



CITY OF RIPON

AB1600: DEVELOPMENT IMPACT FEE ANNUAL REPORT

July 1, 2024 - June 30, 2025

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CITY OF RIPON
AB1600: DEVELOPMENT IMPACT FEE ANNUAL REPORT & FIVE-YEAR FINDINGS REPORT

Fiscal Year 2024-2025

SUMMARY:

Public Facilities Fees are charged by local government agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project. The fees imposed on new development are based on the Public Facility Financing Plan Fee Justification Study for the City of Ripon report that includes a detailed study of the impacts of future growth on local facilities. This report was updated by Goodwin Consulting Group on March 1, 2017 and adopted by the City Council on March 14, 2017. In 2021, Goodwin Consulting Group updated the Corporation Yard Fee account and determined an increase was needed, which was approved by the City Council in June 2021.

A separate fund for each fee category has been established to account for the revenue collected and the expenses incurred related to each category. A description of each of these fees is noted below:

- Corporation Yard Fee - This fee is charged to pay for necessary facilities at the corporation yard that is needed to support new growth.
- Library Fee - This fee is charged to pay for expansion and improvements to the library that is needed to support new growth.
- Parks Fee - This fee is charged so that the parks system can be expanded or improved as new growth is added to the city.
- Police Fee - This fee is charged to pay for needed expansion to the police station that is needed to support new growth.
- City Hall Fee - This fee is charged to pay for needed expansion to city hall that is needed to support new growth.
- Refuse Fee - This fee is charged to purchase new refuse equipment necessary to support new growth.
- Storm Drain Fee - This fee is charged to provide for facilities necessary to handle storm water runoff to support new growth.
- Transportation Fee - This fee is charged to provide for necessary improvements to the transportation system that are needed to support new growth.
- Wastewater Fee - This fee is charged to provide for expansion of the sewer system to support new growth.
- Water Fee - This fee is charged to pay for expansion of the water system that is necessary to support new growth.

ANNUAL REPORTING LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEES:

California Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB1600 Development Impact Fees on new development. For each separate fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A. A brief description of the type of fee in the account or fund.
- B. The amount of the fee.
- C. The beginning and ending balance of each account or fund.
- D. The amount of the fees collected and the interest earned.
- E. An identification of each public improvement of which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- F.
 - i. 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.
 - ii. An identification of each public improvement identified in a previous report and whether construction began on the approximate date noted in the previous report.
 - iii. For a project identified 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.
- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund 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.
- H. The amount of refunds made, pursuant to subdivision (e) of Section 66001, once determined that sufficient monies have been collected to fund fee-related project.
 - i. For any refunds made, the number of persons or entities identified to receive those funds, and any allocations pursuant to subdivision (f) of Section 66001.

Attachment 1 is intended to satisfy the annual reporting requirements for Fiscal Year 2024-25.

FIVE-YEAR REPORTING LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEES:

California Government Code Section 66001 (d) requires that for the fifth year following the first deposit into the AB1600 Development Impact Fee account or fund, and every five years thereafter, the local agency shall make findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted. The City last completed the five-year reporting requirements along with the AB1600 report for the fiscal year ending June 30, 2024.

PUBLIC REVIEW:

This report will be made available for public review and presented at the next regularly scheduled public meeting no less than 15 days after this information is made available to the public.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

CORPORATION YARD FEE

(A) A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT. This fee is charged to pay for necessary facilities at the corporation yard that are needed to support new growth.

(B) THE AMOUNT OF THE FEE.

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$4,148.06	\$2,354.71	\$0.22	\$0.22	\$0.22	\$0.09	\$0.06
2025	\$4,257.57	\$2,416.87	\$0.23	\$0.23	\$0.23	\$0.09	\$0.07

(C) THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND. In July 2024, there was a beginning balance for this account in the amount of \$1,286,827.97. There was an ending balance as of June 2025 in the amount of \$714,907.44. In May 2023, a loan of \$5,687,300.00 was made from the City of Ripon to the AB1600 Corporation Yard Fee category to advance the Corporation Yard, Phase 1 Construction project. The terms of this loan are 1% per year simple interest with repayment made from AB1600 Corporation Yard development fees collected.

(D) THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED. The amount of the fees collected was \$175,923.32 and interest earned was \$54,100.40. During fiscal year, 2024-2025, the Corporation Yard fee category paid \$754,694.29 towards the City of Ripon loan and year end transfers due to the construction of the Corporation Yard, Phase 1 Construction Project were \$441,249.83. Net change to the fund was -\$83,420.74. The current outstanding loan payable from the AB1600 Corporation Yard Fee category to the City of Ripon is \$4,993,664.43.

(E) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.

<u>Project Title</u>	<u>2024/2025 Expenditures</u>	<u>% of Total Project Fee-Funded</u>
Corporation Yard, Phase 1 Const.	\$488,499.79	60%

(F) (i) 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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.

<u>Project Title</u>	<u>Prior Report Construction Start Date</u>	<u>Current Construction Start Date</u>	<u>Reason for Schedule Change</u>
Corporation Yard, Phase 1 Const.	02/01/23	Project completed 7/8/25	N/A

ATTACHMENT 1

(G) A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.

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

(H) THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (I) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.

No refunds were made from this account or fund.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

LIBRARY FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to pay for expansion and improvements to the library that are needed to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)
2024	\$674.44	\$420.99
2025	\$692.25	\$432.10

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of [\$629,152.20] and an ending balance as of June 2025 in the amount of [\$621,320.16].¹

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$30,536.63.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**

Interest of \$22,704.59 was expended from this fund for the current year.

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

No improvements were made for the current year.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.

¹ The Update of the AB1600 Fee Justification Study completed by Goodwin Consulting Group in March 2017 addressed the existing deficiency in this account and noted that by the build out of the City's planning area, sufficient funds will be collected to reimburse this account. This negative balance was reevaluated in 2021 with no proposed adjustment to the fee.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

PARKS FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged so that the park system can be expanded and improved as new growth is added to the city.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi- Family (Per Unit)
2024	\$20,637.05	\$12,898.87
2025	\$21,181.87	\$13,239.40

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of \$78,243.96 and an ending balance as of June 2025 in the amount of \$1,087,382.58.

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$935,565.35 and interest earned was \$73,775.71. Net change to the fund was \$1,009,341 before expenditures.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**

<u>Project Title</u>	<u>2024/2025 Expenditures</u>	<u>% of Total Project Fee-Funded</u>
Mistlin Sports Park Tennis Courts	\$202.44	85%

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

<u>Project Title</u>	<u>Prior Report Construction Start Date</u>	<u>Current Construction Start Date</u>	<u>Reason for Schedule Change</u>
Mistlin Sports Park Tennis Courts	N/A	06/01/30	N/A

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

POLICE FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to pay for needed expansions to the police station as needed to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$777.54	\$488.29	\$0.04	\$0.04	\$0.04	\$0.01	\$0.01
2025	\$798.07	\$501.18	\$0.04	\$0.04	\$0.04	\$0.01	\$0.01

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of [\$1,213,144.89] and an ending balance as of June 2025 in the amount of [\$1,237,370.59].¹

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$19,821.65.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**

Interest of \$44,047.35 was expended from this fund for the current year.

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

No improvements were made for the current year.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.

¹ The Update of the AB1600 Fee Justification Study completed by Goodwin Consulting Group in March 2017 addressed the existing deficiency in this account and noted that by the build out of the City's planning area, sufficient funds will be collected to reimburse this account. This negative balance was reevaluated in 2021 with no proposed adjustment to the fee.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT

2024-2025

CITY HALL FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to pay for needed expansions to city hall as needed to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$1,656.75	\$1,035.29	\$0.09	\$0.09	\$0.09	\$0.03	\$0.03
2025	\$1,700.49	\$1,062.62	\$0.09	\$0.09	\$0.09	\$0.03	\$0.03

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of [\$3,880,536.04] and an ending balance as of June 2025 in the amount of [\$3,943,238.46].¹

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$77,256.97.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**
Interest of \$139,959.39 was expended from this fund for the current year.

(F) **(i) 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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**
No improvements were made for the current year.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**
No interfund transfers or loans were made from this account or fund.

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**
No refunds were made from this account or fund.

¹ The Update of the AB1600 Fee Justification Study completed by Goodwin Consulting Group in March 2017 addressed the existing deficiency in this account and noted that by the build out of the City's planning area, sufficient funds will be collected to reimburse this account. This negative balance was reevaluated in 2021 with no proposed adjustment to the fee.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

REFUSE FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to purchase new refuse equipment necessary to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$1,059.39	Based on Usage	Based on Usage	Based on Usage	Based on Usage	Based on Usage	Based on Usage
2025	\$1,087.36	Based on Usage	Based on Usage	Based on Usage	Based on Usage	Based on Usage	Based on Usage

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of [\$758,514.39] and there was an ending balance as of June 2025 in the amount of [\$702,920.53].¹

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$82,751.91.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.** Interest of \$27,158.05 was expended from this fund for the current year.

(F) **(i) 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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

No improvements were made for the current year.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.

¹ The Update of the AB1600 Fee Justification Study completed by Goodwin Consulting Group in March 2017 addressed the existing deficiency in this account and noted that by the build out of the City's planning area, sufficient funds will have been collected to reimburse this account. This negative balance were reevaluated in 2021 with no proposed adjustment to the fee.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

STORM DRAIN FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to provide for facilities necessary to handle storm water run-off to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$3,619.93	\$829.09	\$0.52	\$0.52	\$0.52	\$0.63	\$0.63
2025	\$3,715.50	\$850.98	\$0.53	\$0.53	\$0.53	\$0.65	\$0.65

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of \$2,736,394.02 and an ending balance as of June 2025 in the amount of \$2,925,233.79. The fund balance in this account will accrue to pay for future projects.

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$88,618.29 and interest earned was \$100,221.48. Net change to the fund was \$188,839.77 before expenditures.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.** No fees were expended from this fund for the current year.

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**
No improvements were made for the current year.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**
No interfund transfers or loans were made from this account or fund.

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**
No refunds were made from this account or fund.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

TRANSPORTATION FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to provide for necessary improvements to the transportation system that are needed to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$8,872.27	\$4,231.37	\$2.35	\$1.56	\$1.40	\$1.72	\$2.03
2025	\$9,106.50	\$4,343.08	\$2.41	\$1.60	\$1.44	\$1.76	\$2.09

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of \$2,704,795.07. There was an ending balance as of June 2025 in the amount of \$3,373,440.02.

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$552,584.66 and interest earned was \$102,102.55. Net change to the fund was \$654,687.21 before expenditures.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**

<u>Project Title</u>	<u>2024/2025 Expenditures</u>	<u>% of Total Project Fee-Funded</u>
E. Main Street Signalized Intersection	(\$48,774.74)	45%
N. Ripon/River Rd Traffic Signal	\$34,817.00	100%

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

<u>Project Title</u>	<u>Prior Report Construction Start Date</u>	<u>Current Report Construction Start Date</u>	<u>Reason for Schedule Change</u>
E. Main Street Signalized Intersection	07/01/21	N/A	Project priority downgraded.
N. Ripon/River Rd Traffic Signal	01/01/23	01/01/27	Delay due to right-of-way acquisition.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

WASTEWATER FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to provide for expansion of the sewer system that is necessary to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$6,067.11	\$3,791.76	\$1.09	\$1.09	\$1.09	\$1.52	\$1.09
2025	\$6,227.28	\$3,891.87	\$1.12	\$1.12	\$1.12	\$1.56	\$1.12

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of \$6,430,748.13 and an ending balance as of June 2025 in the amount of \$7,008,668.31. The fund balance in the account will accrue to pay for future projects.

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$342,519.62 and interest earned was \$235,400.56. Net change to the fund was \$577,920.18 before expenditures.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**

No fees were expended from this fund for the current year.

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

No improvements were made for the current year.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.

CITY OF RIPON
DEVELOPMENT IMPACT FEE ANNUAL REPORT
2024-2025

WATER FEE

(A) **A BRIEF DESCRIPTION OF THE TYPE OF FEE IN THE ACCOUNT.** This fee is charged to pay for expansion of the water system that is necessary to support new growth.

(B) **THE AMOUNT OF THE FEE.**

Year	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per land sq. ft.)	Office (Per land sq. ft.)	Light Industrial (Per land sq. ft.)	Heavy Industrial (Per land sq. ft.)	Warehouse (Per land sq. ft.)
2024	\$14,385.22	\$9,591.10	\$0.66	\$0.66	\$0.66	\$0.66	\$0.66
2025	\$14,764.99	\$9,844.31	\$0.68	\$0.68	\$0.68	\$0.68	\$0.68

(C) **THE BEGINNING AND ENDING BALANCE OF THE ACCOUNT OR FUND.** In July 2024, there was a beginning balance for this account in the amount of \$4,246,612.11 and an ending balance as of June 2025 in the amount of \$5,169,052.93. The fund balance in the account will accrue to pay for future projects.

(D) **THE AMOUNT OF THE FEES COLLECTED AND INTEREST EARNED.** The amount of the fees collected was \$798,796.35 and interest earned was \$155,397.67. Net change to the fund was \$954,194.02 before expenditures.

(E) **AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT ON WHICH FEES WERE EXPENDED AND THE AMOUNT OF THE EXPENDITURES ON EACH IMPROVEMENT, INCLUDING THE TOTAL PERCENTAGE OF THE COST OF THE PUBLIC IMPROVEMENT THAT WAS FUNDED WITH FEES.**

Project Title	2024/2025 Expenditures	% of Total Project Fee-Funded
Surface Water Supply Project	\$31,753.20	70%

(F) (i) **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 ON AN INCOMPLETE PUBLIC IMPROVEMENT AND THE PUBLIC IMPROVEMENT REMAINS INCOMPLETE; (ii) AN IDENTIFICATION OF EACH PUBLIC IMPROVEMENT IDENTIFIED IN A PREVIOUS REPORT AND WHETHER CONSTRUCTION BEGAN ON THE APPROXIMATE DATE NOTED IN THE PREVIOUS REPORT; (iii) FOR A PROJECT IDENTIFIED 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.**

Project Title	Prior Report Construction Start Date	Current Report Construction Start Date	Reason for Schedule Change
Surface Water Supply Project	08/01/23	06/01/30	Delay due to federal process to receive awarded grant funding.

(G) **A DESCRIPTION OF EACH INTERFUND TRANSFER OR LOAN MADE FROM THE ACCOUNT OR FUND, INCLUDING THE PUBLIC IMPROVEMENT ON WHICH THE TRANSFERRED OR LOANED FEES WILL BE EXPENDED, AND IN THE CASE OF AN INTERFUND LOAN, THE DATE ON WHICH THE LOAN WILL BE REPAYED, AND THE RATE OF INTEREST THAT THE ACCOUNT OR FUND WILL RECEIVE ON THE LOAN.**

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

(H) **THE AMOUNT OF REFUNDS MADE ONCE DETERMINED THAT SUFFICIENT MONIES HAVE BEEN COLLECTED TO FUND FEE-RELATED PROJECTS; (i) THE NUMBER OF PERSONS OR ENTITIES IDENTIFIED TO RECEIVE THOSE REFUNDS, AND ANY ALLOCATIONS.**

No refunds were made from this account or fund.