

RESOLUTION NO. 2024-79

A RESOLUTION ADOPTING THE 2025 ANNUAL INFLATION-ADJUSTMENT TO THE TRAFFIC IMPACT FEE; WATER CAPACITY FEE; WASTEWATER CAPACITY FEE; PARKS AND RECREATION FEE; CIVIC FACILITIES FEE; GENERAL PLAN UPDATE FEE; AND AFFORDABLE HOUSING NEXUS FEE

WHEREAS, the City collects “Impact Fees” to mitigate the impact of new development; and

WHEREAS, the City’s impact fees are: Traffic Impact Fee, Water Capacity Fee, Wastewater Capacity Fee, Parks and Recreation Fee, Civic Facilities Fee, General Plan Update Fee, and the Affordable Housing Nexus Fees; and

WHEREAS, over time, inflation erodes the buying power of impact fees; and

WHEREAS, impact fees are adjusted each year to ensure buying power is sustained over time; and

WHEREAS, the City’s impact fees were last adjusted on November 7, 2023 (Resolution 2023-82); and

WHEREAS, the applicable inflation factors, amount of inflation since the previous update, and Municipal Code inflation factor index reference is shown on the table below; and

Impact Fee	Inflation Factor Index	Inflation Factor		Percentage Index Change	Municipal Code Location
		Prior Index Date	Current Index Date		
Traffic	Engineering News Record 20-City Construction Cost Index	Oct-23	Oct-24	1.00%	Section 15.12.050
Water Capacity Fee	Engineering News Record Construction Cost Index for the San Francisco region (BCI)	Oct-23	Oct-24	-0.23%	Section 13.060.090.E
Wastewater Capacity Fee	Engineering News Record 20-City Construction Cost Index	Oct-23	Oct-24	1.00%	Section 14.04.100.A
Parks and Recreation, Civic Facilities, General Plan Update	Engineering News Record 20-City Construction Cost Index	Oct-23	Oct-24	1.00%	Section 15.08.050
Affordable Housing Nexus fee	<u>California Consumer Price Index, or 2% whichever is less</u>	Aug-23	Aug-24	2.72% 2% Max	Resolution 2016-15

WHEREAS, the City Council considered all of the written and oral testimony presented at the public meeting on November 19, 2024 in making its decision.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby adjusts these impact fees as follows:

SECTION 1: The 2025 Traffic Impact Fees as shown on the table below:

2025 Traffic Impact Fee

Land Use	Traffic Impact Fee
All	\$735.69 Per Net New Daily Trip
ADU	\$1,277.18 Per ADU

SECTION 2: The 2025 Water Capacity Fees as shown on the table below:

2025 Water Capacity Fee

Land Use	Units	EDU	Water Capacity Fee
Accessory Dwelling Unit	each	0.00	\$0.00
Single Family	each	1.00	\$23,266
Multi-Family	unit	0.65	\$15,123
Commercial/Industrial	gpd	n/a	\$35.65

SECTION 3: The 2025 Wastewater Capacity Fees as shown on the table below:

2025 Wastewater Capacity Fee

Land Use	Units	EDU	Wastewater Capacity Fee
Accessory Dwelling Unit	each	0.00	\$0.00
Single Family	each	1.00	\$12,729
Multi-Family	unit	0.65	\$8,274
Commercial/Industrial	gpd	n/a	\$42.44

SECTION 4: The 2025 Parks & Recreation Fees as shown on the table below:

2025 Parks & Recreation Fee

Parks and Recreation	Fee Per Dwelling Unit
Parkland Acquisition	\$2,569.61
Parkland Development	\$2,921.77
Community Gym	\$1,006.32
Aquatic Center/Pool	\$340.76
Aquatic Center/Slide	\$71.58
Total Per Dwelling Unit	\$6,910.04
Total Per ADU	\$1,893.83

SECTION 5: The 2025 Civic Facility Fees as shown on the table below:

2025 Civic Facility Fee

Civic Facilities	Civic Facility Fee Per Residential Unit	Civic Facility Fee Per Accessory Dwelling Unit	Civic Facility Fee Per Commercial Sqft	Civic Facility Fee Per Office Sqft	Civic Facility Fee Per Industrial Sqft
City Hall Expansion	\$333.69	\$91.64	\$0.176	\$0.341	\$0.124
Police Station	\$101.05	\$27.68	\$0.041	\$0.103	\$0.052
Aquatic Center Offices	\$309.75	\$85.06	\$0.041	\$0.073	\$0.010
Construction - City Library	\$1,169.79	\$320.90	\$0.176	\$0.280	\$0.103
Corp Yard Expansion and offsite improvements	\$91.73	\$25.91	\$0.010	\$0.050	\$0.010
Total - Civic Facilities	\$2,006.02	\$551.20	\$0.44	\$0.85	\$0.30

SECTION 6: The 2025 General Plan Update Fees as shown on the table below:

2025 General Plan Update Fee

Land Use	Units	General Plan Update Fee
Residential	Per DU	\$106.62
Accessory Dwelling Unit	Per DU	\$29.49
Commercial, Office, Industrial	Per Sqft	\$0.0135

SECTION 7: The 2025 Affordable Housing Nexus Fee as shown on the table below:

2025 Affordable Housing Nexus Fee


Type of Use	Affordable Housing Nexus Fee Per Gross Sqft
Residential, Single Family, Townhouse	\$3.57
Residential, Stacked Flats, Apartment	\$4.14
Accessory Dwelling Unit (ADU)	\$0.00
Office	\$0.91
Hotel	\$0.91
Retail	\$0.91
Warehouse	\$0.59
Industrial	\$0.59
All Other Nonresidential	\$0.91

SECTION 8: The 2025 annual impact fee inflation-adjustment schedule shall become effective 60 days following approval by the City Council. The effective date for the updated impact fees shall occur on the 18th day of January, 2025.

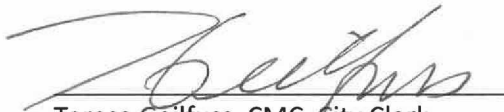
NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby determines the proposed impact fee inflation adjustment is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment, directly or indirectly. In addition, the impact fee inflation adjustment is not a project under CEQA Guidelines Section 15061(b)(3) because it has no potential for causing a significant effect on the environment. Moreover, the inflation adjustment is exempt from environmental review under CEQA Guidelines Section 15378(b)(4) because it is a government funding mechanism that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 19th day of November, 2024, by the following vote:

AYES: Joseph, Washington, Oro, Garcia
NOES: None
ABSTAIN: None
ABSENT: Aboudamous


Leon Garcia, Mayor

ATTEST:


Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:


William D. Ross, City Attorney

ATTACHMENT 2

2025 Impact Fee Inflation Factors

Impact Fee	Inflation Factor Index	Inflation Factor		Percentage Index Change	Municipal Code Location
		Prior Index Date	Current Index Date		
Traffic	Engineering News Record 20-City Construction Cost Index	Oct-23	Oct-24	1.00%	Section 15.12.050
Water Capacity Fee	Engineering News Record Construction Cost Index for the San Francisco region (BCI)	Oct-23	Oct-24	-0.23%	Section 13.060.090.E
Wastewater Capacity Fee	Engineering News Record 20-City Construction Cost Index	Oct-23	Oct-24	1.00%	Section 14.04.100.A
Parks and Recreation, Civic Facilities, General Plan Update	Engineering News Record 20-City Construction Cost Index	Oct-23	Oct-24	1.00%	Section 15.08.050
Affordable Housing Nexus fee	<u>California Consumer Price Index, or 2% whichever is less</u>	Aug-23	Aug-24	2.72% 2% Max	Resolution 2016-15

ATTACHMENT 3

Existing and Proposed 2025 Impact Fees

2025 Traffic Impact Fee

Land Use	Current Traffic Impact Fee Per Net New Daily Trip	Proposed 2025 Traffic Impact Fee	
All	\$728.43	\$735.69	Per Net New Daily Trip
ADU	\$1,264.60	\$1,277.18	Per ADU

2025 Water Capacity Fee

Land Use	Units	EDU	Current Water Capacity Fee	Proposed 2025 Fee
Single Family	each	1.00	\$23,319	\$23,266
Multi-Family	Unit	0.65	\$15,157	\$15,123
Commercial/Industrial	gpd	n/a	\$35.73	\$35.65

2025 Wastewater Capacity Fee

Land Use	Units	EDU	Current Wastewater Capacity Fee	Proposed 2025 Fee
Single Family	each	1.00	\$12,604	\$12,729
Multi-Family	Unit	0.65	\$8,192	\$8,274
Commercial/Industrial	gpd	n/a	\$42.03	\$42.44

2025 Parks & Recreation Fee

Parks and Recreation	Current Residential Fee Per Dwelling Unit	Proposed Residential Fee Per Dwelling Unit	Current Accessory Dwelling Unit Parks & Recreation Fee	Proposed 2025 Accessory Dwelling Unit Parks & Recreation Fee
Total	\$6,841.93	\$6,910.04	\$1,875.16	\$1,893.83

2025 Civic Facility Fee (Residential)

Civic Facilities	Current Fee Per Residential Unit	Proposed Fee Per Residential Unit	Current Fee Per ADU	Proposed 2025 Fee Per ADU
Total - Civic Facilities	\$1,986.26	\$2,006.02	\$545.77	\$551.20

2025 Civic Facility Fee (Commercial)

Civic Facilities	Current Fee Per Commercial Sqft	Proposed 2025 Fee Per Commercial Sqft
Total - Civic Facilities	\$0.44	\$0.44

2025 Civic Facility Fee (Office and Industrial)

Civic Facilities	Current Fee Per Office Sqft	Proposed Fee Per Office Sqft	Current Fee Per Industrial Sqft	Proposed 2025 Fee Per Industrial Sqft
Total - Civic Facilities	\$0.84	\$0.85	\$0.30	\$0.30

2025 General Plan Update Fee

Land Use	Units	Current General Plan Update Fee	Proposed 2025 General Plan Update Fee
Residential	Per DU	\$105.57	\$106.62
Accessory Dwelling Unit	Per DU	\$29.20	\$29.49
Commercial, Office, Industrial	Per Sqft	\$0.0133	\$0.0135

2025 Affordable Housing Nexus Fee

Type of Use	Current Affordable Housing Fee Per Gross Sqft	Proposed 2025 Affordable Housing Fee Per Gross Sqft
Residential, Single Family, Townhouse	\$3.50	\$3.57
Residential, Stacked Flats, Apartment	\$4.06	\$4.14
Accessory Dwelling Unit	\$0.00	\$0.00
Office	\$0.89	\$0.00
Hotel	\$0.89	\$0.91
Retail	\$0.89	\$0.91
Warehouse	\$0.58	\$0.91
Industrial	\$0.58	\$0.59
All Other Nonresidential	\$0.89	\$0.91