

**Five Year Report
Development Impact Fees
For the City of Oakley
For Fiscal Year Ending June 30, 2020**

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, 2020.

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 - Public Facilities Impact Fee Program

Section D - 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. 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.

D. 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 06/30/19	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 06/30/20
\$ 5,680,076	3,999,685	1,036,773	3,230,909	\$ 7,485,625 ***

*** Above includes \$588,387 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 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	1,261,403
Revenues Collected from FY 18/19	1,187,765
Revenues Collected from FY 19/20	5,036,458
 Deferred Impact Fees Receivable	 (588,387)
 Total Ending Fund Balance	 \$ 6,897,239

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Traffic Fee Appropriations 20/21 - 24/25	Future Add'l Appropriations & Other Funding Sources 20/21 - 24/25	Future Funding & Construction
Administrative & Operating Expenditures			100%	\$ 136,969			
Laurel Rd/Rose Ave Intersection Improvement Project	191	100%	100%	1,128,791	-		
Laurel Rd Widening (Rose Ave to Mellowood Dr) Project	196	100%	100%	1,329,529	-		
Downtown Train Platform	205	5%	10%	9,720	290,300	5,500,000.00	
Laurel Rd Reconstruction (Mellowood-Main)	208	0%	85%	99,558	2,269,800	328,050.00	
Main St.-O'Hara Ave Intersection Improvement	218	5%	100%	315,330	521,300		
Empire Ave-Gateway Dr. Intersection Signal	230	100%	91%	303,369	-		
FY 19-20 Traffic Signal Modernization	236	100%	100%	18,757	-		
				<u>\$ 3,342,022</u>	<u>\$ 3,081,400</u>		

PARK IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 06/30/19	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 06/30/20	
\$ 300,462	656,521	200,000	818,197	\$ 338,785	***

*** Above includes \$436230.33 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 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Revenues Collected from FY 19/20	-
Deferred Impact Fees Receivable	
Total Ending Fund Balance	\$ -

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Park Fee Appropriations 20/21 - 24/25	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees & Expenses			100%	\$ 25,865	TBD		
Athletic Field at Nunn-Wilson Park	206	100%	100%	740,246	-		
Outdoor Fitness Court	240	100%	100%	\$ 52,086			
				\$ 818,197	\$ -		

PUBLIC FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2019	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 44,012
\$ 332,510	1,054,994	14,338	710,479	\$ 691,363 ***

Above includes \$139,628 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 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Revenues Collected from FY 19/20	691,363
Deferred Impact Fees Receivable	(139,628)
Total Ending Fund Balance	<u>\$ 551,735</u>

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Public Fac. Fee Appropriations 20/21 - 24/25	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	\$ 33,610	TBD		
Transfer to Fund 351 2006 COP Debt Service Fund			100%	676,869	\$3,336,045		
				<u>\$ 710,479</u>	<u>\$ 3,336,045</u>		

FIRE PROTECTION FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2019	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 6/30/2020
\$ 1,039,056	268,638	58,701	1,366,396	\$ - *

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	\$ -

* 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. The project completed in FY 2020. The City entered into a Cooperative agreement with the District and will pay the district impact fees as they become available for the additional costs of Station 55

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Fire Fac. Fee Appropriations 20/21 - 24/25	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	\$ 10,079	\$ -		
Co-Op Agreement with District for Station 55				\$236,946	\$1,663,054		
New Fire Station at 3200 E. Cypress Rd	217	100%	100%	\$1,119,371	-		
				<u>\$ 1,366,396</u>	<u>\$ 1,663,054</u>		

Fee Type	Single Family (per unit)	Multi-Family (per unit)	2nd Unit See Note	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)	
MASTER TABLE	Current fees with no reductions (except 15% fee credit										
(Updated	RTDIM)										
07/01/20)											
Update 07/01/2020	Oakley Traffic	\$12,906.16	\$7,873.02	\$3,700.32	\$5,678.71	\$7,614.37	\$13,034.42	\$13,034.42	\$7,614.37	\$7,614.37	\$12,906.16 per peak hour trip
Update 01/01/2020	Regional Transportation Development Impact Mitigation	\$19,676.82	\$12,079.60	\$5,677.41	\$1,919.00	\$1,919.00	\$1,676.60	\$1,676.60	\$1,676.60	\$1,676.60	\$23,149.20 per peak hour trip
Update 07/01/2020	Park Acquisition	\$950.19	\$620.99	\$291.87	\$140.02	\$112.23	\$280.03	\$280.03	\$118.64	\$118.64	
Update 07/01/2020	Park Improvement	\$8,256.74	\$5,395.47	\$2,535.87	\$1,216.33	\$971.57	\$2,430.53	\$2,430.53	\$1,033.56	\$1,033.56	
Update 07/01/2020	Public Facilities	\$3,569.21	\$2,337.55	\$1,098.65	\$527.16	\$421.38	\$1,052.59	\$1,052.59	\$447.39	\$447.39	
Calc per project	General Plan			Not charged							\$300.00 per gross acre
Calc per project	South Oakley Infrastructure Master Plan (1)			Not charged							\$352.00 per gross acre
Update 07/01/2020	East County Fire Protection District	\$779.18	\$486.85	\$228.82	\$166.45	\$166.45	\$166.45	\$166.45	\$166.45	\$166.45	\$470.21 per mobile home unit
		\$46,138.30	\$28,793.48	\$13,532.94	\$9,647.67	\$11,205.00	\$18,640.62	\$18,640.62	\$11,057.01	\$11,057.01	