee Appropriations 13/14-17/18+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees & Expenses			100%	\$ 14,883			
Carpenter Road Multi-Use Trail	37		50%		\$211,500	\$211,500 Developer	17/18
Main Street Multi-Use Trail	38		100%		\$37,100		17/18
Hill Avenue Multi-Use Trail	39		40%	1,586			
Rose/Simons Ranch Park (Stonewood Park)	44		100%		\$716,000		17/18
Teakwood Park	98		100%		\$252,500		17/18
Marsh Creek Restoration at Creekside Park	116	100%	100%	1,045,612			
Crockett Park All Access Playground	130	100%	100%	128			
Crocket Park Restroom Project	146		100%	80,221			
				<u>\$1,142,529</u>	<u>\$1,217,100</u>		

CHILD CARE IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/12	Fee Income 12/13	Interest & Misc Inc 12/13	Expenditures 12/13	Fund Balance 06/30/13
\$949,818		\$1,427	\$632	\$950,613

* \$925,000 grant approved by the City Council in June 2013. Agreement signed in July 2013.

Section B Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 12/13	Future Child Care Fee Appropriations 13/14-17/18*	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	\$632			
New Child Care Facility			40%		955,000		
				<u>\$632</u>	<u>\$955,000</u>		

PUBLIC FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/12	Fee Income 12/13	Interest & Misc Inc 12/13	Expenditures 12/13	Fund Balance 06/30/13
\$150,018	\$462,920	\$178	\$548,996	\$64,120 ***

*** Above includes \$161,613 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 12/13	Future Public Fac. Fee Appropriations 13/14-17/18+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees				14,580			
Transfer to Fund 351 2006 COP Debt Service Fund			100%	\$534,416			
Community Center	47		100%		\$14,548,000		17/18
Police Station	86		100%		\$5,000,000		17/18
				<u>\$548,996</u>	<u>\$19,548,000</u>		

FIRE PROTECTION FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/12	Fee Income 12/13	Interest & Misc Inc 12/13	Expenditures 12/13	Fund Balance 06/30/13
\$93,648	\$0	\$134	\$11,044	\$82,737

Section B Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures by Fee	Future Fire Fac. Fee Appropriations 12/13-16/17+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees				\$1,388			
New Fire Station	110	100%	100%	\$9,657			
				\$11,044			\$0

Fee Type	Land Use Type											Other (as noted)
	Single Family (per unit) (10) (11)	Multi-Family (per unit) (11)	2nd Unit 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.)		
Oakley Traffic	\$ 12,792	\$ 7,804	\$ 3,668	\$ -	\$ 5,291	\$ 5,291	\$ 7,878	\$ 7,878	\$ 5,291	\$ 5,291	\$ 12,792	per peak hour trip
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	per peak hour trip
Park Acquisition	\$ -	\$ 2,338	\$ 1,099	\$ -	\$ 631	\$ 505	\$ 1,265	\$ 1,265	\$ 538	\$ 538	-	
Park Improvement	\$ -	\$ 3,433	\$ 1,614	\$ -	\$ 747	\$ 598	\$ 1,495	\$ 1,495	\$ 636	\$ 636	-	
Public Facilities	\$ 2,746	\$ 1,794	\$ 843	\$ -	\$ 405	\$ 323	\$ 808	\$ 808	\$ 343	\$ 343	-	
General Plan			Not charged								\$ 300	per gross acre
South Oakley Infrastructure Master Plan (1)			Not charged								\$ 352	per gross acre
Drainage Area												varies depending on drainage area
East County Fire Protection District	\$ -	\$ 468	\$ 220		\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 452	per mobile home unit
Ironhouse Sanitary District (2)	\$ 4,318											
Diablo Water District (3)	\$ 8,636											
Oakley Union Elementary School (4)											\$ 4.03	per square foot (residential) / \$0.29 (commercial)
Liberty Union High School (5)											\$ 1.50	per square foot (residential) / \$0.11 (commercial)
Antioch Unified School District (6)											\$ 2.24	per square foot (residential) / \$0.36 (commercial)
Total	\$ 47,352	\$ 27,415	\$ 12,885		\$ 8,810	\$ 8,453	\$ 12,979	\$ 12,979	\$ 8,341	\$ 8,341		
Notes:												
(1) SOIMP fee is charged only to parcels south of Laurel Road												
(2) Contact Ironhouse Sanitary District at (925) 625-2279 for exact amount												
(3) Contact Diablo Water District at (925) 625-3798 for exact amount												
(4) Contact OUESD at (925) 625-0700 for the exact fees for all parcels east of Empire Avenue												
(5) Contact LUHSD at (925) 634-2166 for the exact fees for all parcels east of Empire Avenue												
(6) Contact AUSD at (925) 706-4100 for the exact fees for all parcels west of Empire Avenue												
(7) RTDIM 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 RTDIM fee. The 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 and extended by Resolution 34-13 are eligible for a temporary reduction of the Fire Facilities Fee, Parks Impact Fee, General Plan Fee, and South Oakley Infrastructure Fee to \$0. The program also includes a temporary 40% reduction in the Traffic Impact Fee and during the period, the other fees have been frozen at 2011 levels.												
(11) RTDIM fee rebate effective 12/12/2011 running for two years, ECCRFPA Reso 2011/01. Single family RTDIM = \$9,355 & Multi-Family = \$5,743												