

2021 DEVELOPMENT IMPACT FEE STUDY

ASSEMBLY BILL 1600
MITIGATION FEE ACT



MAY 2021

CITY OF ISLETON

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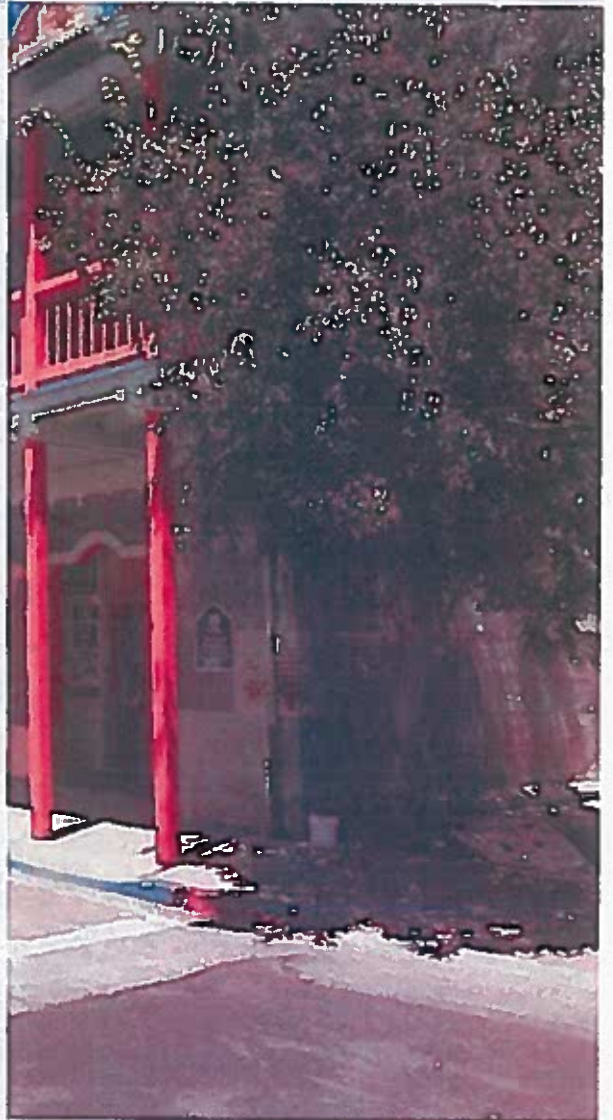


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EXECUTIVE SUMMARY

Introduction, Legal, Results, and Recommendations

Introduction

Impact fees are determined in direct relationship to the additional facilities needed to serve new development. With an increase in residential, industrial, commercial or other development, the complexity and size of general city services increases. These increases are reflected in the demand for additional operation and maintenance activities requiring new and/or expanded facilities and equipment.

A development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project. (Gov. Code § 66000(b).) The legal requirements for enactment of development impact fee program are set forth in Government Code §§ 66000-66025 (the "Mitigation Fee Act"), the bulk of which were adopted as 1987's AB 1600 and thus are commonly referred to as "AB 1600 requirements." A development impact fee is not a tax or special assessment; by its definition, a fee is voluntary and must be reasonably related to the cost of the service provided by the local agency. If a development impact fee does not relate to the impact created by development or exceeds the reasonable cost of providing the public service, then the fee may be declared a special tax and must then be subject to a two-thirds voter approval. (Cal.Const., Art. XIII A, § 4.)

Adoption of impact fees requires documentation of the "nexus" or linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. The purpose of this report is to establish this linkage. The Impact fees described in this report must be adopted by City Council.

This Development Impact Fee Report provides the City of Isleton ("the City") with the necessary technical documentation to support the adoption of a City Development Impact Fee Program to fund the following:

- Waste Water Treatment Plant (WWTP)
- Fire
- Parks
- Storm Water
- Municipal Facilities
- Streets

Purpose

The purpose of this study is to update the development impact fee program and establish the nexus between projected new development in the City of Isleton and the additional government capital

facilities required to serve new development. This report will serve as the basis for requiring development impact fees under AB 1600 legislation. Each local Agency imposing a fee must:

1. Identify the purpose of the fee
2. Identify how the fee will be used
3. Benefit Relationship - Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed
4. Impact Relationship - Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development upon which the fee is levied.
5. Proportionality

Legal Requirements for Development Impact Fee Reporting

California Government Code Section 66006 (b)

California Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 Impact Fees on new development. Annually, for each separate fund established for the collection and expenditure of Impact Fees, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public and information shown below for the most recent fiscal year.

California Government Code Section 66001 (d)

For all funds established for the collection and expenditure of Impact Fees, California Government Code Section 66001 (d) has additional requirements. For the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted.

Identify the purpose to which the fee is to be put Demonstrate a reasonable relationship between the fee and purpose for which it is charged. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements

Additional Notes

The State of California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a Capital Improvement Plan indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which helps to maintain and support the City's General Plan as well as identify situations where infrastructure is needed to accommodate the planned development.

EQUIVALENT DWELLING UNIT (EDU)

This report uses Equivalent Dwelling Unit as a measure of sewer impacts to the City. An Equivalent Dwelling Unit (EDU) is the typical volume and strength of wastewater generated by a single family home. One EDU is generally 210 gallons of wastewater per day with a strength factor of 1.0. All other uses or businesses (commercial or industrial) are multiple or fractions of an EDU (e.g. An apartment is typically 75% of one EDU).

The City of Isleton currently charges impact fees to fund the expansion of roadways, park and recreation, municipal, wastewater and fire facilities to serve new development. Current fees set in 2016.

It is recommended practice that agencies update impact fees annually for inflation in the cost of public facilities. It is recommended that to update at least every five years to incorporate changes in facility standards, costs and development projections.

Recommendations - Proposed Impact Fees, Summary

Land Use	WWTP	Fire	Parks	Storm Water	Municipal Facilities	Streets	Measure A	TOTAL
Equivalent Dwelling Unit (EDU)	6,200	3,750	1,750	1,563	1,875	1406	2,000	\$18,544

Fee Comparisons

The fee comparison is provided to give a general idea of fees charged for nearby cities. Even though each local agency in California, in order to adopt impact fees, must follow the same general principles established by State Law, as described in the introduction section of this report, fee comparisons, even among neighboring jurisdictions, tend to vary widely due to several factors:

- Methods used to calculate the impact fees
- Types of facilities that are covered by impact fees vary
- Cities adopt different standards, or levels of service, for facilities, and may use different ways to calculate those standards
- Cities may not have kept up with public improvements over the years, and, as a consequence, have created deficiencies between adopted or desired levels of service and the levels currently provided.

CITY	WWTP	FIRE	PARKS	STORM WATER	MUNICIPAL FACILITIES	STREETS	TOTALS	NOTES
Isleton	6,200	3,750	1,750	1,563	1,875	1,406	\$ 16,544	With Meas. A = \$18,544
Rio Vista	6,158	1,277	4,920	0	2,126	3,416	\$ 17,897	RVMC 13.08.900A_Sewer
Galt	8,177	N/A	8,009	6,837	4,016	8,345	\$ 35,384	*Storm Water per impervious acre
Dixon	22,640	1,780	8,190	282	N/A	N/A	\$ 32,892	
Ripon	4,238	N/A	14,552	2,708	1,188	N/A	\$ 22,686	
Orland	2,466	799	4,176.17	454.10	3,103.52	N/A	\$ 10,998	

I. IMPACT FEES – NEW FACILITIES

A. WASTEWATER TREATMENT PLANT (WWTP)

Facilities needed to meet residential and commercial growth

A.1 Basis of Cost

Description	Cost
Sludge Removal	\$200,000
Pump Replace, Wet Well	\$100,000
SCADA Upgrades	\$120,000
Sewer Master Plan	\$500,000
WWTP San Sewer Plant	\$9,000,000
Total	\$9,920,000

Source: City of Isleton Sewer Department

Description of Projects

Sludge Removal – Removal of the sewer sludge that is settling in solid in waste ponds. Sludge build-up reduces the capacity of the WWTP Sludge needs to be removed every five years and trucked to a certified waste site.

Pump Replacement – Replacement of treatment plant wells every seven years.

SCADA Upgrade – Supervisory Control and Data Acquisition is a control system that monitors and controls the WWTP. Typically used to control geographically dispersed assets that are not proximate to each other.

Sewer Master Plan – A plan to assess and plan for the adequate management of wastewater. Usually conducted every seven to 10 years.

A.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

The purpose of the sewer system impact fee is to further protect the health and safety of the citizens of the city by providing for the construction of sewage and waste water facilities including new sewer drains, treatment plants and aeration ponds. As new development occurs there will be an additional burden placed on the existing sewer and waste water collection, treatment and disposal systems. Federal, state and city health requirements set minimum standards for effluent treatment which result in the demand for new sewer and waste water facilities. The purpose of this fee is to provide funding for the expansion of the wastewater trunk line collection and outfall systems to accommodate the needs of projected new growth and development in the community.

Use of Fee

The revenue generated from this fee will be used to fund trunk line facilities required to accommodate new growth as well as acquisition and construction of additional supporting capital equipment and facilities required by the City to provide wastewater treatment service for new development.

Benefit Relationship

The new residential, commercial, and industrial development which is projected to occur will generate significant additional wastewater flows which will need to be transmitted via pipelines of varying size and capacity to the Sewer Plant for treatment. The fee will be used to provide for those capacity improvements required by growth projections so existing levels of service can be maintained.

Impact Relationship

The purpose of the Sewer-Trunk Line Capacity Fee is to provide funding for the expansion of the City's wastewater trunk line collection and outfall to accommodate the needs of projected new growth and development in the community. Another purpose of this fee is to provide funding for trunk facilities required to accommodate new growth.

Proportionality

As part of this update, a Capital Improvement Plan was developed indicating which improvements are needed to correct current deficiencies related to existing uses and which improvements are required for new development.

A.3 Development Forecast and New Wastewater Demand

Future Population	2000
Current Population	890
	DIFF 1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
	TOTAL 1200 EDU

Source: City of Isleton Sewer Department

- Existing number of dwelling units – approximately 480.
- Forecast of new dwelling units – approximately 500.

A.4 Wastewater Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	New Development Amount
\$9,920,000	\$2,480,000	\$7,440,000

Source: City Manager

Projected New GPD

1200 DU x 250 GPD	300,000
Existing GPD	200,000
Total GPD	500,000

A.5 Waste Water Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
\$7,440,000	1200	\$6,200

Source: City Manager

A.6 Waste Water Fee Comparisons

Development Type	Rio Vista Beach	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	6,158	8,177	22,640	4,238	2,466	6,200

B. FIRE

Facilities needed to meet City residential and commercial growth

B.1 Basis of Cost

Description	Cost
Fire Station Facilities	\$3,000,000
Rolling Stock	\$1,500,000
Training Facility	\$500,000
Total	\$5,000,000

Source: City of Isleton Fire Department

Description of Projects

Fire Station Facilitation – New station to accommodate fire-fighting equipment, personnel and training. Existing facility is in temporary trailers that are over 25 years old.

Rolling Stock – Replacement of existing fire-fighting mobile equipment.

B.2 Mitigation Fee Act Nexus Findings

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fees. The justification of the fire impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

Purpose of Fee

This Nexus Study must identify the purpose of the fee. The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the department. The fire impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the Department.

Use of Fee Revenue

This Nexus Study must identify the use to which the fee is to be put. Fee revenue will be used to fund the cost of expanded fire facilities, apparatus and equipment to serve new development. Fee revenue may not be used to fund operational, maintenance or repair costs.

Benefit Relationship

This Nexus Study must determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. The fee will be collected as development occurs. To maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the Department's facilities, apparatus and equipment to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

Impact Relationship

This Nexus Study must determine how there is a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed.

New development projects will create additional need for the Department's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects.

Proportionality

This Nexus Study must determine how there is a reasonable relationship between the amount of the fee and the cost of the fire protection facilities, apparatus and equipment attributable to the development on which the fee is imposed. The cost of fire protection facilities, apparatus and equipment attributable to a development project is based upon the level of existing development served by the Department's existing fire protection facilities, apparatus and equipment. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to all land use categories in proportion to the need they create for expanded facilities. The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed.

This section contains general recommendations for the adoption and administration of the fire impact fee program based on the findings of this Nexus Study and for the interpretation and application of the fire impact fees recommended herein. The specific statutory requirements for

the adoption and implementation may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

B.3 Development Forecast and New Fire Demand

Future Population	2000
Current Population	890
	DIFF 1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
	TOTAL 1200 EDU

Source: City of Isleton Sewer Department

B.4 Fire Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 10%.

Total Cost	Offset	Total Amount
5,000,000	500,000	4,500,000

Source: City Manager

B.5 Fire Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
4,500,000	1200	3,750

Source: City Manager

B.6 Fire Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	1,277	N/A	1,780	N/A	799	3,750

C. PARKS

Additional park facilities needed to meet residential and commercial growth

C.1 Basis of Cost

Description	Cost
New Park (2 Acres) at 800K/Acre – SanDiego.gov	\$1,600,000
Recreation Center 300 SF x 4000/SF	\$1,200,000
Total	\$2,800,000

Description of Projects

New Park – New station to accommodate fire-fighting equipment, personnel and training.

Recreation Center – Acquisition of land and facility for community recreation center, site to be determined. Estimated to be 4000 square feet.

C.2 Mitigation Fee Act Nexus Findings

Funding sources should equitably share the burden among all park and recreation facility users. Everyone who lives and works in and visits the City of Isleton benefits from amenities offered by the parks, beaches, and various recreational facilities. Therefore, funding used to implement the Master Plan should come from all users of parks and recreation facilities to the extent possible”.

Purpose of Fee

The purpose of the parks and recreation facilities impact fee is to provide a variety of parks, recreation facilities and park improvement projects such as tennis courts, swimming pools, soccer, ball fields and the like. As development and population increases, park and recreation facilities, inadequate to serve the city, could occur which have potential for adversely affecting the general well-being of city residents. In order to address this potential and to meet city recreation standards it is appropriate that new development pay for additional park facilities and recreation development attributable to development impacts.

Use of Fees Revenue

Fee revenue will be used for a broad range of parks and recreation capital facilities investments, including the acquisition of land for parks, the improvement of existing and new parkland, and development of new parks and recreation facilities.

Benefit Relationship

New development in the City of Isleton will increase the demand for and use of parks and recreation facilities. Fee revenue will be used to help fund new parks and recreation facilities in response to the increased demand.

Impact Relationship

Each new development project – residential and nonresidential – will generate incremental, new demand and use of the City’s parks and recreation facilities by new residents, workers, and/or visitors. New revenues to fund investments in additional parks and recreation capital improvements are necessary to maintain parks and recreation capital facilities service standards.

Proportionality

The maximum, supportable parks and recreation fee schedule is based on a parks and recreation capital facilities cost estimate derived by applying the proportionate increase in service population associated with new development to the existing service standard/value of parks and recreation capital facilities. As a result, the fee program cost estimates are directly proportional to the relative increase in new development.

C.3 Development Forecast and New Parks Demand

Future Population	2000
Current Population	890
	DIFF 1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
	TOTAL 1200 EDU

Source: City of Isleton Sewer Department

C.4 Parks Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	Total Amount
\$2,800,000	\$700,000	\$2,100,000

Source: City Manager

C.5 Parks Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
\$2,100,000	1200	\$1,750

Source: City Manager

C.6 Parks Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	4,920	8,009	8,190	14,552	4,176	1,750

D. STORM WATER

Facilities needed to meet residential and commercial growth

D.1 Basis of Cost

Description	Cost
Catch Basin Replacement	\$2,000,000
Storm Drain Collection System	\$500,000
Total	\$2,500,000

Source: City of Isleton Public Works Department

Description of Projects

Catch Basin Replacement – Replacement and addition of storm drain catch basins throughout the City.

Storm Drain Collection System – Provide and installation of sub surface storm drain system.

D.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

The purpose of the drainage and storm water detention facilities impact fee is to finance the cost of drainage and storm water detention projects including mains, tributary systems, creek improvements and detention basins. New development increases the amount of impervious surfaces due to more roof area, paved streets, driveways and parking lots. Flooding potential is thereby increased particularly during periods of high intensity and/or sustained rainfall creating an unacceptable hazard to citizen welfare and safety. Drainage and storm water detention facilities will provide the improvements necessary to maintain adequate drainage, flood protection, and storm water detention throughout the city by reducing the impacts of new development.

Use of Fees Revenue

Expansion of existing and construction of new storm drain main lines to accommodate new development.

Benefit Relationship

The development of new residential, office, commercial and industrial land uses in Isleton will generate additional runoff and the associated need to storm drain facilities. The fees will be used to expand the storm drain system to accommodate new development.

Impact Relationship

The amount of storm water runoff generated by each land use has been estimated by applying the storm drain common use factor to the land uses stated in the General Plan. The total cost of the required storm drainage facilities were estimated by City staff and reflects the cost of additional capital equipment and facilities required by the City to safely convey floodwaters in periods of heavy rainfall.

A developer may be required as a condition of project approval to construct one or more or a portion of any of the drainage improvements covered by the fee. In such a case, the value of the constructed improvements may be credited against the drainage impact fee at the City's discretion.

Proportionality

The nexus study analyzes and distributes the drainage improvement costs on a city-wide basis. The rationale for spreading the costs to the entire City is similar to traffic improvements: All areas of the City benefit from major drainage improvements.

The total cost of the required storm drainage facilities was estimated by City staff and reflects the cost of additional capital equipment and facilities required by the City to safely convey floodwaters in periods of heavy rainfall.

D.3 Development Forecast and New Storm Water Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Sewer Department

D.4 Storm Water Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	Total Amount
\$2,500,000	\$625,000	\$1,875,000

Source: City Manager

D.5 Storm Water Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
\$1,875,000	1200	\$1,563

Source: City Manager

D.6 Storm Water Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	0	6,837	282	2,708	454	1,563

E. MUNICIPAL FACILITIES

Facilities needed to both replace temporary City Hall, upgrade public works yard and upgrade police facility. Also to provide growth on new commercial and residential buildings.

E.1 Basis of Cost 2019

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Description	Cost
Public Works Facility	\$2,000,000
Civic Center	\$1,000,000
Police Department	\$500,000
Total	\$3,500,000

Source: City of Isleton Public Works Department

Description of Projects

Civic Center – Planning and construction of new City Hall & community center complex.

Public Works Facility – Upgrade of public works administration and maintenance facilities.

Police Facility – Planning and upgrade of vacant police building.

E.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

The City's policy and intent is to update the impact fees citywide on a yearly basis to ensure that all future development agreements and agreement amendments contain updated and adequate fees in order to fund the infrastructure needed to serve new growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to fund the facilities needed to provide municipal services to new development.

Use of Fees Revenue

Fees proposed in this report, if enacted by the City, would be available to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City. Fees addressed in this report will be restricted to funding the following facility categories: municipal facilities – City Hall, Community Center, Police Department and Corporate Yard/Public Works Facility. Summary descriptions of the planned facilities, such as size and cost estimates is provided in the table above. More thorough descriptions of certain planned facilities, including their specific location, if known at this time, are included in master plans, capital improvement plans, traffic studies, or other City planning documents. The City may change the list of planned facilities to meet changing needs and circumstances of new development, as it deems necessary. The fees should be updated if these amendments result in a significant change in the fair share cost allocated to new development. Planned facilities to be funded by the fees are described in the “Use of Fee Revenues” section in each facility category chapter.

Benefit Relationship

The City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, and vehicles used to serve new development. Facilities funded by the fees are expected to provide a City-wide network of facilities accessible to the additional residents and workers associated with new development. Under the Act, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new residential and non-residential development that will pay the fees.

Impact Relationship

The need for facilities is based on a facility standard that represents the demand generated by new development for those facilities. Facility demand is determined as follows: The demand for municipal facilities, fire facilities, and police facilities is based on residential population and the number of workers in the City and a cost standard calculated for each facility type; and the number of vehicular trips generated per use classification and a demand standard of LOS D or LOS E, depending on the street, determines roadway facilities demand. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Proportionality

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's generation of population, employment, or vehicle trips. Larger new development projects can result in a higher service population or a higher trip generation rate, resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

E.3 Development Forecast and Municipal Facilities Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Sewer Department

E.5 Municipal Facilities Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	Total Amount
3,000,000	750,000	\$2,250,000

Source: City Manager

E.6 Municipal Facilities Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
2,250,000	1200	\$1,875

Source: City Manager

E.7 Municipal Facilities Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	2,126	4,016	N/A	1,188	3,103	1,875

Benefit Relationship

Each new residential and non-residential development project in the City will add to the incremental need for roadway capacity, and each new project will benefit from the new roadway capacity. For new development to occur during the planning horizon of the City's current General Plan, major street improvements identified by the City of Isleton's Public Works Department will be necessary to maintain at least the current level of service by maintaining acceptable traffic flows.

Impact Relationship

Construction of the major street roadway and intersection improvements will serve new development in the City. Major street improvement costs to be funded by new development in the City area allocated to each benefiting land use using a cost allocation method that measures the relative benefit for each land use. The costs were allocated by using Vehicle Miles Traveled (VMT), which best reflects each land use's relative impact on the system by accounting for the number of daily trips, as well as length, purpose, and occupancy, to arrive at a total impact by each land use. The result is a fee for each acre of new development that reflects the relative traffic impact on the major street system.

Proportionality

The impact fee calculations are based on residential and non-residential growth projects for the City.

F.3 Development Forecast and Streets Demand

Future Population	2000
Current Population	890
	DIFF 1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
	TOTAL 1200 EDU

Source: City of Isleton Public Works Department

F.4 Streets Cost

Total Cost	Offset	Total Amount
2,250,000	562,500	\$1,687,500

Source: City Manager

F.5 Streets Fee Calculation

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Amount	EDUs	Per Dwelling Unit
1,687,500	1200	\$1,406

Source: City Manager

F.6 Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	3,416	8,345	N/A	N/A	N/A	1,406

II. OPERATION (DAY TO DAY) FEES

A. General Fees

The other component of the public facilities fee relates to other governmental services. These fees will be used for general services and equipment for all city departments, other than police and fire, and those costs of new development not accounted for through other development impact fees.

1. Administrative Fees
2. Building/Permits
3. Planning
4. Cannabis

LIST OF ATTACHMENTS

ATTACHMENT A – Fees for City of Isleton

ATTACHMENT B – Future Building Fee Schedule

ATTACHMENT C – General Fees, Staff Time

ATTACHMENT D – NOT USED

ATTACHMENT E – NOT USED

ATTACHMENT F – Resolution PC 2016-01 The City of Isleton Community Development Department Planning Fees PENDING

ATTACHMENT G – Ordinance 2014-01 Amendment to Ordinance No. 384 of the City Council of the City of Isleton Establishing Rules and Regulations for Operation of Waterfront Park *Not attached (\$25 & \$35)*

ATTACHMENT H – Ordinance 2015-05 Amendment to Ordinance No. 2010-04 Ordinance of the City Council of the City of Isleton Requiring a Special Event Permit *Not attached dependent on event*

ATTACHMENT I – Ordinance 2015-06 An Amendment to Ordinance 322 An Ordinance Providing for Annual Inspection of Property by Isleton Fire Department and Imposing Fees to Defray Inspection Costs *Not attached (cost recovery)*

ATTACHMENT J – Ordinance 2015-08 An Amendment to Ordinance No. 2013-03 An Ordinance Imposing an Operations Tax on Businesses in the City of Isleton for

Revenue Purposes, Repealing the Business License Tax Ordinance and Other Ordinances in Conflict Herewith *Not attached (Section 8.030; 0.1%)*

ATTACHMENT K – Ordinance 2015-09 Administrative Citation Ordinance of the City of Isleton *Not attached (cost recovery)*

ATTACHMENT A - FEES FOR CITY OF ISLETON

Ordinance No. 201 Boat Dock Fees 25' or less \$25.00 Greater than 25' \$35.00

Ordinance No. 2015 Special Event Permit \$50.00 request initial set \$250.00 to prepare special event permit

Ordinance No. 201 Fire Inspection Fees under Calif. Fire Code and City Ordinance \$30.00

Resolution No. 201 Copy Fee .35 per page .50 per page oversized copies

Ordinance No. 201 Business Operations Tax \$80.00 annual license fee 0.001% annual gross revenue per year

Ordinance No. 201 Administrative Citation Ord. Penalties 1st \$50 2nd \$100 3rd \$500 4th \$1,000.00 if late fee doubled

Resolution No. 23-: 2020 Building Department Fee Schedule

Resolution No. 201 City of Isleton Community Dev. Dept. Planning Fees



City of Isleton

101 Second Street / P.O. Box 716 Isleton, Sacramento Co., California 95641
Tel: 916-777-7770 Fax: 916-777-7775 Info: yvonne.zspeda@cityofisleton.com

GENERAL FEE FORM

STANDARD SIZE COPIES 8X11

- Black Copies.....S.35ea. x ___ \$ ___
- Colored Copies..... S.50ea. x ___ \$ ___
- FAX.....S1.00ea. x ___ \$ ___

LEGAL SIZE COPIES 8.5X14

- Black Copies.....S.50ea. x ___ \$ ___
- Colored Copies.....S.65ea.x ___ \$ ___

STAFF TIME:

Staff time FREE less than 10 minutes

- Public Works 1/4hr \$10.52 1/2hr \$21.04 3/4hr \$31.56 1hr \$42.07

Total: \$ _____

- Administration 1/4hr \$ 9.76 1/2hr \$19.51 3/4hr \$29.27 1hr \$39.02

Total: \$ _____

- Building Dept. 1/4hr \$25.00 1/2hr \$50.00 3/4hr \$75.00 1hr \$100.00

Total: \$ _____

- Fire Dept. 1/4hr \$5.27 1/2hr \$10.54 3/4hr \$15.81 1hr \$21.08

Total: \$ _____

- City Clerk 1/4hr \$4.83 1/2hr \$9.66 3/4hr \$14.49 1hr \$19.31

Total: \$ _____

- City Planner 1/4hr. \$2.50 1/2hr. \$5.00 3/4hr. \$7.50 1hr. \$10.00

Total: \$ _____

(Staff time is calculated at our loaded rate)

GRAND TOTAL DUE: \$ _____

RESOLUTION 013-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON, CALIFORNIA, ADOPTING THE CITY OF ISLETON IMPACT FEE STUDY

WHEREAS, in 2018 the City Council of the City of Isleton directed establishing fees applicable to new development in the City to mitigate the impact of new development on public services and facilities Development Impact Fees; and

WHEREAS, the Acting City Engineer and City staff prepared the "City of Isleton Impact Fee Study" attached hereto as Exhibit "A", which established the Development Impact Fees to include an analysis of the impacts of new development on City facilities.

WHEREAS, in compliance with the Mitigation Fee Act (Government Code section 66000 et seq.), the City Council held a public hearing on the proposed Impact Fees at its regular meeting on May 11, 2021

NOW, THEREFORE, the City Council of the City of Isleton does hereby resolve as follows:

Section 1. California Environmental Quality Act (CEQA) Findings. The City Council hereby finds that the adoption of this Resolution is not subject to CEQA review pursuant to CEQA Guideline 15378(b)(4), which provides that the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project are not projects subject to CEQA review.

Section 2. Mitigation Fee Act Findings. As required by Government Code Section 66001(a), the City Council makes the following findings with respect to Development Impact Fees:

- A. The purpose of the Development Impact Fees is to prevent new development from reducing the quality and availability of public services provided to residents of the City by requiring new development to contribute to the cost of additional public facilities needed to meet the additional demands placed on public services by new development.
- B. The Development Impact Fees will be used to construct public facilities and pay for other capital assets needed to serve new development. The Development Impact Fee Study identifies the specific public facilities and other capital assets that will be funded by each category of Development Impact Fees.
- C. Based on the information and analysis presented in the Development Impact Fee Study, the City Council finds there is a reasonable relationship between the uses to which the Development Impact Fees will be put on the development projects on which the Development Impact Fees will be imposed. As specified in the Development Impact Fee Study, the Development Impacts Fees will be used to fund road improvements, waste water treatment facilities, fire facilities, parks, storm water facilities and municipal facilities. These uses will serve all development within the City. In addition, the Development Impact Fees will fund park improvements.
- D. Based on the information and analysis presented in the Development Impact Fee Study, the City Council finds there is a reasonable relationship between the need for the public facilities that will be funded by the Development Impact Fees and the type of development

projects on which the Impact Fees will be imposed. All new development are to contribute toward the cost of the public facilities and equipment needed to provide these facilities to the development.

Section 1. Adoption of Development Impact Fee Study. The Development Impact Fee Study attached as Exhibit "A" is hereby approved and adopted.

Section 2. Adoption of Development Impact Fees. The Development Impact Fee Schedule adopted by Resolution No. 013-021.

Section 3. Facilities to be funded by Development Impact Fees. As required by Government Code Section 66001(a)(2), the City Council determines that the Development Impact Fee Study identifies the public facilities that are to be financed by the impact fees.

APPROVED AND ADOPTED this 25th day of May, 2021.

I, the undersigned, hereby certify that the foregoing Resolution Number 013-21 was duly adopted by the City Council of City of Isleton following a roll call vote:

AYES: Councilmember's Iva Walton, Paul Steele, Vice Mayor Pamela Bulahan, Mayor Eric Pene.

NOES: None.

ABSTAIN: None.

ABSENT: None.


MAYOR, Eric Pene


DEPUTY CITY CLERK, Yvonne Zepeda