

**Five Year Report
Development Impact Fees
For the City of Oakley
For Fiscal Year Ending June 30, 2019**

Government Code Sections 66000 et seq. require local agencies to submit annual and five-year reports detailing the status of development impact fees. The annual report 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. The five year report must be made available to the public following the fifth year the fees are collected and each five years thereafter. This report is the City's Five Year Report for the period ended June 30, 2019.

This report includes all of the Annual Report required data, and data that supports the findings required by the Code for the five year period. 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 and five year test.
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. The Child Care Fee is no longer collected since the City Council rescinded and repealed Article 6 of Chapter 2 of Title 9 of the Oakley Municipal Code in 2009 as the result of the adoption of Ordinance No. 11-09. The funds that were collected before the adoption and are remaining in the account will be paid to Cemo Commercial, Inc. per CC Reso 150-15.

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 and to support the Council's ability to make the findings they are required to make for each program as part of this five year report.

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		Fee Income		Fund Balance
	6/30/18		18/19		06/30/19
	<u>7,758,565</u>		<u>951,092</u>		<u>5,690,076</u>
			Interest & Misc Inc		
			18/19		
			<u>236,673</u>		
					Expenditures
					18/19
					<u>3,266,254</u>
					\$ 5,690,076

*** Above includes \$577,224 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due on or before December 2063 at variable interest rate.

Section B Summary of Fund Balance

Five Year Revenue Test		
Using First In First Out Method		
Unspent Funds Representing Ending Fund Balance:	\$	Amount
Revenues Collected from FY 14/15		-
Revenues Collected from FY 15/16		-
Revenues Collected from FY 16/17		4,492,312
Revenues Collected from FY 17/18		1,187,766
Revenues Collected from FY 18/19		
		<u>(577,224)</u>
Deferred Impact Fees Receivable		
Total Ending Fund Balance	\$	5,102,854

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 18/19	Future Traffic Fee Appropriations 19/20 - 23/24+	Future Add'l Appropriations & Other Funding Sources	Future Funding & Construction
Administrative & Operating Expenditures	191	100%	100%	\$ 85,005	TBD		
Laurel Rd/Rose Ave Intersection Improvement Project	196	100%	100%	1,019,983	-		
Laurel Rd Widening (Rose Ave to Mellowood Dr) Project	208	20%	100%	1,885,552	-		
Laurel Rd Reconstruction (Mellowood-Main)	218	80%	100%	40,136	-		
Main St-O'Hara Ave Intersection Improvement	229	100%	100%	181,281	-		
Downtown Oakley Renovation	222	100%	100%	19,945	-		
FY 18-19 Traffic Signal Modernization Project		30%	100%	34,353	-		
				<u>\$ 3,266,254</u>	<u>\$ -</u>		

PARK IMPACT FEES

Section A Summary of Annual Activity			
Fund Balance 06/30/18	Fee Income 18/19	Interest & Misc Inc 18/19	Expenditures 18/19
\$ 1,382,332	284,471	72,435	1,438,777
			Fund Balance 06/30/19
			\$ 300,462

*** Above includes \$427,954 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due on or before December 2063 at variable interest rate. The deficit Fund Balance is expected to be eliminated from future Fee Revenues.

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 13/14	-
Revenues Collected from FY 14/15	-
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Deferred Impact Fees Receivable	-
Total Ending Fund Balance	\$ -

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 18/19	Future Park Fee Appropriations 19/20 - 23/24+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees & Expenses	194	100%	100%	\$ 27,825	TBD		
Recreation Center Project	206	5%	100%	1,333,505	-		
Athletic Field at Nunn-Wilson Park	240	100%	100%	\$ 46,006	-		
Outdoor Fitness Court							
				<u>\$ 1,438,777</u>	<u>-</u>		

CHILD CARE IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2018	Fee Income 18/19	Interest & Misc Inc 18/19	Expenditures 18/19	Fund Balance 6/30/2019
\$ 467,540		5,324	472,864	\$ -

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 13/14 and Prior	\$ -
Revenues Collected from FY 14/15	-
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Total Ending Fund Balance	\$ -

Section C Summary of Expenditures

Expenditure Detail:

Administrative Fees Grant - New Child Care Facility	CIP #	% Complete	% Funded by Fee	Expenditures 18/19	Future Child Care Fee Appropriations 19/20 - 23/24+	Future Appropriations & Other Funding Sources	Future Funding & Construction
		100%	100%	\$ (52,136)	TBD		
				525,000.00			
				<u>\$ 472,864</u>			
					<u>\$ -</u>		

PUBLIC FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance	Fee Income	Interest & Misc Inc	Expenditures	Fund Balance
6/30/2018	18/19	18/19	18/19	06/30/19
<u>\$ 610,687</u>	<u>400,605</u>	<u>7,620</u>	<u>686,402</u>	<u>\$ 332,510</u>

Above includes \$136,979 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due on or before December 2063 at variable interest rate.

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 13/14 and Prior	\$ -
Revenues Collected from FY 14/15	-
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	332,510
Deferred Impact Fees Receivable	(136,979)
Total Ending Fund Balance	<u>\$ 195,531</u>

Section C Summary of Expenditures

Expenditure Detail:

Administrative Fees
Transfer to Fund 361 2006 COP Debt Service Fund

CIP #	% Complete	% Funded by Fee	Expenditures 18/19	Future Public Fac. Fee Appropriations 19/20 - 23/24+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
	100%	100%	\$ 13,335	TBD		
			673,067	\$3,334,645		
			<u>686,402</u>	<u>\$ 3,334,645</u>		

FIRE PROTECTION FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2018	Fee Income 18/19	Interest & Misc Inc 18/19	Expenditures 18/19	Fund Balance 6/30/2019
\$ 3,338,381	85,297	1,947,365	4,331,987	\$ 1,039,056 *

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 13/14 and Prior	-
Revenues Collected from FY 14/15	-
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	1,039,056
Total Ending Fund Balance	\$ 1,039,056

* The conditions of approval for the Summerlake Subdivision had required the developer of the Summerlake Subdivision to construct a new Fire Station on East Cypress Road across from this subdivision. This task had been delayed for several years, and finally in 2017 a settlement was reached between the City and the Developer. A contractor and architect was hired by the City to start the design and construction of this new Fire Station. It is anticipated that the construction of this project will start in fall 2018.

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 18/19	Future Fire Fac. Fee Appropriations 19/20 - 23/24+	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees New Fire Station at 3200 E. Cypress Rd	217	80%	100% 100%	\$ 4,169 \$4,327,818	\$ - -		
				<u>\$ 4,331,987</u>	<u>\$ -</u>		

**Impact Fees by Land Use Category (fees are subject to change)
Effective July 1, 2019**

Fee Type	Single Family (per unit)	Multi-Family (per unit)	Secondary Dwelling Unit	Commercial (per 1,000 sf.)	Commercial Recreation (per 1,000 sf.)	Business Park (per 1,000 sf.)	Light Industrial (per 1,000 sf.)	Utility Energy (per 1,000 sf.)	Other (as noted)
Oakley Traffic	\$12,696.96	\$7,745.41	\$3,640.34	<u>\$3,352.00</u>	<u>\$4,494.56</u>	<u>\$7,693.88</u>	<u>\$4,494.56</u>	<u>\$4,494.56</u>	\$12,696.96 (per peak hour trip)
RTD/DM (Regional Traffic) (to be adjusted 01/01/18)	\$19,021.33	\$11,676.61	\$5,488.01	\$1,858.40	\$1,858.40	\$1,616.00	\$1,616.00	\$1,616.00	\$22,377.56 (per peak hour trip)
Park Acquisition	\$934.79	\$610.93	\$287.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Park Improvement	\$8,122.90	\$5,308.01	\$2,494.76	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Public Facilities	\$3,526.79	\$2,309.77	\$1,085.59	\$520.90	\$416.38	\$1,040.08	\$442.08	\$442.08	
East County Fire Protection District	\$766.55	\$478.96	\$225.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462.59 per mobile home
General Plan *	See "other"	See "other"	\$0.00	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	\$300.00 per gross acre
South Oakley Infra Plan **	See "other"	See "other"	\$0.00	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	\$352.00 per gross acre
Total	\$45,069.32	\$28,129.69	\$13,220.95	\$5,731.30	\$6,769.34	\$10,349.96	\$6,552.64	\$6,552.64	

*The General Plan fee is collected to reimburse the City for the costs associated with preparing and adopting the City's General Plan.
**The SOIMP fee is collected to reimburse the City for the costs associated with preparing and adopting the SOIMP.

Underlined fees are representative of a temporary fee reduction program for non-residential projects that is set to expire on December 31, 2019. Additional fees may be required by outside agencies, such as sewer, water, school impact, and drainage fees. You are encouraged to contact the applicable agency to inquire about fee amounts. Some outside agency fees may be collected by the City and transferred to the applicable agency. For more information, see below:

- Contact Ironhouse Sanitary District at (925) 625-2279 for sewer connection fees.
- Contact Diablo Water District at (925) 625-3798 for water service hook-up fees.
- Contact Contra Costa County Flood Control and Water Conservation District at (925) 313-2000 for drainage impact fees.
- Contact Oakley Union Elementary School District at (925) 625-0700 for school impact fees for all parcels east of Empire Avenue.
- Contact Liberty Union High School District at (925) 634-2166 for school impact fees for all parcels west of Empire Avenue.
- Contact Antioch Unified School District at (925) 706-4100 for school impact fees for all parcels west of Empire Avenue.
- Contact Contra Costa Environmental Health at (925) 692-2500 for information on wells or septic systems.