

City of Hughson, California  
Development Impact Fees and Water Capacity Fees  
Report  
2022-2023

Made Pursuant to Government Code  
Section 66000 et seq.

On July 24, 2006, the Hughson City Council held a public hearing and adopted Resolution No. 06-114, a Resolution of the Hughson City Council accepting and adopting the Development Impact Fee Nexus Study prepared by the firm of Bartle Wells. The Resolution and the Nexus Study is available at: [1306 \(cityofhughsonca.gov\)](http://cityofhughsonca.gov).

The Nexus Study, dated July 18, 2006, outlines the existing development impact fees, a brief description of the type of fee, growth projections, capital improvements, existing assets, a listing of insured capital assets, and each Impact Fee: Public Facilities, Storm Drainage, Sewer, Water, Street Improvement, Park Development, Park In-Lieu, and Community Enhancement Fees. In addition, on August 13, 2007, Resolution No. 07-198 updated the Wastewater Development Impact Fee

The Nexus Study recommends that all fees be updated annually to account for changes in the cost of materials and labor, indexing them to changes in the Engineering News Record-Construction Cost Index (ENR-CCI) This index measures changes in the relative cost of building public infrastructure such as roads, sewers, and water systems. The ENR-CCI for the Bay Area as of June 2006 was 8440.73. To calculate the change, the ENR-CCI for the Bay Area each June should be used to adjust the fees by the percent change in the index from the previous June. Through the years, fees have not been adjusted by the ENR-CCI; however, in July 2023 the ENR-CCI is 15369.76, an increase of 82%.

Resolution 07-198 adopted a new Nexus Study for Wastewater Development Impact Fee, the study is available at: [1301 \(cityofhughsonca.gov\)](http://cityofhughsonca.gov)

Within 180 days after the last day of each fiscal year, the local agency must make available to the public the following information:

- A brief description of the type of fee in the fund
- the Amount of the fee
- The beginning and ending balance of the fund
- The amount of the fees collected, and the interest earned
- identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost
- Approximate date by which construction will commence if sufficient funds have been collected
- Description of each interfund transfer or loan
- Amount of any refunds

Link to the City of Hughson's Fee Schedule: <https://www.cityofhughsonca.gov/media/886>

## Development Impact Fees and Capacity Fees Fund Listing

**Community Enhancement Impact Fee** – The purpose of this fee is to fund improvements to the City's visual and aesthetic appeal. In particular, it would be collected to provide new landscaping, signs, statues, and other visible improvements that bring older areas of the City more in line with the newly developed sections.

**Park Development Impact Fee** – The fee is assessed to recover the costs of providing parks for future residents.

**Park In-Lieu Impact Fee** – The Quimby Act allows the City to require that new development set aside some amount of land (between 3 and 5 acres/1,000 people) for the purpose of providing park land.

**Public Facilities** – The public facilities impact fee is designed to recover the costs of providing general civic facilities such as City Hall and community centers, including future improvements, extensive renovations, and remodeling.

**Sewer Capacity** – The Sewer fee is assessed to recover the costs of infrastructure associated with necessary to extending sewer service related to increased development and the Nexus Study adopted on August 13, 2007 updated the fee to ensure that new growth is adequately mitigating its impacts on the City by providing for adequate capacity in the wastewater treatment plant.

**Storm Drainage** – The storm drainage impact fee is designed to recover the costs associated with the provision and expansion of storm drainage infrastructure.

**Street Improvement** – the street improvement impact fee is assessed to recover the costs associated with providing street and traffic improvements related to increased population and vehicle trips due to new development.

**Water Capacity** – The water fee is assessed to recover the costs of the infrastructure associated with extending water service related to increased development.

## Community Enhancement Impact Fee

### A brief description of the type of fee in the fund

The purpose of this fee is to fund improvements to the City's visual and aesthetic appeal. In particular, it would be collected to provide new landscaping, signs, statues, and other visible improvements that bring older areas of the City more in line with the newly developed sections.

### The amount of the fee

Single-family residence	\$ 1,008
Multi-family residence	\$ 605
Commercial/retail, per 1000 square feet	\$ 593
Industrial/office, per 1,000 square feet	\$ 336

### The beginning and ending balance of the fund

Beginning Balance      \$251,351

Ending Balance          \$281,785

### The amount of the fees collected, and the interest earned

Fees Collected    \$30,240

Interest Earned    \$194

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

No fees were expended in 2022/23

### Approximate date by which construction will commence if sufficient funds have been collected

1. Downtown Improvement Project estimated start date 2024/25 Fiscal Year.

### Description of each interfund transfer or loan

No interfund transfers or loans were from this account or fund.

### Amount of any refunds

No refunds made.

## Park Development Impact Fee

### A brief description of the type of fee in the fund

This fee is assessed to recover the costs of providing parks for future residents

### The amount of the fee

Single-family residence	\$ 2,667
Multi-family residence	\$ 1,600

### The beginning and ending balance of the fund

Beginning Balance      \$794,011

Ending Balance          \$576,561

### The amount of the fees collected, and the interest earned

Fees Collected    \$80,010

Interest Earned    \$452

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1.      Amount of Fees Expended \$297,913      Total Cost of Improvement \$297,913

Monies were spent on the Lebright Field backstops

### Approximate date by which construction will commence if sufficient funds have been collected

#### Capital Improvements with Estimated Dates of Construction:

1. Lebright parking, storm drainage, paving and striping, estimated start date of October 2023
2. Lebright restroom and concession stand project, estimated start date of October 2023
3. Lebright ADA walkways, start date of July 2023
4. Lighting for Lebright, estimated start date of December 2024

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

### Amount of any refunds

No refunds made.

## **Park In-Lieu Impact Fee**

### A brief description of the type of fee in the fund

The Quimby Act allows the City to require that new development set aside some amount of land (between 3 and 5 acres/1,000 people) for the purpose of providing parkland.

### The amount of the fee

Single-family residence	\$ 1,991
Multi-family residence	\$ 1,194

### The beginning and ending balance of the fund

Beginning Balance      \$621,953

Ending Balance          \$682,153

### The amount of the fees collected, and the interest earned

Fees Collected    \$59,730

Interest Earned    \$470

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

No fees were expended in 2022/23

### Approximate date by which construction will commence if sufficient funds have been collected

#### Capital Improvements with Estimated Dates of Construction:

1. Purchase of land for parks, estimated construction will begin when enough funds have been collected.

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account.

### Amount of any refunds

No refunds made.

## Public Facilities

### A brief description of the type of fee in the fund

The public facilities impact fee is designed to recover the costs of providing general civic facilities such as City Hall and community centers, including future improvements, extensive renovations and remodeling.

### The amount of the fee

Single-family residence	\$ 3,050
Multi-family residence	\$ 3,050
Commercial/retail, per 1000 square feet	\$ 1,794
Industrial/office, per 1,000 square feet	\$ 1,017

### The beginning and ending balance of the fund

Beginning Balance      \$1,675,454

Ending Balance          \$1,772,781

### The amount of the fees collected, and the interest earned

Fees Collected    \$97,252

Interest Earned    \$1,225

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1.      Amount of Fees Expended \$1,150.00      Total Cost of Improvement \$0.00 - Purchase not yet completed

Fees spent in 2022/23 were for legal expenses surrounding the purchase of property.

### Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1.    Property purchase, estimated start date of January 2024

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

### Amount of any refunds

No refunds made.

## Sewer Capacity

### A brief description of the type of fee in the fund

The Sewer fee is assessed to recover the costs of infrastructure associated with necessary to extending sewer service related to increased development and the Nexus Study adopted on August 13, 2007 updated the fee to ensure that new growth is adequately mitigating its impacts on the City by providing for adequate capacity in the wastewater treatment plant.

### The amount of the fee

Single-family residence	\$ 13,755
Multi-family residence	\$ 9,628
Retail/services (per 1000 square feet)	\$ 11,967
Offices (per 1,000 square feet)	\$ 7,290
Service Commercial (per 1,000 square feet)	\$ 6,877
Industrial (per 1,000 square feet)	\$ 6,465

### The beginning and ending balance of the fund

Beginning Balance      \$177,345

Ending Balance          \$637,485

### The amount of the fees collected, and the interest earned

Fees Collected    \$459,943

Interest Earned    \$359

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

Legal fees of \$163 were paid in 2022/23.

1. Amount of Fees Expended \$163                      Total Cost of Improvement \$ \_\_\_\_\_

2. Amount of Fees Expended \$0.00                      Total Cost of Improvement \$ \_\_\_\_\_

### Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Debt service payment
2. Sewer upgrades to provide adequate capacity for Wells 9 & 10, estimated start date of 2025

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

### Amount of any refunds

No refunds made.



## Storm Drainage

### A brief description of the type of fee in the fund

The storm drainage impact fee is designed to recover the costs associated with the provision and expansion of storm drainage infrastructure.

### The amount of the fee

Single-family residential, per dwelling unit	\$ 2,814
Multiple-family residential, per dwelling unit	\$ 2,189
Commercial/retail, per 1,000 square feet	\$ 3,272
Industrial/office, per 1,000 square feet	\$ 1,781

### The beginning and ending balance of the fund

Beginning Balance      \$789,749

Ending Balance          \$854,343

### The amount of the fees collected, and the interest earned

Fees Collected    \$95,126

Interest Earned    \$600

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1. Amount of Fees Expended \$31,132      Total Cost of Improvement \$ \_\_\_\_\_

Fees paid in 2022/23 were to assess what trash capture systems will be needed. These On Land Visual Trash Assessments (OVTA) will be used to determine the trash capture systems needed to comply with the State of California requirements.

### Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Trash capture systems, estimated start date of June 2025

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

### Amount of any refunds

No refunds made.

## Street Improvement

### A brief description of the type of fee in the fund

The street improvement impact fee is assessed to recover the costs associated with providing street and traffic improvements related to increased population and vehicle trips due to new development.

### The amount of the fee

Single-family residential, per unit	\$ 4,101
Multiple-family residential, per unit	\$ 2,778
Commercial/retail, per 1,000 square feet	\$ 6,625
Industrial/office, per 1,000 square feet	\$ 2,760

### The beginning and ending balance of the fund

Beginning Balance      \$482,781

Ending Balance          \$605,811

### The amount of the fees collected, and the interest earned

Fees Collected    \$123,030

Interest Earned    \$0

### Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

No fees were expended in 2022/23.

### Approximate date by which construction will commence if sufficient funds have been collected

#### Capital Improvements with Estimated Dates of Construction:

1. Street surface improvement project, estimated start date of December 2023
2. Whitmore pedestrian crossing, estimated start date of December 2024
3. Whitmore reconstruction, estimated start date of June 2025

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

### Amount of any refunds

No refunds made.

## Water Capacity

### A brief description of the type of fee in the fund

The water fee is assessed to recover the costs of the infrastructure associated with extending water service related to increased development.

### The amount of the fee

Meter Size	Fee
5/8 x 3/4"	\$ 3,803
3/4"	\$ 5,705
1"	\$ 9,508
1-1/2"	\$ 19,015
2	\$ 30,424
3	\$ 57,045
4	\$ 95,075
6	\$ 190,150
8	\$ 304,240
10" & 12"	\$ 437,345

### The beginning and ending balance of the fund

Beginning Balance	-\$477,359
Ending Balance	-\$312,091
Debt Service – Water Tank <sup>1</sup>	\$872,237
<b>Cash Balance of Water Capacity</b>	<b>\$560,265</b>

<sup>1</sup>Debt Service for the Water Tank Loan which will be paid in full in March 2026

### The amount of the fees collected, and the interest earned

Fees Collected \$165,431

Interest Earned \$0

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1. Amount of Fees Expended \$163 Total Cost of Improvement \$ \_\_\_\_\_

In 2022/23 \$163 were spent in legal fees for assessing capacity.

### Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Debt service payment annually

### Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

### Amount of any refunds

No refunds made.

City of Hughson  
For the Year Ending June 30, 2023  
Report of Sources and Uses of  
Development Impact Fees

				(Plus) Revenues Fees	Interest	(Less) Equipment/ Projects/Expenses	Description of Expense	
Fund Name	Fund #	Beginning Balance as of 7/1/2022	Prior Period Adjustment					Ending Balance as of 6/30/2023
Sewer Capacity Fee Fund	220	179,633.36	(2,288.11)	459,943	359	163	Legal fees for capacity study	637,484.91
Water Capacity Fee Fund <sup>1</sup>	250	(472,898.09)	(4,461.40)	165,431	-	163	Legal fees for capacity study	(312,091.49)
Community Enhancement Development	370	251,350.99		30,240	194			281,784.67
Storm Drain Fund	450	789,748.96		95,126	600	31,132	On land visual assessments to determine trash system needed	854,342.55
Facility Development Fund	451	1,679,915.40	(4,461.74)	97,252	1,225	1,150	Legal fees paid for property purchase	1,772,781.12
Public Facility Streets	452	482,780.51		123,030				605,810.51
Parks Development Fund	453	794,011.61		80,010	452	297,913	Lebright field backstops	576,560.55
Parkland In Lieu Fund	454	621,952.78		59,730	470			682,152.78

TOTALS	\$	4,326,496	\$	1,110,762	\$	3,299	\$	330,520	\$	5,098,826
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<sup>1</sup> Debt service for the Water Tank Loan from fund 250 is \$872,327. This loan will be paid in full by March of 2026. Cash balance of Fund 250 is \$560,265