

CITY OF YUBA CITY  
STAFF REPORT

**Date:** December 19, 2017

**To:** Honorable Mayor & Members of the City Council

**From:** Finance Department

**Presentation By:** Robin Bertagna C.P.A, Finance Director

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**Summary**

**Subject:** Development Impact Fees – Annual Report

**Recommendation:** Accept the AB1600 Annual Report and adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

**Fiscal Impact:** Council's adoption of the attached Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that have been held by the City for more than five (5) years.

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**Purpose:**

To comply with reporting requirements and allow the City to continue programming development impact fees that have been held by the City for more than five (5) years.

**Background:**

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB1600. When the Legislature passed AB1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to establish development fees to defray the cost of construction of public facilities related to development projects, including annual reporting requirements.

In October 2007, the City of Yuba City's AB1600 fee study was updated and Resolution 07-101 was adopted establishing new development impact fees. Through the General Plan and fee studies, the City of Yuba City has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures.

The City of Yuba City development fees covered by AB1600, and documented in Exhibit B, include the following:

- Parks and Recreation impact fee
- Fire Protection impact fee
- Library Services impact fee

- Police Protection impact fee
- Road impact fee
- Animal Control impact fee
- Civic Center impact fee
- Corporation Yard impact fee
- Levee impact fee
- Administration impact fee
- Buttes Vista impact fee

The nature of AB1600 funds is such that timing of receipt of revenues and construction of the related capital projects rarely coincide. Ideally, revenues will be collected over time and accumulated until a development related project is needed. In certain instances, the City has constructed priority projects in advance of collecting sufficient funds through borrowing from other City funds, or by issuing long term external debt. This practice has resulted in certain categories of the AB1600 funds to operate with a deficit balance.

With each development the City collects certain developer fees that are subject to the reporting requirement. The various fees are listed on the attached report (Exhibit B) along with detailed expenditure and revenue reports for each fee the City collected.

### **Analysis**

In order for the City to be in compliance with the reporting requirements listed on Exhibit A (specifically, requirement No. 5), the Council must make certain findings as outlined in this report. Although AB1600 requires fees collected from developers be expended within five years, the law, as noted previously, also allows exceptions. Exceptions are provided in recognition that some project costs can be of a magnitude that it takes more than five years to accrue adequate funds; or matching funds may not be available within the five-year period.

In using the expenditure and revenue reports to determine whether the fees have been spent within five years of collection, the total expenditures and transfers-out over the five-year period must be added together, and then that total must be subtracted from the earliest fund balance (July 1, 2012). In a number of instances, this calculation shows that not only have fees collected five years ago been spent, but depending on the category, fees collected in ensuing years have also been spent.

To comply with requirement No. 5 above, the City Council must make findings that there is a reasonable relationship between the current need for the fees and the purposes for which they were originally charged. It is important that the City Council make these findings to ensure continued funding of these important programs.

All developer fee categories with the exception of Roads, Civic Center, Corporation Yard and Buttes Vista impact fees comply with the provision of AB1600 that funds be expended within five years. However, through the council's adoption of the annual Capital Improvement Program and subsequent resolutions, all fund equity balances have been programmed to fund projects.

### **Fiscal Impact:**

Council's adoption of the Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that are more than five (5) years old.

**Alternatives:**

Do not adopt the Resolution and accept the attached AB1600 Annual Report and make any necessary refunds.

**Recommendation:**

Accept the AB1600 Annual Report and adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

**Attachments:**

1. Resolution Annual Report Activity
2. AB1600 Annual Reporting Requirements
3. Development Impact Fee Activity

Prepared By:

*/s/ Lynn Haile*

Lynn Haile  
Accountant I

Submitted By:

*/s/ Steven C. Kroeger*

Steven C. Kroeger  
City Manager

Reviewed By:

Department Head  
City Attorney

RB

TH by email

# ATTACHMENT 1

## **RESOLUTION NO.**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY APPROVING THE FINDING THAT THERE REMAINS A REASONABLE RELATIONSHIP BETWEEN CURRENT NEEDS FOR, ROADS, CIVIC CENTER, CORPORATION YARD AND BUTTES VISTA IMPACT FEES AND THE PURPOSE FOR WHICH THEY WERE ORIGINALLY CHARGED (GOVERNMENT CODE SECTION 66000 et. seq.)**

WHEREAS, the City Council of Yuba City has adopted Ordinance No.1100 creating and establishing authority for imposing and charging a Development Impact Fee within the City;

WHEREAS, the City Council of the City of Yuba City on February 4, 1997, adopted Resolution No. 97-011 establishing a Development Impact Fee within the City to finance those public facilities required by new development as identified in the Yuba City Urban Area General Plan ("Plan") and various studies and reports; and

WHEREAS, the City Council of the City of Yuba City on April 20, 1999, adopted Resolution No. 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area; and

WHEREAS, in 2007 the Fee Study was updated and on October 16, 2007 the City Council adopted Resolution 07-101 which established new development impact fees through the preparation of an AB 1600 study. Said study, entitled "Yuba City Update of the AB 1600 Fee Justification Study: dated October 10, 2007 ("Study") is on file with the City Clerk of the City of Yuba City; and

WHEREAS, the City Council on April 4, 2000 adopted Resolution 00-0028 establishing development impact fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan; and

WHEREAS, in August, 2012, the City Council adopted a resolution authorizing an internal financing agreement and reimbursement agreement using the Library's share of impact fees to fund project 1147, Animal Control Facility; and

WHEREAS, the City annually adopts a comprehensive Capital Improvement Program to prioritize identified street and drainage improvements and allocates funds to construct the improvements as mitigation for continued development in the City; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, fees collected previously and in the future as Roads fees are necessary to fund identified street and drainage improvements; and

WHEREAS, fees collected previously for the Civic Center fees are necessary to fund improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Corporation Yard fees are necessary to fund Corporation Yard improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Buttes Vista fees are necessary to fund neighborhood development costs associated with the preparation of the Buttes Vista Neighborhood Plan, acquisition and development of a neighborhood park, perimeter conflicts and landscaped medians.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES RESOLVE AS FOLLOWS:

Section 1. Recitals Incorporated by Reference. Incorporating the above Recitals as fact, finds that there remains a reasonable relationship between the current need for the Roads Program, Civic Center, Corporation Yard and Buttes Vista fees and the purposes for which they were originally collected.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 19<sup>th</sup> day of December, 2017.

AYES:

NOES:

ABSENT:

ATTEST:

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Preet Didbal, Mayor

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Patricia Buckland, City Clerk

## ATTACHMENT 2

**CITY OF YUBA CITY  
AB1600 Annual Reporting Requirements**

Impact fee reporting requirements that the City must adhere to each fiscal year:

1. Create separate capital facilities funds or accounts for each improvement funded with impact fees (Government Code Section 66006(a)).
2. Remit all interest income earned by the fees to the same fund; interest income must be spent solely on the purpose for which the fee was originally collected (Section 66006(a)).
3. Within 180 days after the close of each fiscal year, prepare a public report concerning each impact fee fund. Such report must include the fund's beginning and ending balance for the fiscal year, amount of fees and interest deposited into the fund for the fiscal year, and a description of each expenditure from the fund for that year, including identification of the improvement being funded (Section 66006(b)).
4. Review the report at a public meeting.
5. If fees remain unexpended or uncommitted five years after being collected, the local agency is to make a finding that there remains a reasonable relationship between the current need for the fees and the purposes for which they were originally collected (Section 66001(d)).
6. Refund the current owner of lots, units or developed projects any fees, with accrued interest, for which continued need cannot be demonstrated (Section 66001(e)).
7. A local agency must not commingle fees with any other revenue, except for temporary investment purposes (Section 66006(a)).
8. A local agency may not spend impact fees for maintenance or operation of improvements funded with impact fees (Section 65913.8).



## ATTACHMENT 3

**AB1600 Annual Report**  
**Development Impact Fees - City of Yuba City**  
**Fiscal Year Ended June 30, 2017**

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the City Council within 180 days of the close of a fiscal year.

This report summarizes the following information for each of the development fee programs:

1. Schedule of fees
2. Beginning and ending balances of the fee program
3. Revenue and expenditure information
4. Notes regarding loans or advances between the fee categories

**SUMMARY - FY 12/13 THRU FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 27,640.11</i>	<i>\$ 15,917.33</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 26,641.07</i>	<i>\$ 15,165.19</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 17,061.41</i>	<i>\$ 9,787.90</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 10.39</i>	<i>\$ 5.59</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 18,350.17</i>	<i>\$ 10,663.76</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 4.61</i>	<i>\$ 4.32</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 1.00</i>	<i>\$ 1.00</i>

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 15,027,021</b>	<b>\$ 13,532,375</b>	<b>\$ 11,689,519</b>	<b>\$ 12,799,647</b>	<b>\$ 13,372,512</b>
<b>REVENUE</b>					
Development Fees	508,690	828,828	1,635,789	1,090,959	1,429,766
Interest Earnings	109,845	95,567	104,299	127,199	161,665
Total Revenues	618,534	924,395	1,740,088	1,218,158	1,591,431
<b>EXPENDITURES</b>					
Total Expenditures	3,496,008	1,936,348	349,407	329,316	2,476,861
Revenue over or (under) Expenditure	(2,877,473)	(1,011,953)	1,390,681	888,842	(885,430)
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers In/Out	1,382,827	(830,903)	(280,553)	(315,977)	204,035
Total Other	1,382,827	(830,903)	(280,553)	(315,977)	204,035
Net revenue over/(under) expenditures	(1,494,646)	(1,842,855)	1,110,128	572,865	(681,395)
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 13,532,375</b>	<b>\$ 11,689,519</b>	<b>\$ 12,799,647</b>	<b>\$ 13,372,512</b>	<b>\$ 12,691,117</b>

**Parks and Recreation  
Revenues & Expenditures  
FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
Single Family Residential	Unit	\$ 7,167.20	\$ 3,583.60
Duplex	Unit	\$ 6,562.66	\$ 3,281.33
Mobile Home	Unit	\$ 4,512.41	\$ 2,256.20
Commercial	Sq. Ft	\$ -	\$ -
Multiple-Family Residential	Unit	\$ 5,149.67	\$ 2,574.84
Office	Sq. Ft	\$ -	\$ -
Industrial	Sq. Ft	\$ -	\$ -

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 3,357,518</b>	<b>\$ 2,555,467</b>	<b>\$ 2,450,270</b>	<b>\$ 2,739,507</b>	<b>\$ 2,567,080</b>
<b>REVENUE</b>					
Development Fees	98,220	383,979	227,337	141,710	276,622
Interest Earnings	18,141	16,477	18,004	20,222	26,351
Total Revenues	<u>116,361</u>	<u>400,457</u>	<u>245,340</u>	<u>161,931</u>	<u>302,973</u>
<b>EXPENDITURES</b>					
Improvements to Building and Grounds	931028				
Civic Center Field	931086				
Feather River Parkway Project	931087	1,281,582	16,582		
Future Park Planning & Design	931088				
Feather River Parkway Project - Phase II	931166	7,850	127,805	64,673	23,283
Future Park Development	931207			1,510	4,903
Total Expenditures	<u>1,289,432</u>	<u>144,387</u>	<u>64,673</u>	<u>24,793</u>	<u>4,903</u>
Revenue over or (under) Expenditure	(1,173,071)	256,070	180,667	137,138	298,071
<b>OTHER FINANCING SOURCES (USES)</b>					
Sale of Property			247,932		
Transfer In - Prop 50 Grant funds received	931087	757,590	228,588	23,283	4,868
Transfer Out - Debt Service		(386,571)	(367,951)	(332,847)	(312,850)
Total Other	<u>371,019</u>	<u>(361,266)</u>	<u>108,569</u>	<u>(309,565)</u>	<u>(307,981)</u>
Net revenue over/(under) expenditures	(802,051)	(105,196)	289,236	(172,426)	(9,911)
<b>ENDING FUND BALANCE, JUNE 30</b>	<b><u>\$ 2,555,467</u></b>	<b><u>\$ 2,450,270</u></b>	<b><u>\$ 2,739,507</u></b>	<b><u>\$ 2,567,080</u></b>	<b><u>\$ 2,557,170</u></b> <sup>1/2</sup>

In August 2006, COP's were issued to provide funding for the Gauche Aquatics Park. The Parks and Recreation impact fees are responsible for 50% of the debt service payments (approx. \$385,000/yr.). In June 2008, the City Council authorized a fund balance set aside reserve of \$1,600,000 to ensure that sufficient impact fees are available to make future debt service payments in consideration of the significant decline in developer impact fee revenues received in recent years.

Note 1: The set aside amount is included in the balance shown.

In December 2008, the City Council authorized a loan to the Police Department's share of Impact fees from the Community Center's share of impact fees for the purchase of Land. Semi-Annual repayments of Principal and Interest will come from the Police Departments share of impact fees as they are collected.

Note 2: The Balance is net of the loan in the amount of \$1,667,403.42

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. Accumulated funds are being held for construction of future parks in underserved areas.

**Fire Protection  
Revenues & Expenditures  
FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
Single Family Residential	Unit	\$ 1,583.53	\$ 791.77
Duplex	Unit	\$ 1,449.22	\$ 724.61
Mobile Home	Unit	\$ 996.76	\$ 498.38
Commercial	Sq. Ft	\$ 0.25	\$ 0.12
Multiple-Family Residential	Unit	\$ 1,137.24	\$ 568.62
Office	Sq. Ft	\$ 0.31	\$ 0.15
Industrial	Sq. Ft	\$ 0.09	\$ 0.09

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ (653,859)</b>	<b>\$ (838,743)</b>	<b>\$ (1,283,223)</b>	<b>\$ (1,510,118)</b>	<b>\$ (1,526,961)</b>
<b>REVENUE</b>					
Development Fees	24,886	12,550	75,913	46,277	76,795
Interest Earnings					
Total Revenues	24,886	12,550	75,913	46,277	76,795
<b>EXPENDITURES</b>					
Fire Station Improvements	991001 6,962	154,222	-	-	-
Total Expenditures	6,962	154,222	-	-	-
Revenue over or (under) Expenditure	17,924	(141,672)	75,913	46,277	76,795
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - Advance DIF from General Fund				239,688	239,688 <sup>1</sup>
Transfer In - Fire Mitigation Fees	100,000				
Transfer Out - Debt Service	(302,808)	(302,808)	(302,808)	(302,808)	(302,808)
Total Other	(202,808)	(302,808)	(302,808)	(63,120)	(63,120)
Net revenue over/(under) expenditures	(184,884)	(444,480)	(226,895)	(16,843)	13,676
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ (838,743)</b>	<b>\$ (1,283,223)</b>	<b>\$ (1,510,118)</b>	<b>\$ (1,526,961)</b>	<b>\$ (1,513,285)</b>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. The Fire Departments portion of impact fees is responsible for 41.9% of the debt service payments (approx. \$303,000/yr.).

Note 1: Per Resolutions, Council authorized the Finance Director to advance general fund balance reserves in excess of 15% at a rate of 10% per year of the negative balance in Fire & Police DIF fees as shown below:

Advance DIF - Fire Pooled Loan - \$239,688  
Advance DIF - Police Pooled Loan - \$158,398

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

**Library Services**  
**Revenues & Expenditures**  
**FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,061.12</i>	<i>\$ 530.56</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 971.06</i>	<i>\$ 485.53</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 667.78</i>	<i>\$ 333.89</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 762.83</i>	<i>\$ 381.41</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 2,169,756</b>	<b>\$ 1,431,720</b>	<b>\$ 782,630</b>	<b>\$ 861,688</b>	<b>\$ 930,545</b>
<b>REVENUE</b>					
Development Fees	14,547	8,829	33,655	20,981	40,954
Interest Earnings	10,870	5,427	5,946	7,365	10,581
Total Revenues	25,417	14,256	39,602	28,346	51,535
<b>EXPENDITURES</b>					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	25,417	14,256	39,602	28,346	51,535
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - SBFCA Loan Repayment	1,339,350	1,835			
Transfer In - Live Oak Loan P&I			53,518	53,518	57,117
Transfer Out - SBFCA Loan	(257,114)				
Transfer Out - Animal Control Facility Design Costs		(41,800)	(14,061)	(13,007)	(13,062)
Transfer Out - Animal Control Facility Loan 931147	(1,845,689)	(623,380)			
Total Other	(763,453)	(663,346)	39,457	40,511	44,055
Net revenue over/(under) expenditures	(738,036)	(649,090)	79,058	68,857	95,590
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 1,431,720</b>	<b>\$ 782,630</b>	<b>\$ 861,688</b>	<b>\$ 930,545</b>	<b>\$ 1,026,136</b> <sup>1</sup>

The fund equity balance was used for an internal loan on the construction of the new Animal Control facility.

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Note 1: The Fund Balance is net of the current principal loan balance due in the amount of \$2,419,533

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

**Animal Control Facility  
Revenues & Expenditures  
FY 12/13 thru FY 16/17**

<b>Category Fee Schedule - 06/30/17</b>	<b>Basis</b>	<b>Current Impact Fees</b>	<b>Infill Impact Fees</b>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 113.80</i>	<i>\$ 56.90</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 98.63</i>	<i>\$ 49.31</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 68.28</i>	<i>\$ 34.14</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 81.29</i>	<i>\$ 40.64</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	\$ -	\$ -	\$ -	\$ 545	\$ 2,678
<b>REVENUE</b>					
Development Fees			543	2,118	4,392
Interest Earnings			2	15	66
Total Revenues	-	-	545	2,132	4,458
<b>EXPENDITURES</b>					
Animal Control Facility	931147	1,845,689	623,380		
Total Expenditures	1,845,689	623,380	-	-	-
Revenue over or (under) Expenditure	(1,845,689)	(623,380)	545	2,132	4,458
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - Library Fee loan	1,845,689	623,380			
Total Other	1,845,689	623,380	-	-	-
Net revenue over/(under) expenditures	-	-	545	2,132	4,458
<b>ENDING FUND BALANCE, JUNE 30</b>	\$ -	\$ -	\$ 545	\$ 2,678	\$ 7,135

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

**Police Protection  
Revenues & Expenditures  
FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
Single Family Residential	Unit	\$ 1,391.55	\$ 695.78
Duplex	Unit	\$ 1,274.67	\$ 637.34
Mobile Home	Unit	\$ 876.46	\$ 438.23
Commercial	Sq. Ft	\$ 0.22	\$ 0.11
Multiple-Family Residential	Unit	\$ 1,000.77	\$ 500.39
Office	Sq. Ft	\$ 0.27	\$ 0.14
Industrial	Sq. Ft	\$ 0.07	\$ 0.07

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ (913,459)</b>	<b>\$ (1,008,640)</b>	<b>\$ (1,113,858)</b>	<b>\$ (1,164,140)</b>	<b>\$ (1,082,120)</b>
<b>REVENUE</b>					
Development Fees	21,895	11,858	66,794	40,697	67,445
Interest Earnings					
Total Revenues	21,895	11,858	66,794	40,697	67,445
<b>EXPENDITURES</b>					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	21,895	11,858	66,794	40,697	67,445
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - Advance DIF from General Fund				158,398	158,398 <sup>1</sup>
Transfer Out - Debt Service	(117,076)	(117,076)	(117,076)	(117,076)	(117,076)
Total Other	(117,076)	(117,076)	(117,076)	41,322	41,322
Net revenue over/(under) expenditures	(95,181)	(105,218)	(50,282)	82,019	108,767
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ (1,008,640)</b>	<b>\$ (1,113,858)</b>	<b>\$ (1,164,140)</b>	<b>\$ (1,082,120)</b>	<b>\$ (973,353)</b>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. A portion of those funds were allocated to the Police Department Expansion project. The Police Departments portion of impact fees is responsible for 16.2% of the debt service payments (approx. \$117,000/yr.). In addition, a Due To/Due From has been recorded for reimbursement to the City's General Fund for expenditures spent on the Police Expansion Project.

Note 1: Per Resolutions, Council authorized the Finance Director to advance general fund balance reserves in excess of 15% at a rate of 10% per year of the negative balance in Fire & Police DIF fees as shown below:

Advance DIF - Fire Pooled Loan - \$239,688  
Advance DIF - Police Pooled Loan - \$158,398

Conclusion: No fees have been held uncommitted for more than five years; no refunds required

**Roads**  
**Revenues & Expenditures**  
**FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
Single Family Residential	Unit	\$ 10,580.92	\$ 5,290.46
Duplex	Unit	\$ 11,178.28	\$ 5,589.14
Mobile Home	Unit	\$ 6,450.68	\$ 3,225.34
Commercial	Sq. Ft	\$ 8.89	\$ 4.45
Multiple-Family Residential	Unit	\$ 6,129.45	\$ 3,064.73
Office	Sq. Ft	\$ 3.20	\$ 3.20
Industrial	Sq. Ft	\$ 0.54	\$ 0.54

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$10,678,106</b>	<b>\$10,623,367</b>	<b>\$9,895,356</b>	<b>\$10,644,846</b>	<b>\$11,056,381</b>
<b>REVENUE</b>					
Development Fees	222,421	212,056	840,400	516,645	642,933
Interest Earnings	76,203	67,461	72,152	88,502	107,225
Total Revenues	298,624	279,517	912,552	605,147	750,158
<b>EXPENDITURES</b>					
Traffic Signals	931027			9,000	375
Queens Av/SR99 Interchange	931034	7,013			
Western Parkway/SR20 Intersection	931041	340,375	618,926	8,838	
GH Impr/Second to Lincoln	931045				
Tuly Rd. Extension	931069		3,676	1,979	481
Tharp Road Widening	931083	330			
Fifth Street Bridge Replacement	931084		5		
Queens Avenue Extension	931143				
Garden Hwy Improvements	931153	3,873	98,667	78,287	18,731
Garden Hwy Rehabilitation	931154	1,771	21,247	(23,019)	444,496
Bridge Street Widening	931187		98,945	28,617	153,064
Oji Way Extension Right of Way	931193		137,806	19,394	904
El Margarita Master Plan Area	931194		31,935	47,265	
Bridge Street Reconstruction	931206			9,934	378,961
SR99/SR20 Intersection	931223				292,000
Total Expenditures	353,363	1,007,528	163,062	193,612	2,407,277
Net revenue over/(under) expenditures	(54,739)	(728,011)	749,490	411,535	(1,657,119)
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - CMAQ Grant Revenue					328,201
Transfer In - Developer Deposit					175,800
Transfer Out					
Total Other	-	-	-	-	504,001
Net revenue over/(under) expenditures	(54,739)	(728,011)	749,490	411,535	(1,153,118)
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$10,623,367</b>	<b>\$9,895,356</b>	<b>\$10,644,846</b>	<b>\$11,056,381</b>	<b>\$9,903,263</b>

Note 1: The City will advance the funds required for the traffic study from unallocated Roads impact fees but will be reimbursed as project applications are processed within the El Margarita Master Plan Area.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required  
The fund equity balance represents collected fees earmarked for ongoing roads projects.



**Civic Center**  
**Revenues & Expenditures**  
**FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 600.37</i>	<i>\$ 300.18</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 550.68</i>	<i>\$ 275.34</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 378.08</i>	<i>\$ 189.04</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.09</i>	<i>\$ 0.05</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 431.57</i>	<i>\$ 215.78</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 3,633</b>	<b>\$ 12,299</b>	<b>\$ 19,048</b>	<b>\$ 41,793</b>	<b>\$ 54,956</b>
<b>REVENUE</b>					
Development Fees	9,172	6,657	22,479	12,757	24,458
Interest Earnings	57	92	266	406	793
Total Revenues	9,228	6,749	22,745	13,163	25,252
<b>EXPENDITURES</b>					
Improvements to Building and Grounds	931028	562			
Total Expenditures	562	-	-	-	-
Revenue over or (under) Expenditure	8,666	6,749	22,745	13,163	25,252
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In					
Transfer Out					
Total Other	-	-	-	-	-
Net revenue over/(under) expenditures	8,666	6,749	22,745	13,163	25,252
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 12,299</b>	<b>\$ 19,048</b>	<b>\$ 41,793</b>	<b>\$ 54,956</b>	<b>\$ 80,208</b>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.  
The fund equity balance represents collected fees earmarked for future civic center projects.

**Corporation Yard  
Revenues & Expenditures  
FY 12/13 thru FY 16/17**

<b>Category Fee Schedule - 06/30/17</b>	<b>Basis</b>	<b>Current Impact Fees</b>	<b>Infill Impact Fees</b>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 947.09</i>	<i>\$ 473.55</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 866.58</i>	<i>\$ 433.29</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 596.58</i>	<i>\$ 298.29</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.15</i>	<i>\$ 0.07</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 680.01</i>	<i>\$ 340.01</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u><b>FY 12/13</b></u>	<u><b>FY 13/14</b></u>	<u><b>FY 14/15</b></u>	<u><b>FY 15/16</b></u>	<u><b>FY 16/17</b></u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 5,734</b>	<b>\$ 20,288</b>	<b>\$ 30,988</b>	<b>\$ 66,869</b>	<b>\$ 87,640</b>
<b>REVENUE</b>					
Development Fees	14,459	10,503	35,455	20,124	38,585
Interest Earnings	96	197	426	647	1,261
Total Revenues	14,554	10,700	35,881	20,771	39,846
<b>EXPENDITURES</b>					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	14,554	10,700	35,881	20,771	39,846
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In					
Transfer Out					
Total Other	-	-	-	-	-
Net revenue over/(under) expenditures	14,554	10,700	35,881	20,771	39,846
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 20,288</b>	<b>\$ 30,988</b>	<b>\$ 66,869</b>	<b>\$ 87,640</b>	<b>\$ 127,486</b>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.  
The fund equity balance represents collected fees earmarked for future corporation yard projects.

**Administration**  
**Revenues & Expenditures**  
**FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 552.80</i>	<i>\$ 552.80</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 532.82</i>	<i>\$ 532.82</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 341.23</i>	<i>\$ 341.23</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.21</i>	<i>\$ 0.21</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 367.00</i>	<i>\$ 367.00</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 7,659</b>	<b>\$ 9,788</b>	<b>\$ 8,695</b>	<b>\$ 25,126</b>	<b>\$ 14,242</b>
<b>REVENUE</b>					
Development Fees	9,721	8,614	27,377	14,063	27,263
Interest Earnings	66	81	181	179	319
Total Revenues	9,788	8,695	27,558	14,242	27,582
<b>EXPENDITURES</b>					
Professional Services			2,432		
Total Expenditures	-	-	2,432	-	-
Revenue over or (under) Expenditure	9,788	8,695	25,126	14,242	27,582
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In					
Transfer Out	(7,659)	(9,788)	(8,695)	(25,126)	(14,242)
Total Other	(7,659)	(9,788)	(8,695)	(25,126)	(14,242)
Net revenue over/(under) expenditures	2,129	(1,093)	16,431	(10,884)	13,340
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 9,788</b>	<b>\$ 8,695</b>	<b>\$ 25,126</b>	<b>\$ 14,242</b>	<b>\$ 27,582</b>

Note: A two percent (2.0%) fee was included in the Fee Justification Study to pay for the ongoing administration of the program.

**Levee Fee  
Revenues & Expenditures  
FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
Single Family Residential	Unit	\$ 3,641.72	\$ 3,641.72
Duplex	Unit	\$ 3,156.48	\$ 3,156.48
Mobile Home	Unit	\$ 2,173.17	\$ 2,173.17
Commercial	Sq. Ft	\$ 0.58	\$ 0.58
Multiple-Family Residential	Unit	\$ 2,610.33	\$ 2,610.33
Office	Sq. Ft	\$ 0.83	\$ 0.83
Industrial	Sq. Ft	\$ 0.29	\$ 0.29

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 231,393</b>	<b>\$ 585,277</b>	<b>\$ 755,012</b>	<b>\$ 911,316</b>	<b>\$ 1,056,744</b>
<b>REVENUE</b>					
Development Fees	93,369	171,706	269,438	248,107	204,669
Interest Earnings	3,401	4,859	6,106	8,231	12,598
Total Revenues	96,770	176,565	275,544	256,338	217,267
<b>EXPENDITURES</b>					
Floodplain map review		6,830	460		
Urban Level of Flood Protection	931024		118,780	110,911	64,682
Total Expenditures	-	6,830	119,240	110,911	64,682
Revenue over or (under) Expenditure	96,770	169,735	156,304	145,427	152,585
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In - SBFCA Loan Repayment	257,114				
Transfer Out					
Total Other	257,114	-	-	-	-
Net revenue over/(under) expenditures	353,884	169,735	156,304	145,427	152,585
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 585,277</b>	<b>\$ 755,012</b>	<b>\$ 911,316</b>	<b>\$ 1,056,744</b>	<b>\$ 1,209,329</b>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.  
The fund equity balance represents collected fees earmarked for future levee improvement projects including but not limited to compliance with Senate Bill 5(SB5).  
This fee funds floodplain management measures, regulatory compliance measures, and non-structural risk reduction measures that are beyond the scope of SBFCA's Assessment District.

**Buttes Vista**  
**Revenues & Expenditures**  
**FY 12/13 thru FY 16/17**

<i>Category Fee Schedule - 06/30/17</i>	<i>Basis</i>	<i>Current Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,832.04</i>
<i>Duplex/4-Plex</i>	<i>Unit</i>	<i>\$ 1,701.19</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 1,406.71</i>

	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>
<b>BEGINNING FUND BALANCE, JULY 1</b>	<b>\$ 140,540</b>	<b>\$ 141,551</b>	<b>\$ 144,600</b>	<b>\$ 182,214</b>	<b>\$ 211,327</b>
<b>REVENUE</b>					
Development Fees	-	2,075	36,398	27,481	25,649
Interest Earnings	1,011	974	1,216	1,632	2,472
Total Revenues	1,011	3,049	37,614	29,113	28,120
<b>EXPENDITURES</b>					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	1,011	3,049	37,614	29,113	28,120
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In					
Transfer Out					
Total Other	-	-	-	-	-
Net revenue over/(under) expenditures	1,011	3,049	37,614	29,113	28,120
<b>ENDING FUND BALANCE, JUNE 30</b>	<b>\$ 141,551</b>	<b>\$ 144,600</b>	<b>\$ 182,214</b>	<b>\$ 211,327</b>	<b>\$ 239,447</b>

Note: On April 20, 1999, the City Council adopted Resolution 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area. On April 4, 2000, the City Council adopted Resolution 00-28 establishing additional Development Impact Fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan.

Status of improvements:

- Undergrounding 12 kv electric line - partially completed
- Additional right-of-way along Pease Road - completed
- Additional right-of-way for a sound wall along Onstott Frontage Rd - not complete
- Arterial landscaped medians on Pease Road and Stabler Lane - partially completed

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

The fund equity balance represents collected fees earmarked for future Buttes Vista Neighborhood improvements.