
**FISCAL YEAR 2023-2024 DEVELOPMENT IMPACT
FEE REPORT, INCLUDING FIVE YEAR
REPORTING**

City of Atwater



BACKGROUND

In accordance with the Mitigation Fee Act (California Government Code Section 66000), the City of Atwater (“City”) adopted a Public Facility Development Impact Fee Study in March 2003 that demonstrated the nexus between new development and the need for public facilities (“2003 Nexus Study”). The Mitigation Fee Act requires that the City prepare an annual review of all development impact fees and make available to the public a report on the fees after the end of each fiscal year. The City is also required to report certain findings for any fund accounts that contain unexpended funds as of the fifth fiscal year following the first deposit into those funds (Government Code Section 66001 (d)).

The City has included its water and wastewater connection and capacity fees adopted pursuant to section 66013 in this annual report. The inclusion of such fees in this report serves to meet the annual reporting requirements of section 66013(d). By including the water and wastewater fees in this report the City does not contend that such fees are subject to the five year reporting requirements of section 66001(d), and further declares such fees are not subject to such reporting requirements. Therefore, there are no five year reporting findings included in this report for the water and wastewater fees.

Each year, the City prepares a capital improvement plan (“CIP”) that details a schedule of improvements necessary to accommodate the projected population growth generated by new development. The CIP also classifies the intended use of each of the development impact fees (“DIF”) and allocates revenue from DIF for their intended capital projects.

In compliance with the requirements of California Assembly Bill 1600 (adopted in 1987) (“AB 1600”), the City has completed this annual report regarding the collection, compliance, and use of DIF. This report includes the following information for each DIF:

- Description of the fee type;
- Amount of the fee;
- Beginning and ending balance of the account/fund;
- Amount of fees collected during the fiscal year;
- Interest earned during the fiscal year;
- Identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
 - Applicable to water and wastewater connect and capacity charges only:
 - Each public improvement on which charges were expended that was completed during that fiscal year; and
 - Each public improvement that is anticipated to be undertaken in the following fiscal year.
- Identification of an approximate date by which the construction of the public improvement will commence, provided that the City has determined that sufficient funds have been collected to complete financing on an incomplete public improvement (not applicable to water and wastewater charges);

- If applicable, an identification of each public improvement identified in a previous report pursuant to the above and whether construction began on the approximate date noted in the previous report; and
- For a project identified pursuant to the above for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction
- A description of each interfund transfer or loan made from the account/fund, the date when the loan will be repaid, and the rate of interest that the account/fund will receive the loan, if any; and
- The amount of refunds made pursuant to Section 66001 of the Government Code, including the number of persons or entities identified to receive such refunds, if any (not applicable to water and wastewater charges).

In the City of Atwater, DIF are collected for the following purposes:

- Water facilities;
- Wastewater facilities;
- Transportation facilities;
- Parks and recreation improvements;
- Public safety facilities;
- Fire protection facilities; and
- General government capital facilities.

Table 1 summarizes all DIF fund beginning and ending balances, revenues, and expenditures for Fiscal Year (“FY”) 2023-24.

Development Impact Fee	Beginning Fund Balance	DIF Revenues	DIF Expenditures	Ending Fund Balance
Water Facilities	\$ 3,296,693	\$ 124,209	\$ -	\$ 3,420,902
Wastewater Facilities	7,868,040	130,381	-	7,998,421
Transportation Facilities	1,629,125	40,281	-	1,669,406
Parks & Recreation Improvements	1,477,742	193,827	22,000	1,649,569
Public Safety Facilities	265,099	7,792	78,483	194,408
Fire Protection Facilities	259,126	10,490	-	269,616
General Government Capital Facilities	276,941	9,991	-	286,932
Total	\$ 15,072,766	\$ 516,970	\$ 100,483	\$ 15,489,254

Note that the numbers in this table and others throughout the report may not add up exactly to the totals provided due to rounding.

WATER SERVICE FACILITIES

Capital facility improvements for water services are funded with capacity charges collected for new development. Water service facilities fees are used to fund major water supply, transmission, and storage facilities. Construction or acquisition of these capital improvements allow the City to maintain the level of service provided to residents and employees prior to the new development.

According to the 2003 Nexus Study, the fee for tapping into the City water system is a flat fee of \$400.00 plus the fees identified in Tables 2, 3, and 4. The fees collected for these purposes are deposited into the Water Fund. Table 2 shows the fees for each land use type.

Table 2: Water System - Land Use Type	Fee
Residential Estate (VL Density)	\$2,989 / unit
Detached Single Family Residential (L Density)	\$2,689 / unit
Medium / High Density Residential	\$1,257 / unit
Residential Transition	\$1,257 / unit
Commercial & Commercial Transition	\$3,135 + connection fee / meter size
Business Park	\$3,150 + connection fee / meter size
Manufacturing	\$3,430 + connection fee / meter size
Institutional	\$3,991 + connection fee / meter size
Schools & County Government	\$1,473 + connection fee / meter size
Private Recreation	\$3,388 + connection fee / meter size

Table 3 shows the connection fees for non-residential uses, which are based on meter size.

Table 3: Non-Residential Use Fee Per Meter Size		
Meter Size	Flow Rate	Fee / Meter Size
Basic 5/8 X 3/4"	20 gpm	\$500
3/4"	30 gpm	\$750
1"	50 gpm	\$1,250
1.5"	100 gpm	\$2,500
2"	160 gpm	\$4,000
3"	300 gpm	\$7,500
4"	500 gpm	\$12,500
6"	1,200 gpm	\$30,000
8"	2,000 gpm	\$50,000

Table 4 shows the fees for non-residential uses for fire service, based on meter size.

Table 4: Non-Residential Use Fees for Fire Service		
Meter Size	Flow Rate	Fee / Meter Size
4"	1,000 gpm	\$1,500
6"	2,000 gpm	\$3,000
8"	3,500 gpm	\$5,150
10"	5,600 gpm	\$8,250

Table 5 summarizes changes in fund balance and qualifying DIF revenues and expenditures for the water services facilities DIF fund in FY 2023-24.

Table 5: FY 2023-24 Water Facilities Development Impact Fee	
Beginning Balance	\$ 3,296,693
Revenues	
<u>Fund 6004: Water Well-Buhach Colony</u>	
Facility Fee	314.84
Interest Earned	3,534.61
<u>Fund 6005: Water Capital Impact Fees</u>	
Water Connection Fees	5,200.00
Capacity Fee	63,159.75
Interest Earned	52,000.00
Total Revenue	\$ 124,209
Expenditures	
<u>Fund 6004: Water Well-Buhach Colony</u>	
No Expenditures	-
<u>Fund 6005: Water Capital Impact Fees</u>	
No Expenditures	-
Total Expenditures	\$ -
Ending Balance	\$ 3,420,902

Table 6 summarizes FY 2023-24 DIF expenditures, as well as project completion and the percentage of the project cost funded with DIF funds through FY 2023-24.

Table 6: Capital Improvement Facilities Expenditures			
	FY 23-24 Expenditures	% Complete	% Funded with Fee
One New Well ¹	-	5%	0%
Two Reservoirs at 1.5 MG Each	-	0%	0%
Total	\$ -		

All figures in this table are as of August 2023.

¹The City purchased property for the well in FY 2022-23 and completed an initial environmental study. The property was not purchased with DIF funds.

The City of Atwater did not expend any funds in Fiscal Year 23-24.

There are no anticipated improvements planned for the next fiscal year.
There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

Five Year Reporting Requirements:

Five year reporting not applicable to the water fees. The City has included its water and wastewater connection and capacity fees adopted pursuant to section 66013 in this annual report. The inclusion of such fees in this report serves to meet the annual reporting requirements of section 66013(d). By including the water and wastewater fees in this report the City does not contend that such fees are subject to the five year reporting requirements of section 66001(d), and further declares such fees are not subject to such reporting requirements. Therefore, there are no five year reporting findings included in this report for the water and wastewater fees.

WASTEWATER FACILITIES

Wastewater facilities fees are used to fund improvements to the wastewater treatment plant to increase capacity to maintain the level of service after the addition of new residents. The fees collected for this purpose are deposited into the Sewer Fund. According to the 2003 Nexus Study, the fee for tapping into the City sewer system is a flat fee of \$400.00 plus the fees outlined in Table 7.

Table 7: Wastewater Facilities Fees	
Residential	
Single Family Residential (VL and L Density) per unit	\$3,667
Mobile Homes per unit	\$3,312
Med / High Density Residential per unit	\$3,312
Commercial	
For the First 1,000 sq ft building area	\$1,576
Per 1,000 sq ft thereafter	\$1,288
Laundry Facilities, Car Washes / 1,000 sq ft	\$1,576 + \$1,000 / machine
Mortuaries / 1,000 sq ft	\$1,576
Recreational Vehicle / pad	\$1,576
Restaurants and Coffee Shops / 1,000 sq ft	\$1,576
Bars and Beauty Parlors / 1,000 sq ft	\$1,576
Institutional	
Hospitals / 1,000 sq ft	\$1,576
Convalescent hospitals and rest homes / 1,000 sq ft	\$1,576
Schools / 1,000 sq ft	\$1,576
Churches / 1,000 sq ft (excluding sanctuary)	\$1,576
Industrial	
Connection charges for industrial classifications to be individually determined from discharge characteristics.	
Miscellaneous	
Miscellaneous City users (bakeries, etc.) / 1,000 sq ft	\$576
Government facilities equivalent to residential unit per unit	\$3,667

Table 8 summarizes changes in fund balance and qualifying DIF revenues and expenditures for the wastewater facilities fees fund in FY 2023-24.

Table 8: FY 2023-24 Wastewater Facilities Fees	
Beginning Balance	\$ 7,868,040
Revenues	
<u>Fund 6011: Sewer Fund Capital Replacement</u>	
Sewer Connection Fees	4,400
Capacity Fee	53,661
Sewer WWTP Expansion	-
Interest Earned	72,319
Total Revenue	\$ 130,381
Expenditures	
<u>Fund 6011: Sewer Fund Capital Replacement</u>	
No Expenditures	-
Total Expenditures	\$ -
Ending Balance	\$ 7,998,421

Table 9 summarizes FY 2023-24 capacity fee expenditures, as well as project completion and the percentage of the project cost funded with the capacity fees funds through FY 2023-24.

Table 9: Capital Improvement Facilities Expenditures			
	FY 23-24 Expenditures	% Complete	% Funded with Fee
3.5 MGD Additional Capacity	-	0%	0%
Tertiary Filter to Existing Facility ¹	-	100%	100%
Total	\$ -		

All figures in this table are as of August 2023.

The City of Atwater did not expend any funds in Fiscal Year 23-24. There are no anticipated improvements planned for the next fiscal year. There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

Five Year Reporting Requirements:

Five year reporting not applicable to the wastewater fees. The City has included its water and wastewater connection and capacity fees adopted pursuant to section 66013 in this annual report. The inclusion of such fees in this report serves to meet the annual reporting requirements of section 66013(d). By including the water and wastewater fees in this report the City does not contend that such fees are subject to the five year reporting requirements of section 66001(d), and further declares such fees are not subject to such reporting requirements. Therefore, there are no five year reporting findings included in this report for the water and wastewater fees.

TRANSPORTATION FACILITIES

Transportation facility improvements, including roadway facilities and traffic signals, are funded with DIF collected from new development. Construction or acquisition of these capital improvements allow the City to maintain the level of service provided to residents and employees prior to the new development.

According to the 2003 Nexus Study, the fees for transportation facilities are as shown in Table 10.

Table 10: Transportation Facilities Fees

Detached Single Family Residential (L Density)	\$226 / acre and \$57 / unit
Medium / High Density Residential	\$599 / acre and \$35 / unit
Commercial	\$312 / acre
Business Park & Industrial	\$226 / acre

Table 11 summarizes changes in fund balance and qualifying DIF revenues and expenditures for the transportation facilities DIF fund in FY 2023-24.

Table 11: FY 2023-24 Transportation Facilities Development Impact Fee	
Beginning Balance	\$ 1,629,125
Revenues	
Fund 1015: Traffic Circulation Fund	
Traffic Circulation Tax	10,257
Avenue One Traffic Signal	372
Interest Earned	28,824
Traffic Signals & Opticons	829
Total Revenue	\$ 40,281
Expenditures	
Fund 1015: Traffic Circulation Fund	
No Expenditures	-
Total Expenditures	\$ -
Ending Balance	\$ 1,669,406

Table 12 summarizes FY 2023-24 DIF expenditures, as well as project completion and the percentage of the project cost funded with DIF funds through FY 2023-24.

Table 12: Capital Improvement Expenditures

	FY 23-24 Expenditures	% Complete	% Funded with Fee
Bellevue Road Widening	-	5%	0%
Buhach Road Widening	-	100%	40%
Bellevue Road Raised Median	-	0%	0%
Avenue One & Avenue Two	-	50%	0%
Bell Drive	-	50%	0%
Commerce Avenue	-	25%	0%
Traffic Signals and Opticons	-	80%	0%
Total	\$	-	

All figures in this table are as of August 2023.

The City has determined that sufficient funds have not yet been collected to complete the financing of incomplete public improvements at this time. As such, there is no information to report for FY 2023-24.

There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

There were no refunds completed in FY 2023-24 to report.

Five Year Reporting Requirements:

In accordance with Government Code, section 66001(d)(1), the City is providing the following five year reporting information:

(A) The fees are for the improvement of roadway facilities and traffic signals

(B) New residential, commercial, and industrial development in the City of Atwater will increase trips on all roads and highways. Without the completion of necessary roadway improvements, greater traffic volumes will create decreased service levels and increased public safety hazards.

New development and increased trips since the fee study have only increased the need for improvements. The condition of the improvements is still the same, except the widening of Buhach, done along the frontage of a subdivision, that was developed after the fee study.

The city still plans to construct all the improvements above once enough DIF fees have been obtained. As of now, there are no additional sources outside of DIF fees to complete these projects, but the city is looking at increasing the DIF fees, since the fees have not been updated. The City is not expected to have enough funding to complete any of these projects in the next 5 years.

(C-D) Identification and sources and amounts of funding anticipated to complete financing of incomplete improvements, including approximate dates funding is expected to be deposited in the DIF account:

- The Bellevue Road Widening improvement is estimated to be completed in the year 2032. No additional funding is expected for this improvement other than DIF funds, and the estimated date is dependent on growth and development in the city.
- Bellevue Road Raised Median is estimated to be completed at the same time as the Bellevue Road Widening in the year 2055. No additional funding is expected for this project other than DIF funds, the estimated date is dependent on growth and development in the city.
- Avenue One and Two improvements are estimated to be completed in the year 2030. No additional funding is expected for these improvements other than DIF funds, and the estimated dates are dependent on growth and development in the city.
- The Bell Drive improvement is estimated to be completed in the year 2030. No additional funding is expected for this improvement other than DIF funds, and the estimated date is dependent on growth and development in the city.
- The Commerce Ave improvement is estimated to be completed in the year 2032. No additional funding is expected for this improvement other than DIF funds, and the estimated date is dependent on growth and development in the city.
- The Traffic Signal and Opticons improvements are estimated to be completed in the year 2030. No additional funding is expected for these improvements other than DIF funds, and the estimated date is dependent on growth and development in the city.

PARKS AND RECREATION FACILITIES

Citywide parks and recreation facilities, including the Atwater Youth Center, are funded with DIF collected for new development. According to the 2003 Nexus Study, the fees for parks and recreation facilities are as outlined in Table 13.

Detached Single Family Residential (L Density)	\$2,382 / unit
Medium / High Density Residential	\$1,998 / unit

Table 14 summarizes changes in fund balance and qualifying DIF revenues and expenditures for parks and recreation improvements in FY 2023-24.

Beginning Balance	\$	1,477,742
Revenues		
<u>Fund 1020: Parks and Recreation Fund</u>		
Parks and Recreation Facility Tax		9,920
Parks Capital Improvement Tax		3,968
Youth Center Facility Tax		5,168
Osborn Park Renovation		128,728
Interest Earned		46,043
Total Revenues	\$	193,827
Expenditures		
<u>Fund 1020: Parks and Recreation Fund</u>		
Osborn Park Renovation		22,000
Total Expenditures	\$	22,000
Ending Balance	\$	1,649,569

Table 15 summarizes FY 2023-24 DIF expenditures, as well as project completion and the percentage of the project cost funded with DIF funds through FY 2023-24.

	FY 23-24 Expenditures	% Complete	% Funded with Fee
Additional 96 Acres of Parkland	-	0%	0%
96 Acre Parkland Improvements	22,000	50%	30%
Additional Youth Center	-	0%	0%
Total	\$ 22,000		

All figures in this table are as of August 2023.

The City has determined that sufficient funds have not yet been collected to complete the financing of incomplete public improvements at this time. As such, there is no information to report for FY 2023-24.

There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

There were no refunds completed in FY 2023-24 to report.

Five Year Reporting Requirements:

In accordance with Government Code, section 66001(d)(1), the City is providing the following five year reporting information:

(A) The fees are for parks and recreation facilities.

(B) New development will increase the demand for government services within the city, including park services. Increased building space for the Youth Center and increased park services will allow the City of Atwater to continue to provide the same level of service to new residents and employees.

Park demand is determined by the intensity of use by the number of persons using park facilities. Therefore, population per acre is the common use factor. For the fees, it was assumed that parks benefit residents rather than employees. Based on this assumption, no park costs have been allocated to non-residential land uses.

New developments since the fee study have only increased the need for improvements. The conditions of the improvements are still the same. The City is currently in negotiations to purchase new parkland that the City will place improvements on.

\$22,000 was spent this reporting year to obtain additional parkland to expand Osborn Park. There will be more expenditures out of this DIF fund in future years to finish the Osborn Park Expansion with an estimated completion date of 2027. The General Fund may have to contribute to the project since there may not be enough DIF funds to fully fund the project.

(C-D) Identification and sources and amounts of funding anticipated to complete financing of incomplete improvements, including approximate dates funding is expected to be deposited in the DIF account:

- The additional 96 Acres of Parkland is estimated to be purchased by the year of 2030. No additional funding is expected for the purchase of parkland other than DIF funds, and the estimated date is dependent on growth and development in the city.
- 96 Acres of Parkland Improvements is estimated to be completed in the year 2030. No additional funding is expected for the improvements other than DIF funds, and the estimated date is dependent on growth and development in the city.
- The Additional Youth Center is estimated to be completed in the year 2029. No additional funding is expected for the Youth Center other than DIF funds, and the estimated date is dependent on growth and development in the city.

PUBLIC SAFETY FACILITIES FEES

The impact fees for public safety were calculated in 1995 and remained unchanged with the adoption of the 2003 Nexus Study. The 1995 study identified vehicles, equipment, station furniture, electronics, and other equipment as police improvements. Acquisition of these capital improvements allow the City to maintain the level of service provided to residents and employees prior to new development.

According to the 2003 Nexus Study, the fees for public safety facilities are as shown in Table 16.

Very Low Density Residential	\$401 / unit
Low Density Residential	\$401 / unit
Multi-Family Residential	\$46 / unit
Commercial	\$800 / acre
Business Park	\$569 / acre
Industrial	\$664 / acre
Institutional	\$796 / acre

Table 17 summarizes changes in fund balance and qualifying DIF revenues and expenditures for public safety facilities in FY 2023-24.

Beginning Balance	\$	265,099
Revenues		
<u>Fund 1091: Police Facility Impact Fee</u>		
Police Public Facility Fee		4,194
Interest Earned		3,598
Total Revenue	\$	7,792
Expenditures		
<u>Fund 1091: Police Facility Impact Fee</u>		
2 Ford Lightning Pick Up Trucks		78,483
Total Expenditures	\$	78,483
Ending Balance	\$	194,408

Table 18 summarizes FY 2023-24 DIF expenditures, as well as project completion and the percentage of the project cost funded with DIF funds through FY 2023-24.

Table 18: Capital Improvement Expenditures

	FY 23-24 Expenditures	% Complete	% Funded with Fee
Police building, vehicles, and equipment	\$ 78,483 -	50%	46%
Total	\$ -		

All figures in this table are as of August 2023.

The City has determined that sufficient funds have not yet been collected to complete the financing of incomplete public improvements at this time. As such, there is no information to report for FY 2023-24.

There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

There were no refunds completed in FY 2023-24 to report.

Five Year Reporting Requirements:

In accordance with Government Code, section 66001(d)(1), the City is providing the following five year reporting information:

(A) The fees are for public safety facilities and equipment.

(B) New development will increase the demand for government services within the city, the needs for police facilities and equipment purchases benefiting the public safety citywide. The purchase of capital equipment and vehicles for general government uses will also allow the City of Atwater to maintain existing levels of service for new residents and employees.

The use factor for police fees is the call for police service per acre for non-residential use and per unit for residential land uses.

New development since the fee study have only increased the need for improvements. The conditions of the improvements are still the same, the City did purchase 2 Ford Lighting Pick Up Trucks from the Fund in FY 23/24. The partial amount of the purchase of the vehicles was \$78,483.

The city still plans to purchase capital equipment and facilities once enough DIF fees have been obtained. As of now, there are no additional sources outside of DIF fees to complete these purchases, but the city is looking at increasing the DIF fees, since the fees have not been updated.

(C-D) Identification and sources and amounts of funding anticipated to complete financing of incomplete improvements, including approximate dates funding is expected to be deposited in the DIF account:

- The Police Building, Vehicles, and Equipment improvements are estimated to be completed in the year 2029. No additional funding is expected to be used other than DIF funds, and the estimated date is dependent on growth and development in the city.

FIRE PROTECTION FACILITIES FEES

Improvement of fire protection facilities and the purchase of related equipment are funded with DIF collected for new development. The impact fees for fire protection facilities were calculated in 1995 and remained unchanged with the adoption of the 2003 Nexus Study. The 1995 study identified vehicles, equipment, station furniture, training materials, and other equipment as fire facility improvements. Acquisition of these capital improvements allow the City to maintain the level of service provided to residents and employees prior to the new development.

According to the 2003 Nexus Study, the fees for fire protection facilities are as shown in Table 19.

Table 19: Fire Protection Development Impact Fees	
Very Low Density Residential	\$520 / unit
Low Density Residential	\$520 / unit
Multi-Family Residential	\$59 / unit
Commercial	\$1,038 / acre
Business Park	\$738 / acre
Industrial	\$860 / acre
Institutional	\$1,032 / acre

Table 20 summarizes changes in fund balance and qualifying DIF revenues and expenditures for fire protection facilities in FY 2023-24.

Table 20: FY 2023-24 Fire Protection Facilities Development Impact Fee		
Beginning Balance	\$	259,126
Revenues		
<u>Fund 1093: Fire Facility Impact Fee</u>		
Fire Facility Impact Fee		5,439
Interest Earned		5,051
Total Revenue	\$	10,490
Expenditures		
<u>Fund 1093: Fire Facility Impact Fee</u>		
Total Expenditures	\$	-
Ending Balance	\$	269,616

Table 21 summarizes FY 2023-24 DIF expenditures, as well as project completion and the percentage of the project cost funded with DIF funds through FY 2023-24.

Table 21: Capital Improvement Expenditures			
	FY 23-24 Expenditures	% Complete	% Funded with Fee
Fire Station, vehicles, and equipment	-	50%	57%
Total	\$ -		

All figures in this table are as of August 2023.

The City has determined that sufficient funds have not yet been collected to complete the financing of incomplete public improvements at this time. As such, there is no information to report for FY 2023-24.

There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

There were no refunds completed in FY 2023-24 to report.

Five Year Reporting Requirements:

In accordance with Government Code, section 66001(d)(1), the City is providing the following five year reporting information:

(A) The fees are for fire protection facilities and equipment.

(B) New development will increase the demand for government services within the city, the needs for fire facilities and equipment purchases benefiting the public safety citywide. The purchase of capital equipment and vehicles for general government uses will also allow the City of Atwater to maintain existing levels of service for new residents and employees.

The use factor for fire fees is the call for police service per acre for non-residential use and per unit for residential land uses.

New development since the fee study have only increased the need for improvements. The condition of the improvements is still the same.

The city still plans to purchase capital equipment and facilities once enough DIF fees have been obtained. As of now, there are no additional sources outside of DIF fees to complete these purchases, but the city is looking at increasing the DIF fees, since the fees have not been updated.

(C-D) Identification and sources and amounts of funding anticipated to complete financing of incomplete improvements, including approximate dates funding is expected to be deposited in the DIF account:

The Fire Station, Vehicles, and Equipment improvements are estimated to be completed in the year 2026. No additional funding is expected to be used other than DIF funds, and the estimated date is dependent on growth and development in the city.

GENERAL GOVERNMENT CAPITAL FACILITIES FEES

Facilities related to the general administration and management of the City are funded with DIF collected for new development. Construction or acquisition of these capital improvements allow the City to maintain the level of service provided to residents and employees prior to the new development. This would include the addition of government buildings to house additional employees that would be needed to match the growth of the city.

According to the 2003 Nexus Study, the fees for general government capital facilities are as shown in Table 22.

Single Family Residential	\$378.76 / unit
Medium / High Density Residential	\$316.54 / unit
Non-Residential Land Use	\$949 / acre

Table 23 summarizes changes in fund balance and qualifying DIF revenues and expenditures for general government capital facilities in FY 2023-24.

Development Impact Fee	
Beginning Balance	\$ 276,941
Revenues	
<u>Fund 1095: Government Building Facility</u>	
Government Building Facility Tax	4,596
Interest Earned	5,395
Total Revenue	\$ 9,991
Expenditures	
<u>Fund 1095: Government Building Facility</u>	
No Expenditures	-
Total Expenditures	\$ -
Ending Balance	\$ 286,932

Table 24 summarizes FY 2023-24 DIF expenditures, as well as project completion and the percentage of the project cost funded with DIF funds through FY 2023-24.

	FY 23-24 Expenditures	% Complete	% Funded with Fee
Administration Building	-	0%	0%
Second Wing Addition to City Hall	-	0%	0%
Total	\$ -		

All figures in this table are as of August 2023.

The City has determined that sufficient funds have not yet been collected to complete the financing of incomplete public improvements at this time. As such, there is no information to report for FY 2023-24.

There were no interfund transfers or loans made from the DIF fund for FY 2023-24 to report.

There were no refunds completed in FY 2023-24 to report.

Five Year Reporting Requirements:

In accordance with Government Code, section 66001(d)(1), the City is providing the following five year reporting information:

(A) The fees are for general government facilities identified in the original nexus study.

(B) New development will increase the demand for government services within the city. Increased building space for the former City Hall (now Police Department) will allow the City of Atwater to continue to provide the same level of service to new residents and employees.

General government facilities improvements are needed because of the projected increase in the population and the number of people working in Atwater. Therefore, staff made a determination to establish a fee for residential and non-residential land use using percentages of acreage added to each.

New developments since the fee study have only increased the need for improvements to the former City Hall (now Police Department). The Administration Building has been completed using no DIF funds, only ARPA Funds.

The city still plans improvements to the former City Hall (Police Department) once enough DIF fees have been obtained. As of now, there are no additional sources outside of DIF fees to complete these purchases, but the city is looking at increasing the DIF fees, since the fees have not been updated.

(C-D) Identification and sources and amounts of funding anticipated to complete financing of incomplete improvements, including approximate dates funding is expected to be deposited in the DIF account:

- The Administration Building improvement is estimated to be completed in the year 2032. No additional funding is expected to be used other than DIF funds, and the estimated date is dependent on growth and development in the city.
- The Second Wing Addition to City Hall is estimated to be completed in the year 2031. No additional funding is expected to be used other than DIF funds, and the estimated date is dependent on growth and development in the city.