



CITY COUNCIL AGENDA

DECEMBER 16, 2025

STAFF REPORT

CONSENT

ITEM NUMBER: 5.

TITLE

AB1600 Annual and Five-Year Findings Report

RECOMMENDATION

Adopt a Resolution accepting the Fiscal Year 2024-25 Annual and Five-Year Findings Report on Development Impact Fees and reaffirming the necessity of development impact fees.

CONTACT

Jemelyn Cruz, Finance Director

BACKGROUND & ANALYSIS

American Canyon has established "Development Impact Fees" to pay for infrastructure improvements required to serve new development. The City maintains the fees collected in separate funds, namely: Fund 275 (General Plan Update Fee), Fund 310 (Parks Impact Fees), Fund 320 (Traffic Impact Fees), Fund 330 (Civic Facilities Impact Fees), Fund 340 (Affordable Housing In-Lieu Fees), Fund 520 (Water Capacity Fees), and Fund 550 (Wastewater Capacity Fees).

Government Code Section 66000, commonly referred to as the Mitigation Fee Act, requires cities account for any fees collected and make the report available to the public annually (Attachment 2). The report (Attachment 1, Ex. A) must identify the beginning and ending balances of the fiscal year, interest income, expenditures, and any refunds. It must include the purpose and brief description of the type of fee in the account or fund, the relationship between the fee and the purpose for which it is charged, all sources and amounts of funding anticipated to complete financing in incomplete improvements and designate approximate dates on which the funding is expected. Lastly, cities must determine whether any unspent fees are committed or uncommitted.

Staff recommends the Council adopt a Resolution accepting the AB 1600 Fiscal Year 2024-25 Annual and Five-Year Findings Report on Development Impact Fees and reaffirm the necessity of development impact fees.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

None.

ENVIRONMENTAL REVIEW

Not applicable.

COMMUNICATION

Level 1: Minimal Communication

Post report to City's website on the Finance page under AB1600 reports.

ATTACHMENTS:

1. Resolution

[Attachment 1, Exhibit A - Impact Fee Analysis as of June 30, 2025](#)

2. Development Impact Fees Notice 2025