

**Five Year Report
Development Impact Fees
For the City of Oakley
For Fiscal Year Ending June 30, 2021**

Development Impact fees are fees, other than a tax or special assessment, which is charged by a local government agency to an applicant in connection with approval of a development project. The purpose of these fees is to defray all or a portion of the cost of public infrastructure related to the development project.

The legal requirements for enactment of a development impact program are set forth in the California Government Code sections 66000-66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's Assembly Bill (AB) 1600 and thus are commonly referred to as "AB 1600 requirements." 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, 2021.

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 06/30/20	Fee Income 20/21	Interest & Misc Inc 20/21	Expenditures 20/21	Fund Balance 06/30/21
\$ 7,485,625	4,847,979	1,152,707	4,415,768	\$ 9,070,544 ***

*** Above includes \$591,329 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

	Amount
Unspent Funds Representing Ending Fund Balance:	-
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	0
Revenues Collected from FY 18/19	3,069,858
Revenues Collected from FY 19/20	6,000,687
Revenues Collected from FY 20/21	(591,329)
Deferred Impact Fees Receivable	-
Total Ending Fund Balance	\$ 8,479,216

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 20/21	Future Traffic Fee Appropriations 21/22 - 25/26	Future Add'l Appropriations & Other Funding Sources 20/21 - 24/25	Future Funding & Construction
Administrative & Operating Expenditures			100%	\$ 179,585			
Downtown Train Platform	205	5%	10%	2,200	688,080	5,500,000.00	
Laurel Rd Reconstruction (Mellowood-Main)	208	100%	85%	2,841,952	-	-	
Main St.-O'Hara Ave Intersection Improvement	218	100%	100%	449,951	-	-	
Vintage Parkway Repair & Resurfacing	214	100%	70%	888,615	-	-	
Traffic Signal Modernization	244	100%	100%	44,772	-	-	
E. Cypress - Knightson Av Intersection Signal	247	0%	100%	8,693	6,480,000		
				<u>\$ 4,415,768</u>	<u>\$ 7,168,080</u>		

PARK IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 06/30/20	Fee Income 20/21	Interest & Misc Inc 20/21	Expenditures 20/21	Fund Balance 06/30/21	
\$ 338,785	3,732,746	-	593,811	\$ 3,477,720	***

*** Above includes \$438,411 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	-
Revenues Collected from FY 20/21	3,477,720
Deferred Impact Fees Receivable	(438,411)
Total Ending Fund Balance	\$ 3,039,309

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 20/21	Future Park Fee Appropriations 21/22 - 25/26	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees & Expenses			100%	\$ 120,959	TBD		
Holly Creek Restroom Construction	248	15%	100%	\$ 53,634	\$ 297,028		
Civic Center Park Renovation	254	95%	100%	\$ 419,217	\$ 30,783		
Oakley Regional Community Park	176	0%	100%	\$ 593,811	\$ 3,000,000		
				<u>\$ 593,811</u>	<u>\$ 3,327,811</u>		

PUBLIC FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2020	Fee Income 20/21	Interest & Misc Inc 20/21	Expenditures 20/21	Fund Balance 06/30/21
\$ 691,363	2,626,968	9,503	755,092	\$ 2,572,742 ***

Above includes \$140,327 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	-
Revenues Collected from FY 20/21	2,572,742
Deferred Impact Fees Receivable	(140,327)
Total Ending Fund Balance	\$ 2,432,415

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 20/21	Future Public Fac. Fee Appropriations 21/22 - 25/26	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	\$ 81,522	TBD		
Transfer to Fund 351 2006 COP Debt Service Fund			100%	673,570	\$2,666,276		
				<u>\$ 755,092</u>	<u>\$ 2,666,276</u>		

FIRE PROTECTION FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2020	Fee Income 20/21	Interest & Misc Inc 20/21	Expenditures 20/21	Fund Balance 6/30/2021
\$ -	903,892	968	904,859	\$ - *

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	-
Revenues Collected from FY 19/20	-
Revenues Collected from FY 20/21	-
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. A contractor and architect was hired by the City for the design and build of this new Fire Station. The project completed in FY 2020. The City entered into a Cooperative agreement with the District and impact fees will be remitted as they become available for the additional costs of Station 55 that were requested by the District. In FY 2021 an agreement was made with the Fire District that all Fire Impact Fees will be collected by the district at permit issuance. The City is no longer collecting this fee but will continue to do the reporting.

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 20/21	Future Fire Fac. Fee Appropriations 21/22 - 25/26	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	\$ 15,912	\$ -		
Co-Op Agreement with District for Station 55				\$888,948	\$995,141		
				\$ 904,859	\$ 995,141		

FY 21-22

**Impact Fees by Land Use Category (fees are subject to change)
Effective July 1, 2021**

Fee Type	Single Family (per unit)	Multi-Family (per unit)	Accessory Dwelling Unit ("ADU")	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	\$13,399.20	\$8,173.79	\$3,841.68	\$3,537.39	\$4,743.15	\$8,119.42	\$4,743.15	\$4,743.15	\$13,399.20 (per peak hour trip)
RTDIM (Regional Traffic)	\$20,686.82	\$12,698.73	\$5,968.40	\$2,020.00	\$2,020.00	\$1,757.40	\$1,757.40	\$1,757.40	\$24,336.96 (per peak hour trip)
Park Acquisition	\$986.49	\$644.72	\$303.02	\$145.37	\$116.51	\$290.73	\$123.17	\$123.17	
Park Improvement	\$8,572.16	\$5,601.59	\$2,632.75	\$1,262.80	\$1,008.69	\$2523.38	\$1,073.05	\$1,073.05	
Public Facilities	\$3,704.20	\$2,425.76	\$1,140.11	\$547.05	\$437.28	\$1,092.31	\$464.28	\$464.28	
East County Fire Protection District	\$1,368.32	\$971.06	See Notes	\$924.00	\$924.00	\$1,235.46	\$612.54	\$612.54	\$924.00 (per mobile home unit)
General Plan*	See "other"	See "other"	Not charged	See "other"	See "other"	See "other"	See "other"	See "other"	\$300.00 (per gross acre)
South Oakley Infrastructure Plan**	See "other"	See "other"	Not charged	See "other"	See "other"	See "other"	See "other"	See "other"	\$352.00 (per gross acre)
Total	\$48,717.19	\$30,515.65	\$13,885.96	\$8,436.61	\$9,249.63	\$15,018.70	\$8,773.59	\$8,773.59	

*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.

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 east 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.
- Fire Fee Schedule: ADU's less than 750 sf = \$0. ADUs 750 sf. and greater = Single Family fee. Age restricted = \$722.76.