



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: IKANI TAUMOEPEAU

DATE: FEBRUARY 18, 2020

SUBJECT: RECEIPT OF THE STATE-REQUIRED AB 1600 ANNUAL REPORT REGARDING THE COLLECTION, COMPLIANCE, AND USE OF DEVELOPMENT IMPACT FEES

RECOMMENDATION

It is recommended that City Council receive and file the FY 2018-19 AB 1600 Report regarding the collection, compliance, and use of development impact fees.

BACKGROUND

In 1989, Section 66000 et seq. of the *California Government Code* became effective. When passed in 1987, this section was known as AB 1600. When the Legislature passed AB 1600, it added a new chapter to the *California Government Code* on impact fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to extract impact fees from developers to defray the cost of construction of public facilities or expanded public service obligations related to development projects. Section 66006 mandates the requirement for accounting, spending, and reporting the fees and related interested earnings.

Through policies contained within the General Plan, the City of Clayton has established the nexus between the development and the capital improvements necessary to mitigate the effects of the development and approved impact fees to fund the mitigation measures. Further implementation of the impact fees is established in the *Clayton Municipal Code* sections related to each fee type.

DISCUSSION

Section 66006 (b)(1) of the *California Government Code* requires each local agency to make public a status report on its development impact fees within 180 days after the last day of each fiscal year. Section 66006 (2) also requires each local legislative body to review the annual report on development fees at a public meeting not earlier than 15 days after the information is made available to the public. This year the City of Clayton made its annual report on development fees available to the public on January 30, 2020.

The AB 1600 report consists of a brief description of the fee type in the account or fund, the amount of the fee, the beginning and ending balance of the account or fund, the amount of fees collected and the interest earned. If there are funds in the accounts then there is also a requirement to make a finding that there is a reasonable relationship between current needs for and the purposes for which they were originally collected.

Development impact fees become due at different times through the course of a development project. Some of the impact fees are due at time of final map, or building permit issuance; others not until final occupancy. As outlined in Attachment 4, the City collected the applicable impact fees in FY 2018-19 for the development of six new homes located on Verna Way at the terminus of Lydia Lane (North San Ramon Development). Interest earnings are apportioned to the Development Impact Fee Fund (No. 304) through the quarterly city-wide interest allocation process. Within the Development Impact Fee Fund, quarterly interest allocations are further divided to each development impact fee account based on proportional fee account balances as of the end of the corresponding quarter.

In Clayton, AB 1600 development impact fees are collected for the following purposes:

- Childcare Facilities
- Offsite Arterial Street Improvements
- Fire Protection
- Community Facilities
- Parkland Dedication

The summary of the balances of the various fees are listed on Attachment 2. A ten (10) year income statement summary for each of the City's impact fees is presented on Attachment 3, which provides a snapshot of the sources of funds and balances in recent history. Detailed expenditure and revenue reports for each fee the City collected is provided in Attachment 4 for further analysis of specific transactions. Attachment 5 is a copy of the public notice made available on the City's website and community public posting locations on January 30, 2020, 15 days prior the public meeting where the AB 1600 report will be reviewed by the City Council. A schedule of all City-imposed development impact fees is shown in Attachment 6 disclosing the fee formulas, citing the authoritative section establishing each fee, and the specific development phase when each fee is due to the City.

The following is a summary of the eight (8) reporting requirements on development impact fees an imposing local agency 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 not less than fifteen (15) days after the report is made available to the public (Section 66006(b)(2)).
5. If fees remain unexpended or uncommitted five (5) 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 to current owner of lots or project developer any fees, with accrued interest, for which continued need cannot be demonstrated (Section 66001(e)).
7. A local agency must not co-mingle 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).

The City is in compliance with the eight reporting requirements outlined above. The following three impact fee accounts subject to the AB 1600 compliance requirements contain receipts that have not been fully expended by the City for eligible purposes in a timeframe exceeding five (5) years: Childcare Facility, Offsite Arterial Improvement, and Fire Protection fees. Compliance is obtained with criteria number 5 above by adopting a Resolution that makes a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed.

1. *Child Care Facilities*

On April 20, 1988 the City Council adopted Ordinance No. 252 establishing the child care facilities development impact fee. The purpose of this development impact fee is to enable the development of facilities sufficient to meet existing and future preschool and school age child care needs. Under this law eligible facilities included building, equipment, and any accessory structures, programs and personnel licensed by the State for direct child care services providing but not limited to shelter, food, educational, and play opportunities for less than 24 hours per day. During the 1990s some funds were provided to the Contra Costa Child Care Council for material needs of programs and to provide outreach to Clayton residents as to home and other child care opportunities and programs. The Oakhurst Development did not pay into these funds as it was established after Oakhurst was approved.

As of June 30, 2019 there was a fund balance (including interest) of \$48,821 available. During FY 2018-19 the City allocated approximately \$986 in interest to the fund. As a result of the relatively small fund balance, extended periods are necessary to achieve sufficient resources to finance the costs for child care related facilities or improvements. Accordingly, a need exists to continue the ongoing collection of this impact fee as well as the preservation of unspent balances for expected future project needs as outlined previously.

2. Parkland Dedication

On July 17, 1985 the City Council adopted the General Plan, which among other requirements, established a parkland dedication impact fee program as granted by the Subdivision Map Act of the State of California (Quimby Act). Under this law, the general standard established is that it is found and determined that the public interest, convenience, health, welfare and safety require that five (5) acres of property for each one thousand persons residing within the City be devoted to park and recreational purposes.

As of June 30, 2019 there was a fund balance (including interest) of \$23,914 available. A total of \$483 in interest was allocated to the parkland dedication account in FY 2018-19. The City's most recently adopted CIP Budget outlines park and recreation area construction or expansion projects with unfunded costs totaling \$4,883,000 for which funds may be eligible for use. Accordingly, a need exists to continue the ongoing collection of this impact fee as well as the preservation of unspent balances for expected future project needs as outlined previously.

3. Offsite Arterial

On October 7, 1981 the City Council adopted Resolution No. 36-81 establishing a policy for offsite arterial street improvement impact fees for new residential developments. The policy established a nexus between development and increased traffic congestion on the City's major arterial streets. The purpose of this development impact fee is to assist the City in alleviating traffic congestion generated by each new development on the City's major arterial streets. Currently, the City's major arterial streets eligible for improvements to be financed by offsite arterial development impact fees include: Clayton Road, Oakhurst Boulevard, Marsh Creek Road, and Pine Hollow Road.

As of June 30, 2019 there was a fund balance (including interest) of \$218,953 available. A total of \$4,425 in interest was allocated to the offsite arterial account in FY 2018-19.

The collection of offsite arterial development impact fees pertaining to the following projects has not been expended in over 5 years as of June 30, 2019: Pine Hollow Estates, Mitchell Creek, Longs, Flora Square, Village Market, and Diablo Estates. These unspent fees may be still be used for the East Marsh Creek Road Traffic Signal Project (CIP No. 10396), with unfunded costs estimated to be \$510,000. As this project is currently unfunded, and as the balance of unspent reserves in the offsite arterial impact fee account is less than this project's total estimated costs, more time is needed to build up sufficient financing for the project. Additional gap funding for this project may be ultimately derived from other sources including Measure J, HUTA and RMRA gas taxes, or federal/state/regional grants. Despite sufficient funding not been currently available for this project, the City must have adequate funds on hand to leverage and meet "local matching" requirements should state, federal or other grants become available. Having matching funds also puts the City in a competitive position to be awarded grant funds should they become available. Accordingly, a need exists to continue the ongoing collection of this impact fee as well as the preservation of unspent balances for expected future project needs as outlined previously.

4. Fire Protection

In 1987 the City Council adopted Ordinance No. 239 establishing the fire district development impact fee based on a report determining facility and equipment needs for the entire fire district (District). Facility cost and benefits were identified for incorporated and unincorporated areas and based on the assessment, it was determined that the City's contribution would be \$830,700 to the District. The purpose of this impact fee is to provide a method for financing fire protection facilities required by the goals and policies of the General Plan and necessitated by the needs of new construction and development for adequate fire protection facilities and services. All such fees collected shall only be used for the purpose of establishing or improving fire stations and purchase of equipment dedicated to the District's service area, or portions thereof.

As of June 30, 2019 there was a fund balance (including interest) of \$10,836 available. During FY 2018-19 the City collected \$1,800 in fire protection impact fees for a six home development located on Verna Way. A total of \$211 in interest was allocated to the fire protection development impact fee account in FY 2018-19.

In FY 1999-00, the City's former Redevelopment Agency (RDA) provided a loan of \$350,000 to help finance the construction of the District's fire station located in Clayton. Periodically, as outlined in Attachment 4, fire protection fees collected were used to repay portions of this City-RDA loan. However, with the state-imposed dissolution of all California RDAs pursuant to AB 1x26, the loan was effectively dissolved along with the dissolution of the City's RDA. Prospectively, fire protection development fees collected will be used for any eligible unmet local capital needs of the District to mitigate the impact of new construction service demands. Accordingly, a need exists to continue the ongoing collection of this impact fee as well as the preservation of unspent balances for expected future project needs as outlined previously.

5. Community Facilities

In 1990 the City Council adopted Ordinance No. 282 establishing the community facilities development impact. The purpose of this impact fee is to implement the goals and objectives of the City's Capital Improvement Program (CIP) and to mitigate the unfavorable impacts attributed to new development by helping finance the construction of certain necessary public facilities.

As of June 30, 2019 there was a fund balance (including interest) of \$4,294 available. A total of \$87 in interest was allocated to the community facilities development impact fee account in FY 2018-19. These funds are limited to improvements of City-owned facilities (buildings and associated grounds). These and future funds are restricted for future new capital projects such as the Keller House renovation, Endeavor Hall, Clayton Community Library, City Hall, or public works corporation yard improvements or upgrades.

SUMMARY

To comply with AB 1600, the City Council must make findings there is a reasonable relationship between the current need for the fees and the purposes for which they were charged as

demonstrated by programming of fees in the CIP and City operational budgets. It is important these findings can be and are made to ensure continuance of funding resources for these important programs.

Although AB 1600 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 projects require an extended planning period. There can be a number of reasons for reasonable exceptions including project costs being of a magnitude necessitating a greater than five year timeframe to accumulate sufficient funds or necessary matching funds not being available within the five-year timeframe. The City has referenced specific projects herein demonstrating there remains a nexus between current needs of unspent development impact fees and the purposes for which they were originally established. Specific projects referenced are included in the current (FY 2019-20) City Council adopted CIP Budget.

As noted previously, as mandated by AB 1600, within 180 days of the close of the fiscal year the City must publicize an annual report on development impact fees. This annual report shall disclose the beginning and ending balance of each development impact fee account for the fiscal year, as well total interest allocations, expenditures, and new development impact fee revenues.

Not less than 15 days after the information is made public, the City Council is required to review this information at its next regularly scheduled public meeting. On January 30, 2020 a public notice was posted on the City's website and to the community posting boards outlining the annual AB 1600 report had been publicized on the City's website as well as was available for review at City Hall. This public notice also specified the annual AB 1600 report would be placed on the February 18, 2020 City Council agenda for review and consideration for acceptance, in compliance with the reporting requirements.

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 ___-2020
2. Fund Balance Summary – AB 1600 Development Impact Fees
3. 10 Year Consolidated Income Statements – AB 1600 Developer Impact Fee
4. Revenue/Expenditure Detail – AB 1600 Development Impact Fees
5. Public Notice of AB 1600 Annual Report availability
6. Development Impact Fee Listing

RESOLUTION NO. 03-2020

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, 2019

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

WHEREAS, the City's adopted General Plan, and 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 annually 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, and Fire Protection 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 2018-19, 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 18th day of February, 2020 by the following vote:

AYES: Mayor Pierce, Vice Mayor Wan, Councilmembers Catalano, Diaz, and Wolfe.

NOES: None.

ABSTAIN: None.

ABSENT: None.

THE CITY COUNCIL OF CLAYTON, CA



Julie Pierce, Mayor

ATTEST:



Janet Calderon, City Clerk

CITY OF CLAYTON
 AB 1600 DEVELOPMENT IMPACT FEE FUND BALANCE SUMMARY
 JUNE 30, 2019

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	\$ 48,821	\$ -	\$ 48,821	\$ 48,821	\$ -
PARKLAND DEDICATION	23,914	-	23,914	23,914	-
OFFSITE ARTERIAL IMPROVEMENT	218,953	-	218,953	218,953	-
FIRE PROTECTION FEES	10,836	-	10,836	10,836	-
COMMUNITY FACILITIES	4,294	-	4,294	4,294	-
TOTAL	\$ 306,819	\$ -	\$ 306,819	\$ 306,819	\$ -

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2010 - FY 2019

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
CHILDCARE FACILITY FEES REVENUE										
Childcare Facility Fees (5307)	-	-	3,485	1,435	-	-	-	-	1,640	
Interest	1,417	404	966	570	489	255	601	646	784	987
Total Revenues	1,417	404	4,451	2,005	489	255	601	646	2,424	987
EXPENDITURES										
Total Expenditures	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	1,417	404	4,451	2,005	489	255	601	646	2,424	987
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	1,417	404	4,451	2,005	489	255	601	646	2,424	987
FUND BALANCE JULY 1	35,142	36,559	36,963	41,414	43,419	43,908	44,163	44,764	45,410	47,834
FUND BALANCE JUNE 30	36,559	36,963	41,414	43,419	43,908	44,163	44,764	45,410	47,834	48,821

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2010 - FY 2019

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
OFFSITE ARTERIAL IMPROVEMENT FEES										
REVENUE										
Offsite Arterial Improvement Fees (5314)	-	-	24,753	10,192	-	-	1,456	1,456	11,648	-
Interest	5,476	3,423	4,090	2,466	2,114	1,105	2,602	2,835	3,507	4,425
Total Revenues	5,476	3,423	28,843	12,658	2,114	1,105	4,058	4,291	15,155	4,425
EXPENDITURES										
Total Expenditures	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	5,476	3,423	28,843	12,658	2,114	1,105	4,058	4,291	15,155	4,425
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										
	5,476	3,423	28,843	12,658	2,114	1,105	4,058	4,291	15,155	4,425
FUND BALANCE JULY 1	137,405	142,881	146,304	175,147	187,805	189,919	191,024	195,082	199,373	214,528
FUND BALANCE JUNE 30	142,881	146,304	175,147	187,805	189,919	191,024	195,082	199,373	214,528	218,953

DEVELOPMENT IMPACT FEES
 10 YEAR AB 1600 DEVELOPMENT IMPACT FEE REVENUE/EXPENDITURE SUMMARY
 FY 2010 - FY 2019

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
COMMUNITY FACILITIES FEES REVENUE										
Community Facilities Fees (5323)	-	-	7,650	3,150	-	-	450	450	3,600	-
Interest	-	1,107	337	234	200	105	248	278	60	87
Total Revenues	-	1,107	7,987	3,384	200	105	698	728	3,660	87
EXPENDITURES										
Endeavor Hall Shudders	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	19,000	-							
Total Revenue/over(under) Expenditures	-	1,107	7,987	3,384	200	105	698	728	(15,340)	87
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	-	1,107	7,987	3,384	200	105	698	728	(15,340)	87
FUND BALANCE JULY 1	5,338	5,338	6,445	14,432	17,816	18,016	18,121	18,819	19,547	4,207
FUND BALANCE JUNE 30	5,338	6,445	14,432	17,816	18,016	18,121	18,819	19,547	4,207	4,294
All FUND BALANCES	187,308	248,429	296,336	317,385	320,957	263,333	268,961	274,953	298,825	306,818

City of Clayton
 Childcare Facility Fees 304-5307
 FY 1999 - FY 2019

ATTACHMENT 4(a)

Date	Receipt	Paid By	Amount	
10/18/1999	8437	Paula Pedersen	205	
1/20/2000	8467	Presley-Diablo Village	1,230	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	1,435	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	1,640	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	1,845	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	205	
5/31/2000	9296	S. Carvajal-989 Oak St	205	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	410	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	205	
6/30/2000		General Ledger Balance		7,380
11/6/2000	9383	B&B Properties	665	
12/11/2000	9399	Clyde Miles Construction (115 Oak Ct)	205	
11/3/2000	9379	Ocean West-Commercial (Post Office)	713	
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	205	
4/4/2001	10634	Aspen Valley Builders-Oakwood Cir	205	
5/30/2001	10660	Lemke-Oakwood Cir	205	
6/30/2001		General Ledger Balance		9,578
11/26/2001	10731	Diamond Terrace	7,800	
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	615	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	3,075	
11/27/2002	13467	Lydia-Rachel Ranch	1,640	
3/21/2003	13509	Larwin Vintage Clayton-Bridlewood	205	
6/30/2003		General Ledger Balance		22,913
6/30/2004		General Ledger Balance		22,913
6/30/2004		Interest	1,688	
6/30/2005		Interest	780	
6/30/2005		General Ledger Balance		25,381
6/30/2006		Interest	487	
6/30/2006		General Ledger Balance		25,868
6/30/2007		Interest	662	
7/31/2007	18577	Pine Hollow Estates	1,640	
9/30/2007	20008	Mitchell Creek Place	1,845	
10/31/2007	20691	Longs Drug Store	1,387	
10/31/2007	20698	Oak Center-Flora Square	1,497	
12/31/2007	20959	Village Market	114	
6/30/2008		Interest	1,105	
6/30/2008		General Ledger Balance		34,118
6/30/2009		Interest	1,024	
6/30/2009		General Ledger Balance		35,142
6/30/2010		Interest	1,417	
6/30/2010		General Ledger Balance		36,559
6/30/2011		Interest	404	
6/30/2011		General Ledger Balance		36,962

Date	Receipt	Paid By	Amount	
8/6/2011		Toll Bros- Diablo Estates	205	
1/3/2012		Toll Bros- Diablo Estates	1,025	
3/19/2012		Toll Bros- Diablo Estates	1,640	
4/17/2012		Toll Bros- Diablo Estates	615	
6/30/2012		Interest	967	
6/30/2012		General Ledger Balance		41,414
8/8/2012		Toll Bros- Diablo Estates	410	
8/30/2012		Toll Bros- Diablo Estates	205	
10/29/2012		Toll Bros- Diablo Estates	410	
11/16/2012		Toll Bros- Diablo Estates	205	
1/14/2013		Toll Bros- Diablo Estates	205	
6/30/2013		Interest	570	
6/30/2013		General Ledger Balance		43,419
6/30/2014		Interest Booked	489	
6/30/2014		General Ledger Balance		43,908
6/30/2015		Interest	255	
6/30/2015		General Ledger Balance		44,163
6/30/2016		Interest	601	
6/30/2016		General Ledger Balance		44,764
6/30/2017		Interest	646	
6/30/2017		General Ledger Balance		45,410
8/11/2017		Southbrook Drive-Butticci Management	410	
10/27/2017		Verna Way-North San Ramon Development	1,230	
6/30/2018		Interest	784	
6/30/2019		Interest	987	
6/30/2019		Adjusted Year-End Balance		48,821

Date	Receipt	Paid By	Amount	
10/18/1999	8437	Paula Pedersen-Oakwood Cir	2,569	
1/20/2000	8467	Presley-Diablo Village	8,107	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	9,458	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	10,809	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	12,160	
5/23/2000	9291	L. Afford - 8106 Marsh Ck Rd.	2,569	
5/31/2000	9296	S. Carvajal - 989 Oak St.	2,569	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	2,702	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	1,351	
6/30/2000		General Ledger Balance		52,293
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	2,569	
12/13/2000	9399	Miles Construction-115 Oak Ct.	2,569	
4/4/2001	10634	Aspen Valley Builders-1116 Oakwood Cir	2,569	
5/30/2001	10660	Lemke Construction-Oakwood Cir	2,569	
6/30/2001		General Ledger Balance		62,569
11/1/2001	11783	Mardel LLC-Bridlewood	48,811	
2/20/2002	11917	Lydia Associates-Rachel Ranch	20,552	
2002		CIP Projects-Westwood Park	(48,500)	
2002		CIP Project-Endeavor Hall Parking Lot	(27,595)	
6/30/2002		General Ledger Balance		55,837
9/23/2002		Diamond Terrace	75,268	
6/30/2003		General Ledger Balance		131,105
2004		Community Park Tot Lot (CIP)	(75,000)	
6/30/2004		General Ledger Balance		56,105
6/30/2004		Interest	7,629	
6/30/2005		Community Park Tot Lot (CIP)	(6,500)	
6/30/2005		Interest	1,815	
6/30/2005		General Ledger Balance		59,049
10/27/2005		Lenox Homes-Pine Hollow Estates	20,272	
2/24/2006		Transfer from Lenox C&D Deposit	280	
5/31/2006	18577	Pine Hollow Estates	1,640	
12/31/2005		CIP Project - Down Town Park	(57,234)	
6/30/2006		Interest	455	
6/30/2006		General Ledger Balance		24,462
6/29/2007		Mitchell Creek Place	23,121	
6/30/2007		Interest	1,210	
6/30/2007		General Ledger Balance		48,793
7/31/2007	18577	Pine Hollow Estates (s/b childcare)	(1,640)	
3/10/2008	21232	Lemke Construction - Diablo Point	61,656	
6/30/2008		Interest	3,634	
6/30/2008		Trans to Community Park Upgrades CIP 10407	(112,443)	
6/30/2008		General Ledger Balance		-
1/31/2009		Trans from Pine Hollow Estates	280	
6/30/2009		Interest	12	
6/30/2009		General Ledger Balance		292
6/30/2010		Interest	2,238	
6/30/2010		General Ledger Balance		2,530

Date	Receipt	Paid By	Amount	
6/30/2011		Trans from Oakhurst AD for CCPark Project	55,885	
6/30/2011		Interest	302	
6/30/2011		General Ledger Balance		58,717
6/30/2012		Interest	1,404	
6/30/2012		General Ledger Balance		60,121
6/30/2013		Interest	800	
6/30/2013		General Ledger Balance		60,921
6/30/2014		Interest	686	
6/30/2014		General Ledger Balance		61,607
6/30/2015		Interest	163	
6/30/2015		Trans to 2010 Pavement Rehab CIP 10407	(59,297)	
6/30/2015		General Ledger Balance		2,473
6/30/2016		Interest	34	
6/30/2017		General Ledger Balance		2,507
6/30/2017		Interest	36	
6/30/2018		General Ledger Balance		2,543
8/11/2017		Southbrook Drive-Butticci Management	5,138	
10/27/2017		Verna Way-North San Ramon Development	15,414	
6/30/2018		Interest	336	
6/30/2019		Interest	483	
6/30/2019		Adjusted Year-End Balance		23,914

Date	Receipt	Paid By	Amount	Balance
10/18/1999	8437	Paula Pedersen-1103 Oakwood Cir	1,456	
1/20/2000	8467	Presley-Diablo Village	8,736	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	10,192	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	11,648	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	13,104	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	1,456	
5/31/2000	9296	S. Carvajal-989 Oak St	1,456	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	2,912	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	1,456	
6/30/2000		General Ledger Balance		52,416
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	1,456	
11/3/2000	9379	Ocean West-Commercial Post Office	24,028	
11/6/2000	9383	B&B Properties-Commercial	22,417	
12/11/2000	9399	Clyde Miles-115 Oak	1,456	
4/4/2001	10634	Aspen Valley Builders-Oakwood Cir	1,456	
5/30/2001	10660	Lemke-Oakwood Cir	1,456	
6/30/2001		General Ledger Balance		104,685
11/26/2001	10731	Diamond Terrace	87,634	
6/30/2002		General Ledger Balance		192,319
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	4,368	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	21,840	
3/21/2003	13509	Larwin Vintage Clayton-Bridlewood	1,456	
11/27/2002	13467	Lydia Assoc-Rachael Ranch	11,648	
6/30/2003		General Ledger Balance		231,631
1/3/2003		Kelok&Keller Ridge Signs, striping	(346)	
6/30/2004		CIP Projects-Marsh Creek Road	(230,000)	
6/30/2004		General Ledger Balance		1,285
6/30/2004		Interest	1,129	
6/30/2005		Interest	77	
6/30/2005		General Ledger Balance		2,491
5/9/2006	18577	Pine Hollow Estates	11,648	
6/30/2006		Interest	271	
6/30/2006		General Ledger Balance		14,410
6/30/2007		Interest	369	
6/30/2007		General Ledger Balance		14,779
8/31/2007	20008	Mitchell Creek Place	13,104	
10/2/2007	20691	Longs Drug Store	46,725	
10/3/2007	20698	Oak Center Project-Flora Square	50,456	
12/27/2007	20959	Village Market	3,862	
6/30/2008		Interest	4,317	
6/30/2008		General Ledger Balance		133,243
6/30/2009		Interest	4,163	
6/30/2009		General Ledger Balance		137,406
6/30/2010		Interest	5,476	
6/30/2010		General Ledger Balance		142,882
6/30/2011		B&B Properties-Commercial	3,423	
6/30/2011		General Ledger Balance		146,305

City of Clayton
 Off Site Arterial Improvement Fees 304-5314
 FY 1999 - FY 2019

ATTACHMENT 4(c)

Date	Receipt	Paid By	Amount	Balance
8/16/2011		Toll Bros- Diablo Estates	1,456	
1/3/2012		Toll Bros- Diablo Estates	7,280	
3/19/2012		Toll Bros- Diablo Estates	11,648	
4/17/2012		Toll Bros- Diablo Estates	4,368	
6/30/2012		Interest	4,090	
6/30/2012		General Ledger Balance		175,147
8/8/2012		Toll Bros- Diablo Estates	2,912	
8/30/2012		Toll Bros- Diablo Estates	1,456	
10/29/2012		Toll Bros- Diablo Estates	2,912	
11/16/2012		Toll Bros- Diablo Estates	1,456	
1/14/2013		Toll Bros- Diablo Estates	1,456	
6/30/2013		Interest	2,466	
6/30/2013		General Ledger Balance		187,805
6/30/2014		Interest	2,114	
6/30/2014		General Ledger Balance		189,919
6/30/2015		Interest	1,105	
6/30/2015		General Ledger Balance		191,024
5/23/2016		Mitchell Canyon Dr. Accessory Dwelling Unit	1,456	
6/30/2016		Interest	2,602	
6/30/2016		General Ledger Balance		195,082
7/8/2016		Easley Drive Accessory Dwelling Unit	1,456	
6/30/2017		Interest	2,835	
6/30/2017		General Ledger Balance		199,373
8/11/2017		Southbrook Drive-Butticci Management	2,912	
10/27/2017		Verna Way-North San Ramon Development	8,736	
6/30/2018		Interest	3,507	
6/30/2019		Interest	4,425	
6/30/2019		Adjusted Year-End Balance		218,953

City of Clayton
 Fire Protection Fees 303-5317
 FY 1999 - FY 2019

ATTACHMENT 4(d)

Date	Receipt	Paid By	Amount	Fund Balance
10/18/1999	8437	Paula Pedersen-1103 Oakwood Cir	300	
1/20/2000	8467	Presley-Diablo Village	1,800	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	2,100	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	2,400	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	2,700	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	300	
5/31/2000	9296	S. Carvajal-989 Oak St	300	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	600	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	300	
6/30/2000		General Ledger Balance		10,800
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	300	
11/3/2000	9379	Ocean West-Commercial-Post Office	1,426	
11/6/2000	9383	B&B Properties-Commercial	1,330	
12/11/2000	9399	Clyde Miles Construction-115 Oak St	300	
4/4/2001	10634	Aspen Valley Builders-Oakwood Cir	300	
5/30/2001	10660	Lemke-Oakwood Cir	300	
6/30/2001		General Ledger Balance		14,756
11/26/2001	10731	Diamond Terrace	17,200	
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	900	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	4,500	
3/21/2002	13509	Larwin Vintage Clayton-Bridlewood	300	
6/30/2002		General Ledger Balance		37,656
6/30/2003		Interest	2,400	
6/30/2003		General Ledger Balance		40,056
6/30/2004		Interest	2,852	
6/30/2004		General Ledger Balance		42,908
3/24/2005		Reimbursement to RDA	(42,908)	
6/30/2005		General Ledger Balance		-
6/30/2006		General Ledger Balance		-
6/30/2007		General Ledger Balance		-
10/2/2007		Longs Drug Store	2,773	
10/2/2007	20691	Oak Center-Flora Square	2,994	
10/9/2007	20701	Pine Hollow Estates	2,401	
12/27/2007	20959	Village Market	229	8,168
6/30/2008		Interest	281	
8/13/2008	21056	Mitchell Creek Place	2,700	
6/30/2009		Interest	476	
6/30/2009		General Ledger Balance		11,854
1/15/2010		Reimbursement to RDA	(11,854)	
6/30/2010		General Ledger Balance		-
6/30/2011		Interest	-	
6/30/2011		General Ledger Balance		-

Date	Receipt	Paid By	Amount	Fund Balance
8/16/2011		Diablo Estates-Toll Brothers	300	
1/3/2012		Diablo Estates-Toll Brothers	1,500	
3/19/2012		Diablo Estates-Toll Brothers	2,400	
4/17/2012		Diablo Estates-Toll Brothers	900	
6/30/2012		Interest	122	
6/30/2012		General Ledger Balance		5,222
8/8/2012		Diablo Estates-Toll Brothers	600	
8/30/2012		Diablo Estates-Toll Brothers	300	
10/29/2012		Diablo Estates-Toll Brothers	600	
11/16/2012		Diablo Estates-Toll Brothers	300	
1/14/2013		Diablo Estates-Toll Brothers	300	
6/30/2013		Interest	102	
6/30/2013		General Ledger Balance		7,424
6/30/2014		Interest	83	
6/30/2014		General Ledger Balance		7,507
6/30/2015		Interest	45	
6/30/2015		General Ledger Balance		7,552
5/23/2016		Mitchell Canyon Dr. Accessory Dwelling Unit	134	
6/30/2016		Interest	103	
6/30/2016		General Ledger Balance		7,789
7/18/2016		Easley Dr. Accessory Dwelling Unit	176	
6/30/2017		Interest	115	
6/30/2018		General Ledger Balance		8,080
8/11/2017		Southbrook Drive-Butticci Management	600	
6/30/2018		Interest	145	
12/21/2018		Verna Way - North San Ramon Dev1	1,800	
6/30/2019		Interest	211	
6/30/2019		Adjusted Year-End Balance		10,836

City of Clayton
Community Facilities Development Fees 304-5323
FY 1999 - FY 2019

ATTACHMENT 4(e)

Date	Receipt	Paid By	Amount	Balance
10/4/1999	8437	Pedersen	450	
1/20/2000	8467	Presley	2,700	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	3,150	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	3,600	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	450	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	4,050	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	450	
5/31/2000	9296	S. Carvajal-989 Oak St	450	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	900	
6/30/2000		General Ledger Balance		16,200
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	450	
11/3/2000	9379	Ocean West-Post Office	3,565	
11/6/2000	9383	B&B Properties	3,326	
12/11/2000	9399	Clyde Miles- 115 Oak	450	
4/4/2001	10634	Aspen Valley-Oakwood Cir	450	
5/30/2001	10660	Lemke-Oakwood Cir	450	
6/30/2001		General Ledger Balance		24,891
11/26/2001	10731	Diamond Terrace	10,750	
6/30/2002		General Ledger Balance		35,641
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	1,350	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	6,750	
3/21/2002	13509	Larwin Vintage Clayton-Bridlewood	450	
6/30/2002		CIP Projects-Corp Yard	(67,976)	
11/27/2002	13467	Lydia Assoc.-Rachael Ranch	3,600	
6/30/2003		General Ledger Balance		(20,185)
6/30/2004		General Ledger Balance		(20,185)
6/30/2004		Interest	(997)	
3/24/2005		Transfer from CIP (Corp Yard)	9,141	
6/30/2005		Interest	(382)	
6/30/2005		General Ledger Balance		(12,423)
5/9/2006	18577	Pine Hollow Estates	3,600	
6/30/2006		Interest	(169)	
6/30/2006		General Ledger Balance		(8,992)
6/30/2007		Interest	(230)	
6/30/2007		General Ledger Balance		(9,222)
8/31/2007	20008	Mitchell Creek Place	4,050	
10/2/2007	20691	Longs Drug Stores	6,932	
10/3/2007	20698	Oak Center Project-Flora Square	7,486	
12/27/2007	20959	Village Market	573	
6/30/2008		Interest	329	
6/30/2008		General Ledger Balance		10,148
3/12/2009		Transfer to Endeavor Hall (Shutters)	(5,024)	
6/30/2009		Interest	214	
6/30/2009		General Ledger Balance		5,338
6/30/2010		Interest	-	
6/30/2010		General Ledger Balance		5,338

Date	Receipt	Paid By	Amount	Balance
6/30/2011		Interest	1,107	
6/30/2011		General Ledger Balance		6,445
8/6/2011		Toll Bros- Diablo Estates	450	
1/3/2012		Toll Bros- Diablo Estates	2,250	
3/19/2012		Toll Bros- Diablo Estates	3,600	
4/17/2012		Toll Bros- Diablo Estates	1,350	
6/30/2012		Interest	337	
6/30/2012		General Ledger Balance		14,432
8/8/2012		Toll Bros- Diablo Estates	900	
8/30/2012		Toll Bros- Diablo Estates	450	
10/29/2012		Toll Bros- Diablo Estates	900	
11/16/2012		Toll Bros- Diablo Estates	450	
1/14/2013		Toll Bros- Diablo Estates	450	
6/30/2013		Interest	234	
6/30/2013		General Ledger Balance		17,816
6/30/2014		Interest	200	
6/30/2014		General Ledger Balance		18,016
6/30/2015		Interest	105	
6/30/2015		General Ledger Balance		18,121
5/23/2016		Mitchell Canyon Dr. Accessory Dwelling Unit	450	
6/30/2016		Interest	248	
6/30/2016		General Ledger Balance		18,819
7/18/2016		Easley Dr. Accessory Dwelling Unit	450	
6/30/2017		Interest	278	
6/30/2018		General Ledger Balance		19,547
8/11/2017		Southbrook Drive-Butticci Management	900	
9/30/2017		Transfer to CIP 10443 (City Hall ADA Access)	(19,000)	
10/27/2017		Verna Way-North San Ramon Development	2,700	
6/30/2018		Interest	60	
6/30/2019		Interest	87	
6/30/2019		Adjusted Year-End Balance		4,294



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

**AB 1600 Account Information Related to Covered
Development Impact Fees
Notice Issue Date: Thursday January 30, 2020**

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, 2019 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.ci.clayton.ca.us as well as on public posting boards 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 February 18, 2020, beginning at 7:00 pm or thereafter following location: Hoyer Hall, 6125 Clayton Road, Clayton, CA 94517.

The proposed Annual Report on Development Fees may be examined for no charge at the City of Clayton City Clerk's Office, 6000 Heritage Trail in Clayton during normal business hours between 9:00 a.m. and 5:00 p.m., Monday through Friday.

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 jcalderon@ci.clayton.ca.us. If one has questions concerning the proposal, please contact the City Manager at 925-673-7300.

Ikani Taumoepeau
City Manager

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

ATTACHMENT 6

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