

City of Sanger
Annual Report on Development Impact Fees
As Required by Government Code Section 66006 (b) (1)

Introduction:

Government Code Section 6600 (b) (1) requires that a local agency that has adopted fees to provide for improvements to be constructed to serve a development project, annually make certain information available to the public within 180 days of its fiscal year end. The specific requirements are:

- A. A brief description of the type of fee in the account or fund
- B. The amount of the fee
- C. The beginning and ending balance of the account or fund
- D. The amount of the fees collected and the interest earned
- E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement including the total percentage of the cost of public improvement that was funded with fees.
- F. An identification of an approximate date by which the construction of the public improvements will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an inter fund loan, the date upon which the loan will be repaid, and the rate of interest that the account or fund will received on the loan.

The City of Sanger (City) has adopted development impact fees to finance projects to serve new development and the following information is presented to meet the requirements of Government Code section 66006.

A. Description of Fees:

The Developer Deposit Fund is used to account for the development impact fees as required by Government Code Section 66006 (a). The following is a brief description of the fees:

STORM DRAIN (DR-1)

Installation of public storm drainage and flood control facilities within the boundaries of District (DR-1) and used to repay the City of Sanger for the public storm drain/flood control facilities in DR-1 that were installed and paid for by the City of Sanger which serves the facilities in DR-1 as they become necessary. (Res #2626)

Single Family Residential	see attachment (4)
Multi-Family Residential	see attachment (4)
Commercial	see attachment (4)
Industrial	see attachment (4)

STORM DRAIN/FLOOD CONTROL (DR-2)

Storm drain and flood control facilities to provide for the impacts of storm water runoff caused by new development. (Res #3977)

Single Family Residential	\$5,475 per unit
Multi-Family Residential	\$2,290 per unit
Commercial	\$7,926 per gross acre
Industrial	\$7,926 per gross acre

TRAFFIC FACILITY

Traffic facilities are to provide for the impacts of increased traffic caused by new development. (Res #3978)

Single Family Residential	\$1,993 per unit
Multi-Family Residential	\$1,592 per unit
Commercial	\$22,425 per gross acre
Industrial	\$17,940 per gross acre

PARKS AND RECREATION

Finance parks and recreation facilities in order to reduce the impacts of growth and additional users caused by new development within the designated areas. (Res #3979)

Single Family Residential	\$ 2,490 per unit
Multi-Family Residential	\$ 631 per bedroom
Commercial	\$ 0.22 /sq. ft. of building
Industrial	\$ 0.22 /sq. ft. of building

PUBLIC SAFETY FACILITIES – POLICE DEPARTMENT

Finance the Police Department building expansion to address increased demands on the police caused by new developments. (Res #3980)

Single Family Residential	\$ 1,538 per unit
Multi-Family Residential	\$ 1,230 per unit
Commercial	\$ 2,857 per gross acre
Industrial	\$ 2,857 per gross acre

PUBLIC SAFETY FACILITIES – FIRE (AREA 1)

Finance construction of new fire substation in the Southeast Industrial Area to address increased fire services caused by new development in the area. This area is Industrial land South of North Avenue. (Res #3980)

Single Family Residential	\$ 1,586 per unit
Multi-Family Residential	\$ 1,270 per unit
Commercial	\$ 4,714 per gross acre
Industrial	\$ 4,714 per gross acre

PUBLIC SAFETY FACILITIES – FIRE (AREA 2)

Finance construction of new fire substation in the Southeast Industrial Area to address increased fire services caused by new development in the area. This area is Industrial land North of North Avenue. (Res #3980)

Single Family Residential	\$ 1,586 per unit
Multi-Family Residential	\$ 1,270 per unit
Commercial	\$ 4,714 per gross acre
Industrial	\$ 4,714 per gross acre

WATER SERVICE

Water supply and distribution facilities to supply domestic and fire suppression water needs caused by new development. (Res #3976)

Single Family Residential	\$1,622 per unit
Multi-Family Residential	\$1,397 per living unit
Commercial	\$5,640 per gross acre
Industrial	\$4,350 per gross acre

SANITARY SEWER SERVICE

Sewer facilities are to provide for the impacts of increased sewage caused by new development. Sewer facilities are to provide for the impacts of increased sewage caused by new development. This area cannot be served by existing pipeline system and requires new pipelines from treatment facility. (Res #3908-Treatment) and (Res #3982-Collection)

Treatment

Single Family Residential	\$6,800 per unit
Multi-Family Residential	\$5,780 per unit
Commercial	\$7,062 per gross acre
Industrial	\$10,575 per gross acre

Collection

Single Family Residential	\$1,642 per unit
Multi-Family Residential	\$1,356 per unit
Commercial	\$2,349 per gross acre
Industrial	\$0.00

SOLID WASTE MAJOR FACILITIES

Finance the purchase of solid waste disposal trucks in order to handle the increased demands for disposal service caused by new developments. (Res #3641)

Single Family Residential	\$ 440 per unit
Multi-Family Residential	\$ 330 per unit
Commercial	\$ 2,460 per gross acre
Industrial	\$ 2,460 per gross acre

B. The amount of the fees

The amounts of the fees are shown on each page of the attached reports.

C. Beginning and ending balance of the account or fund

Worksheets are provided that show information that satisfy the requirement to show the beginning and ending balance of each account and fund. The attached reports show each development impact fee from prior to 1999 through 6/30/20 and amounts that have been held for greater than five years. Each of these worksheets shows beginning and ending balances.

D. Amount of fees collected and interest earned

The City is required to allocate interest to each category of fee. As fees are collected, money that is not immediately needed for the construction of projects is pooled for investment along with other City resources. Each quarter interest is allocated to the impact fee fund based on the percentage of its average balance to the total balance of City investments. The resulting interest earnings for the quarter are then allocated to each impact fee reserve within the impact fee fund. The amount of fees collected and interest in income are shown on each worksheet for each impact fee.

E. The public improvement on which fees were expended, the amount of the expenditures on each improvement and the percentage of cost of the public improvement funded with fees.

The City currently has reimbursement agreements in place with several developers for public improvements that exceeded the improvements required. Staff, with the City Attorney, is analyzing the agreements to determine the funds needed to fulfill these commitments.

F. Approximate date construction of public improvements will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

As of 6/30/21 the City does not have any projects that meet this definition. The City intends to collect fees until the total amount of the defined impacts in each category has been collected.

G. Description of each inter fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an inter fund loan, the date upon which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

No inter fund transfers or loans were made during the 2020-2021 fiscal year.

Conclusion

This report provides the information required by Government Code Section 66006 (b) (1). It has been submitted to the City of Sanger City Council for review at a public meeting on September 1, 2022. The report was available to the public at least 15 days prior to the meeting.