



**CITY OF CLAYTON
CITY COUNCIL
NOTICE OF AVAILABILITY OF INFORMATION**

**AB 1600 Account Information Related to Covered
Development Impact Fees
Notice Issue Date: Friday October 1, 2021**

Notice is hereby given that as of the date noted above the City of Clayton has made available to the public a draft report entitled "Annual Report on Development Fees for the Fiscal Year Ending June 30, 2021 in Compliance with the Reporting Requirements of *California Government Code* Section 66006." This notice has been made publicly available on the City's website at www.claytonca.gov as well as on public posting boards at least fifteen (15) days in advance of the public meeting at which the Annual Report will be presented in accordance with *California Government Code* Section 66006(b)(2).

The final report shall be considered by the City Council at a regularly-scheduled City Council meeting on October 19, 2021, beginning at 7:00 pm or thereafter. This meeting is being held in accordance with AB 361, given the proclaimed state of emergency due to the COVID-19 pandemic and the Contra Costa County Health Officer's recommendation for social distancing for public meetings, which is also consistent with Cal OSHA requirements for social distancing, the City Council will be participating in meetings via phone/video conferencing. In accordance with this order, the public may view/listen to the meeting online at www.claytonca.gov where a link to Zoom will be provided.

The proposed Annual Report on Development Fees may be examined on the City's website at www.claytonca.gov or in person at City Hall, 6000 Heritage Trail, Clayton, California.

Interested citizens are invited to attend and participate in the meeting and present written and/or oral testimony concerning the Annual Report. If one cannot attend the hearing, one may send written comments to the City Clerk prior to the hearing at the address above or via email to janetc@claytonca.gov. For questions concerning the proposal, please contact Laura Hoffmeister at 925-673-7300 or via email to laurah@claytonca.gov.

Sandra Sato
Sandra Sato
Interim Finance Director

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Subject: Review of the City's Annual Report on Development Fees for FY 2020/21 in Compliance with the Reporting Requirements of Section 66006 of the California Government Code (AB 1600)
Date: October 19, 2021
Page: 7 of 7

FISCAL IMPACT

The acceptance of this report and its attachments, including the attached Resolution, has no direct fiscal or budgetary impact to the City of Clayton, provided the collected development impact fees are retained.

Attachments:

1. Resolution No __-2021
2. Fund Balance Summary – AB 1600 Development Impact Fees
3. 10 Year Consolidated Income Statements and Revenue/Expenditure Detail – AB 1600 Developer Impact Fee
4. Public Notice of AB 1600 Annual Report availability
5. Development Impact Fee Listing

RESOLUTION NO. __-2021

A RESOLUTION FINDING THERE REMAINS A REASONABLE RELATIONSHIP BETWEEN CURRENT NEEDS FOR THE CITY'S DEVELOPMENT IMPACT FEES AND THE PURPOSES FOR WHICH THEY WERE ORIGINALLY CHARGED (GOVERNMENT CODE SECTION 66000 ET. SEQ.) RELATED TO THE CITY'S ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR THE FISCAL YEAR ENDED JUNE 30, 2021

**THE CITY COUNCIL
City of Clayton, California**

WHEREAS, the City's adopted General Plan, and the most recent 5-Year Capital Improvement Program identifies improvements necessitated by continued development in the City and fees paid for development impacts; and

WHEREAS, the City has been authorized by Municipal Code Sections 3.16.020 (Community Facilities), 3.18.040 (Fire Protection), 16.12.010 (Parkland Dedication), 16.60.050 (Childcare), and Resolution 36-81 (Offsite Arterial Streets) to establish and collect these development impact fees; and

WHEREAS, the City has established discrete accounts and fees to finance the construction of these improvements as mitigation measures for continued development within the City; and

WHEREAS, the City periodically adopts a comprehensive 5-Year Capital Improvement Program to prioritize 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, many of 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, there continues to be a distinct nexus between continued development and the necessity to mitigate developments impacts; and

WHEREAS, fees collected previously and in the future are necessary to fund future improvements tracked in the City's Capital Improvement Program budget and to address identified childcare needs of the community; and

WHEREAS, certain fees collected in the Child Care Facility, Offsite Arterial, Fire Protection and Parkland and Dedication development impact fee accounts have not been expended in a timeframe exceeding five years, however are still necessary pursuant to AB 1600 for the purpose in which they are collected as project costs exceed current available resources and it will thus take longer to collect the necessary funds for the projects identified in the City's adopted Capital Improvement Program Budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clayton, California does hereby:

Section 1. Accept the above Recitals as fact, herewith approves the City's AB 1600 Report for FY 2020/21, and does find there remains a reasonable relationship between the current need for the impact fees and the purposes for which they were originally collected; and

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

PASSED, APPROVED AND ADOPTED by the City Council of Clayton, California at a regular public meeting thereof held on the 19th day of October 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THE CITY COUNCIL OF CLAYTON, CA

Carl Wolfe, Mayor

ATTEST:

Janet Calderon, City Clerk

CITY OF CLAYTON
 AB 1600 DEVELOPMENT IMPACT FEE FUND BALANCE SUMMARY
 JUNE 30, 2021

ATTACHMENT 2

FUND	(A) FUND BALANCE	(B) RESERVES	(C) DESIGNATED	(D) TOTAL ALLOCATED FUND BALANCE (B+C=D)	(E) UNALLOCATED RESERVES (A-D)
CHILDCARE FACILITIES	\$ 50,605	\$ -	\$ 50,605	\$ 50,605	\$ -
PARKLAND DEDICATION	24,788	-	24,788	24,788	-
OFFSITE ARTERIAL IMPROVEMENT	226,958	-	226,958	226,958	-
FIRE PROTECTION FEES	11,232	-	11,232	11,232	-
COMMUNITY FACILITIES	-	-	-	-	-
TOTAL	\$ 313,584	\$ -	\$ 313,584	\$ 313,584	\$ -

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2012 - FY 2021

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
CHILDCARE FACILITY FEES REVENUE										
Childcare Facility Fees (5307)	3,485	1,435	-	-	-	-	1,640			
Interest	966	570	489	255	601	646	784	987	1,017	768
Total Revenues	4,451	2,005	489	255	601	646	2,424	987	1,017	768
EXPENDITURES										
Total Expenditures	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	4,451	2,005	489	255	601	646	2,424	987	1,017	768
OTHER FINANCING SOURCES (USES)										
Operating Transfers in	-	-	-	-	-	-	-	-	-	-
Operating Transfers out	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-
Excess (Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources	4,451	2,005	489	255	601	646	2,424	987	1,017	768
FUND BALANCE JULY 1	36,963	41,414	43,419	43,908	44,163	44,764	45,410	47,834	48,821	49,838
FUND BALANCE JUNE 30	41,414	43,419	43,908	44,163	44,764	45,410	47,834	48,821	49,838	50,605
PARKLAND DEDICATION FEES REVENUE										
Parkland Dedication Fees (5313)	-	-	-	-	-	-	20,552			
Interest	1,404	800	686	163	34	36	336	483	498	376.15
Total Revenues	1,404	800	686	163	34	36	20,888	483	498	376

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2012 - FY 2021

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
EXPENDITURES										
2010 Pavement Rehab (CIP 10409)	-	-	-	59,297	-	-	-	-	-	-
Community Park Upgrades (CIP 10407)	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	59,297	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	1,404	800	686	(59,134)	34	36	20,888	483	498	376
OTHER FINANCING SOURCES (USES)										
Operating Transfers in	-	-	-	-	-	-	-	-	-	-
Operating Transfers out	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-
Excess (Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources										
	1,404	800	686	(59,134)	34	36	20,888	483	498	376
FUND BALANCE JULY 1										
	58,717	60,121	60,921	61,607	2,473	2,507	2,543	23,431	23,914	24,412
FUND BALANCE JUNE 30										
	60,121	60,921	61,607	2,473	2,507	2,543	23,431	23,914	24,412	24,788

OFFSITE ARTERIAL IMPROVEMENT FEES REVENUE

Offsite Arterial Improvement Fees (5314)	24,753	10,192	-	-	1,456	1,456	11,648	-	-	-
Interest	4,090	2,466	2,114	1,105	2,602	2,835	3,507	4,425	4,561	3,444
Total Revenues	28,843	12,658	2,114	1,105	4,058	4,291	15,155	4,425	4,561	3,444

EXPENDITURES

Total Expenditures	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	28,843	12,658	2,114	1,105	4,058	4,291	15,155	4,425	4,561	3,444

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2012 - FY 2021

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
OTHER FINANCING SOURCES (USES)										
Operating Transfers in	-	-	-	-	-	-	-	-	-	-
Operating Transfers out	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-
Excess (Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources										
	28,843	12,658	2,114	1,105	4,058	4,291	15,155	4,425	4,561	3,444
FUND BALANCE JULY 1										
	146,304	175,147	187,805	189,919	191,024	195,082	199,373	214,528	218,953	223,514
FUND BALANCE JUNE 30										
	175,147	187,805	189,919	191,024	195,082	199,373	214,528	218,953	223,514	226,958
FIRE PROTECTION FEES REVENUE										
Fire Protection Fees (5317)	5,100	2,100	-	-	134	176	600	1,800	-	-
Interest	122	102	83	45	103	115	145	211	226	170
Total Revenues	5,222	2,202	83	45	237	291	745	2,011	226	170
EXPENDITURES										
Total Expenditures	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	5,222	2,202	83	45	237	291	745	2,011	226	170
OTHER FINANCING SOURCES (USES)										
Operating Transfers in	-	-	-	-	-	-	-	-	-	-
Operating Transfers out	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2012 - FY 2021

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Excess (Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources	5,222	2,202	83	45	237	291	745	2,011	226	170
FUND BALANCE JULY 1	-	5,222	7,424	7,507	7,552	7,789	8,080	8,825	10,836	11,062
FUND BALANCE JUNE 30	5,222	7,424	7,507	7,552	7,789	8,080	8,825	10,836	11,062	11,232
COMMUNITY FACILITIES FEES										
REVENUE										
Community Facilities Fees (5323)	7,650	3,150		-	450	450	3,600		-	-
Interest	337	234	200	105	248	278	60	87	24	-
Total Revenues	7,987	3,384	200	105	698	728	3,660	87	24	-
EXPENDITURES										
Transfer to CIP10443 City Hall ADA Access	-	-	-	-	-	-	19,000		4,318	-
Keller House Roof Repair Project										
Total Expenditures	-	-	-	-	-	-	19,000	-	4,318	-
Total Revenue/over(under) Expenditures	7,987	3,384	200	105	698	728	(15,340)	87	(4,294)	-
OTHER FINANCING SOURCES (USES)										
Operating Transfers in	-	-	-	-	-	-	-	-	-	-
Operating Transfers out	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-
Excess (Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources	7,987	3,384	200	105	698	728	(15,340)	87	(4,294)	-
FUND BALANCE JULY 1	6,445	14,432	17,816	18,016	18,121	18,819	19,547	4,207	4,294	-
FUND BALANCE JUNE 30	14,432	17,816	18,016	18,121	18,819	19,547	4,207	4,294	-	-

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2012 - FY 2021

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
All FUND BALANCES	296,336	317,385	320,957	263,333	268,961	274,953	298,825	306,817	308,825	313,584



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Sandra Sato

Sandra Sato
Interim Finance Director

**CITY OF CLAYTON
AB 1600 DEVELOPMENT IMPACT FEES**
- NOTE ALL FEES LISTED ARE SUBJECT TO CHANGE -

Fee	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Date	Account Number
Community Facilities Development	\$450.00 / Unit	\$125.00 / Unit	Commercial/ Industrial: \$0.50/Gross sq ft	Municipal Code § 3.16.020	Residential: Occupancy Permit	304-5323-00
					Commercial/Industrial: Zoning Clearance for Building Permit	
Offsite Arterial Street Improvement	\$1,456.00 / Unit	\$1,019.00 / Unit	Commercial/ Business: \$3.37/Gross sq ft	City Council Resolution Nos. 36-81 & 14-86	Zoning Clearance for Building Permit	304-5314-00
Childcare¹	\$205.00 / Unit	\$205.00 / Unit	\$0.10/Gross sq ft	Municipal Code § 16.60.050	Zoning Clearance for Building Permit	304-5307-00
Parkland Dedication	\$2,569.00 / Unit	\$1,666.00 / Unit	\$0.00	Municipal Code § 16.12.010	Subdivision/Parcel Maps: Final Map Approval	304-5312-00
		(Duplex \$2,180.00/ Unit)			Individual Parcels: Zoning Clearance for Building Permit	
Fire Development Protection	\$300.00 / Unit (Mobile Home: \$200.00 / Unit)	\$200.00 / Unit	\$0.20/Gross sq ft	Municipal Code § 3.18.040	Occupancy Permit	304-5317-00

¹ Senior housing units, second-dwelling units, affordable housing units, and churches are exempt.
Last Revised: April 10, 2009

Note: second dwelling units, ADU and Jr. ADUs that are less than 750 sq. feet are exempt from all the above per state law, effective Jan.1, 2021