City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew J. Fertal

From:

William E. Murray

Dept.:

City Manager

Dept.:

Public Works

Subject:

RECEIVE AND FILE THE FISCAL YEAR

2013-14 DEVELOPMENT IMPACT FEE

ANNUAL REPORT

Date:

November 25, 2014

OBJECTIVE

For City Council to receive and file the Fiscal Year 2013-14 Development Impact Fee Annual Report (Report) as required by Government Code Section 66006 (b).

BACKGROUND

Annually, the City is required to report on the disposition of collected development fees and provide information related to the use of these fees when funding capital improvements. Pursuant to Government Code Section 66006 (b), this Report must be reviewed by the City Council at a public meeting, not less than fifteen days after this information is made available to the public. The attached Report summarizes the activity in several funds, which collect development impact fees and it pertains to information for Fiscal Year ended June 30, 2014.

Fees that have been deposited with the City for more than five years must be identified and evaluated as required by Government Code Section 66001 (d)(1). At this time, the City does not have any funds that were originally deposited in, or prior to, June 30, 2009. First funds received are first funds utilized.

DISCUSSION

In general, the City collects development impact fees to offset the impacts of new development projects in the city. These impacts are usually associated with increased demand placed on city facilities due to the additional usage of the facilities. For example, the City collects a drainage fee to improve drainage facilities. As development occurs, more of the city's natural surfaces are replaced with paved surfaces. Paved surfaces do not absorb storm water, causing the runoff to go into the public streets. If drainage facilities are not improved, the streets will experience significant flooding that could damage private property.

FISCAL YEAR 2013-14 DEVELOPMENT IMPACT FEE ANNUAL REPORT November 25, 2014 Page 2

FINANCIAL IMPACT

There is no impact to the General Fund.

RECOMMENDATION

It is recommended that the City Council:

Receive and file the Fiscal Year 2013-14 Development Impact Fee Annual Report as required by Government Code Section 66006 (b).

WILLIAM E. MURRAY, P.E.

Public Works Director

Sr. Administrative Analyst

Attachment: Fiscal Year 2013-14 Development Impact Fee Annual Report

Recommended for Approval

Matthew J. Fertal

City Manager

The City of Garden Grove Development Impact Fee Annual Report Fiscal Year 2013-2014

The following is a report, which was prepared to comply with California Government Code Section 66006. The section requires an annual disclosure and review of collected development impact fees and expenditures. This review is prepared in compliance with the requirements of the code as a coordinated effort with the Department of Public Works and the Finance Department.

The disclosure portion of Section 66006(b) requires that within 180 days after the last day of the fiscal year the city shall make available the following information for the previous fiscal year:

- A. A brief description of the type of fee in the account or fund, included under Section 1.0.
- B. The amount of the fee, included as Section 2.0.
- C. The beginning and ending balances of the fund and fees collected and the interest earned included as Section 3.0.
- D. An identification of each public improvement on which the fees were expended and the amount of the expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with fees Included as Section 4.0.
- E. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete Included as Section 5.0.
- F. A 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 the rate of an inter-fund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan. No transfers or loans were required or made.
- G. The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001. No refunds were required or made.

Section 1.0. A brief description of the type of fee in the account or fund

Drainage Fee

As city lands are developed, hard surface areas (concrete/paving) increase and directly affect flooding citywide. A drainage fee is charged to fund local drainage improvements that are required to reduce the cumulative impact of increased runoff in the city.

Traffic Impact Fee

Development increases the motorist population citywide and the cumulative increase requires constant improvements to meet the demands of the public. The Traffic Impact Fee is charged to fund projects that relieve traffic congestion either in a specific location of need or citywide.

Water Assessment Fees

The fees reflect the cumulative impact of development on the water infrastructure. Water assessment fees are charged per (1) frontage and (2) acreage. The reasoning is that a property with a large frontage will benefit from additional street exposure, including landscaping and will place a greater burden on the water system as opposed to a similar sized parcel with a smaller sized frontage. The fee for acreage is to account for the increased demand placed on the water system by larger properties in general. Together, these fees fund capital projects that are required in order to meet the water needs of an increased population and to upgrade an aging infrastructure. As a result, we will meet the ever-increasing water quality and fire flow regulations.

Parkway Tree Fee

City Parkway Trees are located throughout the city. The maintenance and care of the city's urban forest is an ongoing task that involves trimming, planting, removal, sucker removal, installation of root barriers, staking, etc. Additionally, hardscape items, such as curb, gutter, and sidewalk, need removal and replacement due to tree root damage. New development often removes mature trees as part of their project. This fee is collected to pay for the capital improvement costs associated with maintaining the city's parkway trees and adjacent hardscape. In this manner, the city's urban forest is maintained at a service level that is consistent with the public's expectations.

In Lieu Park Fee

The in lieu park fee is charged to offset city requirements to provide onsite park space or improvements. These fees are used to pay for current capital replacement and improvements at parks as well as future park space.

Art in Public Places

The city collects Art fees to construct various public art pieces and memorials.

General Plan & Cultural Art Fee

The General Plan Fee is used to update the General Plan every ten years to reflect current development trends and city needs. The Cultural Arts fee is collected in lieu of requirements that new developments contribute onsite facilities for the Arts. The Cultural Arts fee is used for capital improvements to the city's existing theatre.

In Lieu Undergrounding Fee

This fee is collected in lieu of required utility undergrounding at the request of the developer. The fee will be used to underground overhead utility lines in conjunction with the City's Rule 20A program funded through Southern California Edison. This will maximize the city's resources and deliver a more cost effective project.

Section 2.0. Fee Amounts

Drainage Fee.

\$3,000/acre or \$.07 per square foot lot size

Traffic Impact Fee

Cost is determined by land use.

Land UseFee Per Unit	
Single Family (Includes Condominiums, town homes)	\$423.00
Apartment	\$381.00
Hotel/Motel	\$363.00
	·
Land UseFee Per SFGFA*	
General Office	\$0.94
Industrial	\$0.31
Retail (PB)	\$1.80
Church	\$0.44
Hospital	\$0.86
Child Care (PB)	\$2.46

Note: For specific land uses not listed, the fee will be determined by the City Engineer using the trip rates from the "Institute of Transportation Engineers (ITE) Trip Generation" manual, Fifth Edition.

* SFGFA = Square Feet of Gross Floor Area PB = Passby Traffic

Water Assessment Fees

Cost is determined by adding the acreage and frontage charges:

Acreage charge; \$950 per acre.

Frontage charge; \$8 per linear foot for an arterial street or \$4.50 per linear foot for a residential street

Parkway Tree Fee

Cost = \$2.50 per linear foot of frontage.

In Lieu Park Fee

These fees are in lieu of dedication of park land for residential development only. Type of Residential Subdivision or Development Fee per Dwelling Unit

Single-family dwelling	\$5,500.00
Town House, Condominium or Planned Unit Development Units	
Two, Three or Multiple Family Dwellings	\$5,500.00
Mobile Home Parks	

Art in Public Places

This fee applies to all office, commercial, and industrial developments within the City of Garden Grove.

<u>Total Valuation</u>		<u>Fe</u>	<u>e</u>
Up to \$499,999.00		No	fee
\$500,000.00 to \$1,000,000.00	1/4 of 1% o	f total	valuation
Over \$1,000,000.00	\$2,500.00	plus	\$500.00/each
whole one million dollar thereafter		•	

General Plan & Cultural Arts Fee

\$2.00 plus \$1.75/\$1,000.00 or fraction thereof of valuation as determined by the Building Official.

 $\frac{\text{In Lieu Undergrounding Fee}}{\text{This fee is equal to the Southern California Edison cost estimate to underground the required poles for the}}$ project.

Section 3.0. Fund Balances, Interest Earned, and Fees Collected

The beginning balance is as of July 1, 2013 and the ending balance is as of June 30, 2014. Fees and interest were collected between those dates.

DRAINAGE FEE			
Beginning Balance:	\$451,333.07	Interest Earned:	\$5,855.62
Fees Collected:	\$109,392.20	Fees Expended:	0
Ending Balance:	\$566,580.89		
TRAFFIC IMPACT FEE			
Beginning Balance:	\$178,674.95	Interest Earned:	\$ 1,501.09
Fees Collected:	\$ 44,784.00	Fees Expended:	(\$ 89,451.37)
Ending Balance:	\$135,508.67		
WATER ACCECCMENT	FEE (ACDEACE)		
WATER ASSESSMENT		Interest Earned:	T 0
Beginning Balance:	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		(\$14,143.89)
Fees Collected:	\$14,143.89	Fees Expended:	(\$14,143.89)
Ending Balance:	0		
WATER ASSESSMENT	FEE (FRONTAGE)		
Beginning Balance:	T o	Interest Earned:	0
Fees Collected:	\$20,014.25	Fees Expended:	(\$20,014.25)
Ending Balance:	Ö ,		
PARKWAY TREE FEE			
Beginning Balance:	0	Interest Earned:	0
Fees Collected:	\$14,833.22	Fees Expended:	(\$14,833.22)
Ending Balance:	0		
ZNI I ZEW BARW PEF			
IN LIEU PARK FEE	\$ 1,902,103.89	Interest Earned:	\$ 20,134.76
Beginning Balance: Fees Collected:	\$ 1,902,103.89	Fees Expended:	(\$127,799.49)
Ending Balance:	\$ 1,904,439.16	rees Expended.	(\$127,799.49)
Enaing balance.	\$ 1,904,439.10		
ART IN PUBLIC PLAC	ES FEE		
Beginning Balance:	0	Interest Earned:	0
Fees Collected:	\$58,784.30	Fees Expended:	(\$58,784.30)
Ending Balance:	0		
GENERAL PLAN AND		T	T + 4 225 04
Beginning Balance:	\$216,010.43	Interest Earned:	\$ 1,226.84
Fees Collected:	\$ 30,439.41	Fees Expended:	(\$96,402.89)
Ending Balance:	\$151,273.79		
IN LIEU UNDERGROU	JNDING FEE	1	
Beginning Balance:	\$0	Interest Earned:	\$0
Fees Collected:	\$0	Fees Expended:	\$0
Ending Balance:	\$0	•	

Section 4.0. List of Public Improvements Funded by Each Fee.

An identification of each public improvement on which the fees were expended and the amount of the expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

Project: N/A Fee Spent: \$0 Percentage of project funded by fees: N/A TRAFFIC IMPACT FEE Project: 2013 Traffic Signal Modifications Fee Spent: \$89,451.37 Percentage of project funded by fees: 15% Traffic Signal Modifications at Various Locations WATER ASSESSMENT FEES Project: Capital replacement (lines, meters & valves) Fee Spent: \$34,158.14 Hydrants, meters, laterals and gate valves citywide PARKWAY TREE FEE Project: Tree-Related Capital Improvements & Maintenance. Fee Spent: \$14,833.22 Citywide locations IN LIEU PARK FEE Project: Park Capital Improvements Total Cost: \$1,205,994 Fee Spent: \$10,000.00 Percentage of project funded by fees: 9% Capital replacements at parks citywide ART IN PUBLIC PLACES Project: Cultural Arts Fee Spent: \$58,784.30 Cost for engineering, consultant services and rental fees GENERAL PLAN & CULTURAL ART FEE Project: General Plan Update & Implementation Fee Spent: \$96,402.89 Engineering and consultant services for General Plan Update and Implementation	DRAINAGE FEE	
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IN LIEU UNDERGROUNDING FEE	IN LIEU UNDERGROUNDING FEE	
Project: N/A Total Cost: \$0		Total Cost: \$0
Fee Spent: \$0 Percentage of project funded by fees: N/A		

Section 5.0. List of Approximate Construction Dates for Public Improvements

An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001.

Drainage Fee

Project: Brookhurst Street Reconstruction, Chapman Avenue to Katella Avenue (Drainage Work Components)

Estimated Start Date: October 2014

Traffic Impact Fee

Project: Valley View Timing Project Estimated Start Date: January 2014

Water Assessment Fees

Project: Citywide Capital Replacement (includes lines, meters, and valves)

Estimated Start Date: On-going

Parkway Tree Fee

Project: Tree-Related Capital Improvements

Estimated Start Date: On-going

In Lieu Park Fee

Project: Community Meeting Center Renovations, Picnic Shelters, Atlantis Play Center Improvements,

Amphitheater Renovations Estimated Start Date: On-going

Art in Public Places

Project: Vietnam Veterans Museum

Estimated Start Date: Once sufficient funds are collected, date will be determined

General Plan & Cultural Arts Fee

Project: General Plan Update

Estimated Start Date: Next General Plan Update to begin in 2018

In Lieu Undergrounding Fee

Project: Project to be identified once funding is secured

Estimated Start Date: TBD