

2017

# AB 1600 – Annual Development Impact Fee Report (FY-2016/17)



City of Rialto

**CITY OF RIALTO**

**ANNUAL REPORT OF DEVELOPMENT IMPACT FEES  
(AB 1600 REPORT)**

**YEAR ENDED JUNE 30, 2017**



## **BACKGROUND**

In 1987, the Legislature passed AB 1600 better known as the Mitigation Fee Act, which established a process by which cities may impose development impact fees on new development in order to finance various public improvements to mitigate the impacts of new development on the community

A development impact fee is a monetary exaction other than a tax or special assessment that is charged by local municipalities to an applicant, most likely a developer, in connection with approval of a development project. The development impact fees are assessed for defraying all or a portion of the cost of public facilities related to the development project.

The legal requirements for enactment of a development impact fee are presented in the Government Code Section 66000-66025 the "Mitigation Fee Act." The fee must be reasonably related to the cost of the public facilities provided by the local municipality. If a development impact fee does not relate to the impact created by the development or exceeds the reasonable cost of providing the public facilities, then the fee may be declared a special tax and must then be subject to two-thirds voter approval. "Public facilities" are defined to include public improvements, public services and community amenities. The power to exact development impact fees arises from the City's police power to protect the public health, safety and welfare of its citizenry, as long as it does not conflict with state laws.

As the City is collecting the various types of impact fees, AB 1600 requires accounting for every fee collected. The funds collected for each type of impact fee must be recognized in a separate fund account and not commingled with any other revenue. Within 180 days after the last day of the fiscal year, the City must make available the following information:

- a brief description of the type of fee in each account or fund;
- the amount of the fee;
- the beginning and ending balance of the account or fund;
- the amount of the fees collected and the interest earned;
- an identification of each public improvement on which fees were expended and the amount of each expenditure;
- an identification of the approximate date by which the construction of the public improvement will commence;
- a description of any inter-fund transfer or loan and the public improvement of which the transferred funds will be expended;
- the amount of refunds made and any allocations of unexpended fees that are not refunded.

This report meets the requirements of AB1600. This report will summarize fund activity for all development impact funds from July 1, 2016 through June 30, 2017. In addition to the financial summary, a brief description of the current and proposed capital projects will be highlighted.

## **I. TYPES OF DEVELOPMENT FEES**

On September 10, 2013 the City Council adopted Ordinance 1532, which updated and revised the Rialto Municipal Code related to the imposition of Development Impact Fees by the City. Ordinance 1532 added Chapter 3.33 and replaced Chapters 3.34, 3.36, 3.40, 3.44, 153.48, 3.52, 3.56, 3.60, 3.64, 3.68, and 3.72 of the Rialto Municipal Code related to Development Impact Fees. Ordinance 1532 increased the number of development impact fees the City may impose from twelve (12) to thirteen (13) by adding a Local Traffic Impact Fee.

### **1. PARKS AND RECREATION DEVELOPMENT IMPACT FEES (RMC 3.33.150)**

The Parks and Recreation Development Fund collects fees for the costs of acquiring, improving and expanding parks, playgrounds and recreational facilities.

### **2. REGIONAL TRAFFIC IMPACT MITIGATION DEVELOPMENT FEE (RMC 3.33.160)**

The Regional Traffic Impact Mitigation Development Fund collects fees for the costs of the constructing transportation facilities associated with the regional traffic network.

### **3. LOCAL TRAFFIC DEVELOPMENT IMPACT FEE (RMC 3.33.170)**

The Local Traffic Development Impact Fund collects fees for the cost of designing, upgrading or improving the city's local traffic network.

### **4. STREET MEDIAN DEVELOPMENT FEE (RMC 3.33.180)**

The Streets and Median Development Fund collects fees for the costs of constructing and expanding street medians along major arterials.

### **5. GENERAL MUNICIPAL FACILITIES DEVELOPMENT FEE (RMC 3.33.190)**

The General Municipal Facilities Development fund collects fees for the actual or estimated costs of constructing and improving the general municipal facilities within the City, including any required acquisitions of land.

### **6. LIBRARY FACILITIES DEVELOPMENT FEE (RMC 3.33.200)**

The library facilities development fund collects fees for the actual or estimated costs of the acquisition, expansion, and construction of library facilities.

### **7. LAW ENFORCEMENT FACILITIES DEVELOPMENT IMPACT FEE (RMC 3.33.210)**

The Law Enforcement Services Development Fund collects fees for the cost of law enforcement facilities, equipment, and training.

### **8. FIRE PROTECTION FACILITIES DEVELOPMENT FEE (RMC 3.33.220)**

The Fire Protection Services Development Fund collects fees for the cost of fire protection facilities and equipment.

**9. OPEN SPACE DEVELOPMENT IMPACT FEE (RMC 3.33.230)**

The Open Space Development Fund collects fees for the costs of acquiring open space as well as grading, irrigation and turfing costs associated therewith.

**10. SEWAGE COLLECTION FACILITIES DEVELOPMENT IMPACT FEE (RMC 3.33.240)**

The Sewage Collection Facilities Development Fund collects fees for the cost of constructing and improving sewage collection facilities within the City, including any required acquisition of land.

**11. SEWAGE TREATMENT FACILITIES DEVELOPMENT IMPACT FEE (RMC 3.33.250)**

The Sewage Treatment Facilities Development Fund collects fees for the cost of constructing and improving sewage treatment facilities within the City, including any required acquisition of land.

**12. DOMESTIC AND RECYCLED WATER FACILITIES DEVELOPMENT FEE (RMC 3.33.260)**

The Water Holding and Distribution Development Fund collects fees for the cost of constructing and improving the water holding and distribution facilities within the City, including any required acquisition of land.

**13. STORM DRAIN FACILITIES DEVELOPMENT IMPACT FEE (RMC 3.33.270)**

The Storm Drain Facilities Development Fund collects fees for the cost of constructing and improving storm drain facilities within the City, including any required acquisition of land.

As the City collects the various types of impact fees, AB 1600 requires accounting for every fee collected. The funds collected for each development impact fee must be recognized in a separate fund account and not commingled with any other revenues. The City uses the development impact fees collected for the construction and the expansion of infrastructure and public facilities to accommodate growth, not for operating or maintenance costs.

## **PARKS AND RECREATION DEVELOPMENT IMPACT FEE**

The Parks and Recreation Development Fee was established by adoption of Ordinance 1060 on May 2, 1989. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Parks and Recreation Development Impact Fee into RMC Section 3.33.150. The current Parks and Recreation Development Impact Fee assessed upon new residential development was established by passage of Resolution 6067 on December 27, 2011, which approved significant increases to the existing development impact fees over a four-year period starting July 1, 2014.

### **Purpose of Fee:**

The Parks and Recreation Development Fee is assessed as a condition of approval on all new residential development to pay for the costs incurred by the City in acquiring, improving, and expanding parks, playgrounds and recreational facilities to meet the increased needs for those facilities resulting from the effects of new development in the City. Funds collected are deposited into a separate fund (Account No. 210-400-4760-7639) maintained by the City.

### **Use of Funds:**

Funds held in the Parks and Recreation Development Fund (210) are solely for:

1. Acquisition of additional property for park and recreation facilities;
2. Design and construction of recreational facilities, including turf, landscaping, buildings, structures and other amenities for park and recreation purposes and master plans;
3. Furnishing of buildings or public facilities for park and recreational purposes;
4. Purchasing of equipment and vehicles for park and recreational purposes.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$751,943 with revenues of \$10,828,888, which was comprised of \$10,828,888 in development impact fee and general fund revenue and \$22,905 in interest income. FY 16/17 expenditures totaled \$225,762 for projects. The ending fund balance for FY 16/17 (June 30, 2017) was \$11,377,974.

### **Expenditures:**

#### **Transfers**

None.

#### **Capital Investments**

<b><u>Projects:</u></b>	<b><u>Project #</u></b>	<b><u>DIF Expenditure</u></b>
Jerry Eaves Parking Lot Expansion	170303	\$225,762

**Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Frisbie Park Expansion (Project # 150304)	Conduct expansion in undeveloped portions of Frisbie Park.	In CY 2018, the City expects to commence construction.	\$16,000,000. (estimate)
Sampson Park Development (Project # 150303)	Development of a park on the northeast corner of Cactus Avenue and Randall Avenue.	In CY 2018, the City expects construction to complete.	\$5,900,000. (estimate)

## **FIRE PROTECTION FACILITIES DEVELOPMENT IMPACT FEE**

The Fire Protection Facilities Development Impact Fee was first established by the adoption of Ordinance 1112 on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Fire Protection Facilities Development Impact Fee into RMC Section 3.33.220. The amount of the Parks and Recreation Development Impact Fee, which is assessed upon all new development in the City, was established by passage of Resolution 6067 on December 27, 2011, which approved significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

### **Purpose of the Funds:**

The Fire Protection Services Development Fee is assessed as a condition of approval for all new residential, commercial and industrial developments in the City to pay for the costs incurred by the City in acquiring, improving, and expanding fire facilities to meet the increased needs for those facilities resulting from the effects of new development in the City. Funds collected are deposited into a separate fund (Account No. 217-400-5176-7679) maintained by the City.

### **Use of Funds:**

Funds collected from Fire Protection Services Development Fees (217) shall be used for:

1. Acquisition of additional property for fire protection facilities;
2. Design and construction of buildings for fire protection services and master plans;
3. Furnishing of buildings or facilities for fire protection services;
4. Purchasing of equipment and vehicles for fire protection services;
5. Costs of six months of training for fire protection trainees either at an academy or assigned to a department training officer.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$470,040 with revenues of \$2,153,030, which was comprised of \$2,141,664 in development impact fee revenue and \$11,366 in interest income. FY 16/17 expenditures totaled \$163,433, which was comprised of \$162,173 in projects and \$1,260 in general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$2,459,637.

### **Expenditures:**

#### **Transfers**

None.



Capital Investments:

**Projects:**

Fire Station 205 Project

**Project #**

160208

**DIF**

**Expenditure**

\$162,173

**Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Fire Station 205 Development (Project # 170203)	Develop Fire Station 205 and training facility on Willow Avenue between San Bernardino Avenue and Valley Boulevard.	In CY 2018, the City expects to retain a contractor to begin grading, temporary structure construction, and permanent building construction.	\$7,400,000. (estimate)

## **LAW ENFORCEMENT FACILITIES DEVELOPMENT IMPACT FEE**

The Law Enforcement Facilities Development Impact Fee was first established by Ordinance 1111, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Law Enforcement Facilities Development Impact Fee into RMC Section 3.33.210. The amount of the Law Enforcement Facilities Development Impact Fee, which is assessed upon all new development in the City, was established by Resolution 6067, approved on December 27, 2011, which approved significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

### **Purpose of the Funds:**

The Law Enforcement Facilities Development Fee is assessed as a condition of approval for all new development to pay for the costs incurred by the City in acquiring, improving, and expanding Police facilities to meet the increased needs for those facilities resulting from the effects of new development in the City. Funds collected are deposited into a separate fund (Account No. 218-400-6282-7679) maintained by the City.

### **Use of Funds:**

Funds collected from Law Enforcement Facilities Development Fees (218) shall be used for the following purposes:

1. Acquisition of additional property for law enforcement facilities;
2. Design and construction of buildings for law enforcement services and master plans;
3. Furnishing of buildings or facilities for law enforcement services;
4. Purchasing of equipment and vehicles for law enforcement services;
5. Costs of six months of training for police officer trainees either at an academy or assigned to a department training officer.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$799,862 with revenues of \$170,510, which was comprised of \$158,729 in development impact fee revenue and \$11,781 in interest income. FY 16/17 expenditures totaled \$1,597, which 1,597 was for capital projects and \$0 was related to general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$968,775.

### **Expenditures:**

#### **Transfers**

None.

## Capital Investments

### **Projects:**

Training Room & Annex Bldg. Improvements 140210

### **Project #**

### **DIF**

### **Expenditure**

\$ 828

### **Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Police Building Addition/Expansion	Develop or expand Police Department building.	The City is collecting fees to establish adequate fund to finance future building additions.	\$40,000,000.* (estimate)
*Per the Development Impact Fee Report dated December 10, 2011.			

## **OPEN SPACE DEVELOPMENT IMPACT FEE**

The Open Space Development Impact Fee was established by Ordinance 1108, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Open Space Development Impact Fee into RMC Section 3.33.230. The Open Space Development Impact Fee, which is assessed upon all new development in the City, was set and established by passage of Resolution No. 4484 on September 1, 1998.

### **Purpose of the Funds:**

The Open Space Development Impact Fee is assessed as a condition of approval for all new development to pay for the actual or estimated costs of the acquisition of open space to replace land that is being developed. Funds collected are deposited into a separate fund (Account No. 220-400-8348-7679) maintained by the City.

### **Use of Funds:**

Funds collected from the Open Space Development Fee (220) shall be used for :

1. Preparation or development of an open space master plan or other special studies, including but not limited to habitat conservation plan(s) as necessary, to identify and designate appropriate open space and habitat areas for preservation of threatened or endangered species, and other studies determined to be necessary by the city;
2. Acquisition of real property, easements or other rights for the development of additional open space areas;
3. Design, engineering, construction and installation of improvements or facilities for the use, access and preservation of open space areas;
4. Establishment and endowment of on-going biological or cultural monitoring or interpretive programs necessary to maintain the viability of habitat conservation areas.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$1,053,916 with revenues of \$310,189, which was comprised of \$293,580 in development impact fee revenue and \$16,609 in interest income. FY 16/17 expenditures totaled \$12,124 – 12,124 was for capital projects and \$0 was related to general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$1,351,981.

### **Expenditures:**

#### **Transfers**

None.

Capital Investments

**Projects:**

Cactus Trails

**Project #**

170801

**DIF**

**Expenditure**

\$12,126

**Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Cactus Walking Trail (Project # 170801)	Develop trail on Cactus Avenue along flood control to Baseline Avenue.	In CY 2018, staff expects the design document preparation.	\$500,000 (estimate)
Cactus Walking Trail Parking Lot (Project # 170802)	Develop trail on Cactus Avenue along flood control to Baseline Avenue.	In CY 2018, staff expects the design document preparation.	\$500,000 (estimate)

## **STORM DRAIN FACILITIES DEVELOPMENT IMPACT FEE**

The Storm Drain Facilities Fee was established by Ordinance 1108, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Storm Drain Facilities Fee Facilities Development Impact Fee into RMC Section 3.33.270. The amount of the Storm Drain Facilities Fee Development Impact Fee, which is assessed upon all new development in the City, was established by Resolution 6068, approved on December 27, 2011, which approved significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

### **Purpose of the Funds:**

The Storm Drain Facilities Fee is assessed as a condition of approval for all new development to pay for the costs of providing storm water flow and retention facilities within the city necessary to accommodate new development, including any required acquisition of land. Funds collected are deposited into a separate fund (Account No. 230-400-4720-7662) maintained by the City.

### **Use of Funds:**

Funds collected from the Storm Drain Facilities Fee (230) shall be used for:

1. Acquisition of real property for right-of-way and public facilities for storm drain purposes including special studies, engineering designs, plans and other retention or detention basins, treatment facilities and pipelines;
2. Design and construction of public facilities consisting of retention basins, detention basins, treatment infrastructure and pipelines for storm drains and master plans.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$5,797,212 with revenues of \$5,778,853, which was comprised of \$5,671,857 in development impact fee revenue and \$106,996 in interest income. FY 16/17 expenditures totaled \$846,849 that was comprised of \$846,662 in capital projects and \$187 in general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$10,729,216.

### **Expenditures:**

#### **Transfers**

None.

## Capital Investments

<u>Projects:</u>	<u>Project #</u>	<u>DIF Expenditure</u>
San Bernardino/ Riverside Widening	130801	\$ 6,616
Cedar Ave/Metrolink Drainage	120801	\$ 1,200
Master Plan of Drainage Update	140004	\$ 19,914
Miro Way Extension	130703	\$ 817,166
Storm Drain Baseline to Cactus 3 Basin	170700	\$ 145
Cactus & Rialto Channel Improvements	170701	\$ 145
Alder Widening	140801	\$ 1,476

## Future Use of Unexpended or Uncommitted Fees Over Five Years:

<b>Project</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Ayala Drive Widening (Project # 090804)	In CY 2018, the City plans to complete improvements.	\$720,000 (estimate)
Baseline Road to Cactus Basin 3 Improvements (Project # 170700)	In CY 2018, the City plans to retain a consultant to prepare a feasibility study of storm drain improvements.	\$2,500,000 (estimate)
Regional Facilities – Cactus and Rialto Channel Improvements (Project # 170701)	In CY 2018, the City plans to retain a consultant to prepare a feasibility study of storm drain improvements.	\$10,000,000 (estimate)

## **REGIONAL TRAFFIC IMPACT MITIGATION DEVELOPMENT IMPACT FEE**

The Regional Traffic Impact Mitigation Development Fee was first established by Ordinance 1106, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Regional Traffic Impact Fee into RMC Section 3.33.160. The current Regional Traffic Impact Development Fee was set and established by Resolution No. 5427 on December 28, 2006. The Regional Traffic Fees has been increased twice since then based upon SANBAG's recommended construction cost index.

### **Purpose of the Funds:**

The Regional Traffic Impact Mitigation Development Fee is assessed as a condition of approval for all development projects, including any substantial improvements to a building, structure or property to mitigate the impacts to the that result in an increase in the number of vehicle trips generated, as determined by a traffic study approved by the city. Funds collected are deposited into a separate fund (Account No. 250-400-4312-7679) maintained by the City.

### **Use of Funds:**

Funds collected from Regional Traffic Development Impact Fee shall be used for the design and construction of regional traffic improvements, including the widening of arterials, intersections, installation of traffic signals, grade crossings, and freeway interchanges as identified in the city's approved list of regional traffic improvements contained in the SANBAG Regional Nexus Study, as amended.

The City Council approved a third increase to the Regional Traffic Fee on September 1, 2013. The increase was based upon SANBAG's recommended construction cost inflationary adjustment. Effective September 1, 2013, the Regional Traffic Fee is as follows:

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$5,312,012 with revenues of \$8,296,902, which was comprised of \$8,189,182 in development impact fee revenues and \$107,720 in interest income. FY 16/17 expenditures totaled \$3,183,431, which was comprised of \$3,132,131 in capital projects and \$51,300 in general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$10,425,483.

### **Expenditures:**

#### **Transfers**

None.



## Capital Investments

<b><u>Projects:</u></b>	<b><u>Project #</u></b>	<b><u>DIF Expenditure</u></b>
Cedar Ave/Metrolink Drainage Facility	(120801)	\$ 41,076
Panattoni DA – Baseline/Linden	(080711)	\$ 217,422
I-210 Logistics III – DA	(140702)	\$1,664,436
Randall Ave. Widening – Cactus/Riverside	(140809)	\$ 756
San Bernardino/ Riverside Widening	(130801)	\$ 672,122
TS Upgrade Baseline/Acacia HSIP Grant	(140815)	\$ 587
Easton/Ayala Retail	(170704)	\$ 13,450
Alder Widening	(140801)	\$ 236,387
Valley Widening-Spruce/Cactus/Pomona	(140802)	\$ 98,156
Riverside and UPRR Bridge Widening	(140813)	\$ 42,086
Traffic/Transportation Local DIF Study	(140816)	\$ 63,611
TS Foothill/Home Depot	(140817)	\$ 5,570
Miro Way Extension	(130703)	\$ 82,032

## Future Use of Unexpended or Uncommitted Fees Over Five Years:

<b><u>Project</u></b>	<b><u>Description</u></b>	<b><u>Activity Update</u></b>	<b><u>Impact Fee Cost</u></b>
Ayala Avenue Widening (Project # 090804)	Street widening on Ayala Avenue between Baseline Avenue and Renaissance Parkway.	In CY 2017, the City completed construction.	\$600,000 (estimate)
Alder Avenue Widening (Project # 140801)	Street widening on Ayala Avenue between Baseline Avenue and Renaissance Parkway.	In CY 2018, staff expects construction to commence.	\$2,500,000 (estimate)
Randall Street Widening: From Riverside to Cactus (Project # 140809)	Street widening at Valley Blvd and Cactus Avenue.	In CY 2018, staff expects the design document preparation.	\$2,100,000 (estimate)
Valley Blvd. Street at Cactus and Linden (Project # 140801)	Street widening on Randall Street from Riverside Avenue to Cactus Avenue.	In CY 2018, staff expects the design document preparation.	\$400,000 (estimate)
Riverside and UPRR Bridge Widening	Riverside Avenue/UPRR bridge reconstruction and widening project.	In CY 2018, the project is in the environmental process and preliminary engineering phase.	\$4,700,000. (estimate)

Cedar/I-10 Interchange	Widening the Cedar/I-10 Interchange in Bloomington. City fair share obligation per County.	The City is expected to convey funds to the County in CY 2018 or CY 2019.	\$5,000,000
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## **STREET MEDIAN DEVELOPMENT IMPACT FEE**

The Street Median Development Fee was established by passage of Resolution No. 4484 on September 1, 1998. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Street Median Development Impact Fee into RMC Section 3.33.180. The Street Median Fee is assessed upon all new development in the City. The amount of the fee was established in Resolution No. 4484, which was adopted on September 1, 1998.

### **Purpose of the Funds:**

The Street Median Development Fee is assessed as a condition of approval for all new development to pay for the actual or estimated costs of constructing raised medians on major arterials in the City. Funds collected are deposited into a separate fund (Account No. 250-400-4314-7679) maintained by the City.

### **Use of Funds:**

Funds collected from street median development impact fee shall be used for the design, upgrade, enhancement, and/or construction of raised medians and related improvements along major arterials and other regional roadways, including but not limited to landscaping, hardscaping, special markers, entrance signs, monument signs, and other related improvements, which are located at major entrances or exits to neighborhoods

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$219,802, with revenues of \$64,413, which was comprised of \$63,000 in development impact fee revenues and \$1,413 in interest income. FY 16/17 expenditures totaled \$5,560, which was comprised of \$5,650 in capital projects and \$0 in general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$219,802.

### **Expenditures:**

#### **Transfers**

No interfund transfers or loans were made during the current fiscal year.

#### **Capital Investments**

None.

**Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>		<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Street Additions	Median	Develop street medians per the General Plan including on Foothill Boulevard.	The City is collecting fees to establish adequate fund to finance future street medians.	Expected to exceed \$100,000

## **GENERAL MUNICIPAL FACILITIES DEVELOPMENT IMPACT FEE**

The General Municipal Facilities Development Fee was established by Ordinance 1107, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Street Median Development Impact Fee into RMC Section 3.33.180. The amount of the General Municipal Facilities Development Fee, which is assessed upon all new development in the City, was established by Resolution 6067, approved on December 27, 2011, which approved significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

### **Purpose of the Funds:**

The General Municipal Facilities Development Fee is assessed as a condition of approval for all new development to pay for the actual or estimated costs of constructing and improving general municipal facilities within the City, including any required acquisitions of land. Funds collected are deposited into a separate fund (Account No. 270-400-2147-7679) maintained by the City.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$965,121 with revenues of \$233,254, which was comprised of \$217,596 in development fees and \$15,658 in interest income. FY 16/17 expenditures totaled \$14,756, which was comprised of \$14,756 in capital projects and \$0 in general administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$1,183,619.

### **Expenditures:**

#### **Transfers**

No interfund transfers or loans were made during the current fiscal year.

#### **Capital Investments**

##### **Projects:**

Addition to Development Services

##### **Project #**

Unassigned

##### **DIF**

##### **Expenditure**

\$14,756

**Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
City Facility Addition/Expansion.	Develop or expand City facilities.	The City is collecting fees to establish adequate fund to finance future City facility additions.	\$18,900,000.* (estimate)
Development Services Building Addition	Enlarge the Development Services Building due to increased services	In CY 2018, the City expects construction to commence.	\$625,000 (estimate)
*Per the Development Impact Fee Report dated December 10, 2011.			

## **LIBRARY FACILITIES DEVELOPMENT IMPACT FEE**

The Library Facilities Development Fee was established as part of the General Facilities Development Fee contained in Ordinance 1107, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Library Facilities Development Impact Fee into RMC Section 3.33.200. The amount of the Library Facilities Development Fee, was established and set by Resolution 6067, approved on December 27, 2011.

### **Purpose of the Funds:**

The Library Facilities Development Fee is assessed as a condition of approval for all new residential development to pay for:

1. Acquisition of additional property for library facilities;
2. Design, engineering and construction of buildings for library services and master plans;
3. Furnishing of buildings or facilities for library facilities services;
4. Purchasing of books, computers, equipment and vehicles for library facilities services.

Funds collected are deposited into a separate fund (Account No. #250-400-4315-7679) maintained by the City.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$25,634 with revenues of 3,247, which was comprised of \$3,045 in development fees and \$202 in interest income. There were no FY 16/17 expenditures, leaving an ending fund balance for FY 16/17 (June 30, 2015) of \$28,881.

### **Expenditures:**

#### **Transfers**

None.

#### **Capital Investments**

None.

### **Future Use of Unexpended or Uncommitted Fees Over Five Years:**

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Library Building Addition/Expansion	Develop or expand library building.	The City is collecting fees to establish adequate fund to finance future building addition.	

## **SEWAGE COLLECTION DEVELOPMENT IMPACT FEE**

The Sewage Collection Development Fee was first established by Ordinance 1109, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised and recodified the Sewage Collection Development Impact Fee into RMC Section 3.33.240. The amount of the Sewage Collection Development Fee, which is assessed upon all new development in the City, was established by Resolution 6069, approved on December 27, 2011, which approved significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

In 2012, the City entered into a Concession Agreement with Rialto Water Services/VEOLIA to maintain and operate the City's water and wastewater systems. RWS/Veolia plans to make significant capital improvements to the City's sewage collection over the next five years.

### **Purpose of the Funds:**

The Sewage Collection Development Fee is assessed as a condition of approval for all new development to pay for sewage collection facilities to support new development. Funds collected are deposited into a separate fund (Account No. 660-400-7150-7703) maintained by the City.

Funds collected from sewage collection facilities development impact fee shall be used for the following purposes:

1. Acquisition of additional property for sewage collection facilities and right-of-ways;
2. Design and construction of buildings, facilities, infrastructure and pipelines for sewage collection services and master plans;
3. Furnishing of buildings, pumps, lift stations or facilities for sewage collection services;
4. Purchasing of equipment and vehicles for sewage collection services.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$3,951,372, with revenues of \$496,152, which was comprised of \$471,582 in development impact fees and \$24,570 in interest income. FY 16/17 expenditures totaled \$115,512, which was comprised of \$115,512 in capital projects and \$0 in general administrative costs.. The ending fund balance for FY 16/17 (June 30, 2017) was \$4,332,012.

### **Expenditures:**

#### **Transfers**

None.



## Capital Investments

<u>Projects:</u>	<u>Project #</u>	<b>DIF</b> <u>Expenditure</u>
Miro Way Extension	130703	\$ 15,512
Ayala Ave. Widening	090804	\$100,000

## Future Use of Unexpended or Uncommitted Fees Over Five Years:

<b>Project</b>	<b>Description</b>	<b>Activity Update</b>	<b>Impact Fee Cost</b>
Table 5-2 – Five-Year Projects.	Sewer CIP # S2, S3, S4, S5 and S6.	On-going.	\$2,169,652
Table 5-5 – Future Collection Problem Areas	Future Problem Area # F1 to F16.	On-going.	\$3,001,388
Sewage Line Extension on Renaissance Parkway/W. of Alder	Extend sewage line on Renaissance Parkway from Alder Avenue to Palmetto Avenue as part of the Proficiency Capital development and Construction Credit Agreement	In CY2018, the developer expects to complete the project.	Total sewage line extension estimate cost is \$524,786.
Sewage Line Extension on Renaissance Parkway/W. of Ayala	Extend sewage line on Renaissance Parkway from Ayala Drive to Linden Avenue as part of the LHR Development Agreement	In CY2018, the developer expects to complete the project.	Total sewage line extension estimate cost is \$1,267,000.
Sewage Line Extension on Renaissance Parkway/E. of Ayala	Extend sewage line on Renaissance Parkway from Ayala Drive to east as part of the Ayala@210 Construction Reimbursement Agreement	In CY2018, the developer expects to complete the project.	Total sewage line extension estimate cost is \$228,625.

## **SEWAGE TREATMENT FACILITIES DEVELOPMENT IMPACT FEE**

The Sewage Treatment Development Fee was first established by Ordinance 1110, which was adopted by the City Council on July 3, 1990. Ordinance 1532, which was adopted on September 10, 2013, revised and recodified the Sewage Treatment Development Impact Fee into RMC Section 3.33.250. The amount of the Sewage Treatment Development Fee, which is assessed upon all new development in the City, was established by Resolution 6069, approved on December 27, 2011, Resolution established the fee and implemented significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

### **Purpose of the Funds:**

The Sewage Treatment Development Fee is assessed as a condition of approval for all new development to pay for the actual or estimated costs of constructing and improving the sewage treatment facilities within the City, including:

1. Acquisition of additional property for sewage treatment facilities and right-of-ways;
2. Design and construction of buildings, facilities, infrastructure for sewage treatment facilities and master plans;
3. Furnishing of buildings or facilities for sewage treatment services;
4. Purchasing of equipment and vehicles for sewage treatment services

Funds collected are deposited into a separate fund (Account No. 660-400-7856-7703) maintained by the City.

### **Amount of Fee:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$0 with revenues of \$1,441,940 comprised of \$1,441,940 in development impact fee revenue and no interest income. FY 16/17 expenditures totaled \$1,441,940, which was comprised of \$0 in prior year debt and \$1,441,940 in debt repayment, \$0 for projects, and \$0 for administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$ 0.

### **Expenditures:**

#### **Transfers**

None.

#### **Capital Investments**

None.

### **Future Use of Unexpended or Uncommitted Fees Over Five Years:**

The City expended the entire fees collected for eligible projects.

## **DOMESTIC AND RECYCLED WATER FACILITIES DEVELOPMENT IMPACT FEE**

The Domestic and Recycled Water Facilities Development Impact Fee was previously referred to as the Water Holding and Distribution Development Fee, which was established by Ordinance 1113, which was adopted by the City Council on July 3, 1990. Ordinance 1532, adopted on September 10, 2013, revised, renamed and recodified the Water Holding and Distribution Fee into the Domestic and Recycled Water Facilities Development Impact Fee as Section 3.33.25 of the Rialto Municipal Code. The Domestic and Recycled Water Facilities Fee is assessed upon all new development in the City and was set and established by adoption of Resolution 6069 on December 27, 2011. Resolution 6069 approved significant increases to the existing development impact fee over a four-year period starting July 1, 2012.

### **Purpose of the Funds:**

The Water Holding and Distribution Development Fee is assessed as a condition of approval for all new development to pay for the actual or estimated costs of constructing and improving water holding and distribution facilities within the city, including:

1. Acquisition of additional property for water pumping, treatment, processing, purification, holding, and distribution facilities, including associated right-of-ways;
2. Design and construction of buildings, facilities, infrastructure and pipelines for water pumping, treatment, purification, holding and distribution of water throughout the city and master plans;
3. Furnishing of buildings or facilities for water holding, pumping, treatment, purification and distribution;
4. Purchasing of equipment and vehicles for the servicing of water holding, pumping, treatment, purification and distribution facilities.

Funds collected are deposited into a separate fund (Account No. 670-400-7953-7679) maintained by the City.

### **Amount of Fee Based on Water Meter Size:**

See Attachment 1.

### **Fund Balance:**

The beginning fund balance for Fiscal Year 16/17 (July 1, 2016) was \$ 0, with revenues of \$436,842, which was comprised of \$436,842 in development impact fee revenue and no interest income. FY 16/17 expenditures totaled \$436,842, which was comprised of \$100,000 in capital projects and \$336,842 in debt repayment, \$0 for projects, and \$0 for administrative costs. The ending fund balance for FY 16/17 (June 30, 2017) was \$0.

### **Expenditures:**

#### **Transfers**

None.

### Capital Investments

None.

In 2012, the City entered into a Concession Agreement with Rialto Water Services/VEOLIA to maintain and operate the City's water and wastewater systems. RWS/Veolia has plans for significant capital improvements to the City's domestic and recycled water facilities.

### **Future Use of Unexpended or Uncommitted Fees Over Five Years:**

The City expended the entire fees collected for eligible projects.

## **APPENDIX**

### **Abbreviations**

DU - Dwelling Unit  
EDU – Equivalent Dwelling Unit  
LFF – Lineal Front Foot  
SF – Square Footage  
SFR - Single Family Residential  
TSF – Thousand Square Feet

# FY 16/17 ANNUAL AB1600 SUMMARY REPORT

City of Rialto  
AB1600 Report  
07/01/16 - 6/30/17  
Summary-Preliminary

Version 1 02/20/18

	Park Develop	Fire Develop	Police Develop	Open Space	Local Drainage	Traffic Safety as Restated		General Facilities as Restated		Sewer Conn	Sewer Plant Expansion	Water Distrib
						Street Medians	Regional Traffic Fees	Library	General Facilities			
Fund #	210	217	218	220	230	250-4314	250-4312	270-4315	270-2147	660-7703/7855	660-7705	670-7953
<b>Beginning Cash Balance 7/1/16</b>	751,091	466,163	796,912	1,059,830	6,924,244	160,949	6,226,684	25,634	961,206	<sup>1</sup> 3,951,372	0	0
<b>Beginning Fund Balance 7/1/16</b>	751,943	470,040	799,862	1,053,916	5,797,212	160,949	5,312,012	25,634	965,121	3,951,372	0	0
<b>Revenue</b>												
Fees Collected & Other	10,828,888	2,141,664	158,729	293,580	5,671,857	63,000	8,189,182	3,045	217,596	471,582	1,441,940	436,842
Interest	22,905	11,366	11,781	16,609	106,996	1,413	107,720	202	15,658	24,570	-	-
<b>Subtotal revenue</b>	10,851,793	2,153,030	170,510	310,189	5,778,853	64,413	8,296,902	3,247	233,254	496,152	1,441,940	436,842
<b>Expenditure</b>												
Projects:	225,762	162,173	1,597	12,124	846,662	5,560	3,132,131		14,756	115,512	-	100,000
General Admin Costs	-	1,260	-	-	187		51,300		-		-	-
Debt prior year											1,441,940	<sup>3</sup> 336,842
Debt Repayment												<sup>5</sup> 436,842
<b>Subtotal expenditure</b>	225,762	163,433	1,597	12,124	846,849	5,560	3,183,431	-	14,756	115,512	1,441,940	436,842
<b>Ending Fund Balance 6/30/17</b>	11,377,974	2,459,637	968,775	1,351,981	10,729,216	219,802	10,425,483	28,881	1,183,619	4,332,012	0	0
<b>Other Fund Balance Adjustments</b>												
Loan Receivable	(3,515)	(1,744)	(1,808)	(2,549)					-			
Other Receivable									(2,434)			
Other Payables	188,566	26,439	-	12,126	1,122		133,975		-			
<b>Subtotal-Other Fund Bal Adj</b>	185,051	24,695	(1,808)	9,577	1,122	-	133,975	-	(2,434)	0	0	0
<b>Ending Cash Balance 6/30/17</b>	11,563,025	2,484,332	966,967	1,361,558	10,730,338	<sup>7</sup> 219,802	10,559,458	<sup>8</sup> 28,881	1,181,185	<sup>2</sup> 4,332,012	0	0

Note

1. General Facilities Development Fund beginning cash balance as restated \$986,840 (Gen Facilities \$961,313 and Library Bldg \$25,527).
2. General Facilities Development Fund ending cash balance as restated \$1,210,066 (Gen Facilities \$1,181,291 and Library Bldg \$28,775).
3. Total principal and interest, \$167,080 and \$527,034 respectively.
4. If additional development fees are collected in current and future years, that amount up to 7,089,819 (loan/debt repayment ) may be applied to AB1600.
5. Total principal and interest, \$194,037.00 & \$142,804.78 respectively.
6. If additional development fees are collected in current and future years, that amount up to \$98,421 debt repayment may be applied to AB1600.
7. Ending Cash Balance 06/30/17 - Local Drainage \$10,714,392, includes restricted cash with escrow agent \$144,630.35 (Miro Way project \$226,385 and Alder Avenue project (\$81,754.38)).
8. Ending Cash Balance 06/30/17 - Traffic Safety as restated \$10,603,382, includes restricted cash with escrow agent \$2,134,835 (Miro Way project \$436,422 and Alder Avenue project \$1,698,413).

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# FY 16/17 ANNUAL AB1600 SUMMARY REPORT

## SUMMARY OF CAPITAL EXPENDITURES (CASH BASIS) rounded JUNE 30, 2017

Project	Project Number	210 Park Develop	217 Fire Develop	218 Police Develop	220 Open Space	230 Local Drainage	250 Traffic Safety	270 General Facilities	660 Sewer Connection	670 Water Distribution
None		0.00								0.00
Rails to Trails-Recreational Pathway	080803									
Ayala Ave. Widening	090804								100,000.00	
Cedar Ave/Metrolink Drainage Facility	120801					1,200.00	41,076.00			
Traffic Signal at Riverside and Linden	120802									
Metrolink Parking Lot Expansion Grant	120808									
PANATTONI DA-BASELINE/LINDEN	080711						217,422.00			
Miro Way Extension	130703					817,166.00	82,032.00		15,512.00	
Riverside/San Bernardino Improvements	130801					6,616.00	672,122.00			
Master Plan of Drainage Update	140004					19,914.00				
Police Dept. Training Room & Annex Bldg	140210			828.00						
I-210 LOGISTICS III - DA	140702						1,664,436.00			
Alder Widening	140801					1,476.00	236,387.00			
Valley Widening-Spruce/Cactus/Pomona	140802						98,156.00			
RANDALL AVE WIDENING - CACTUS/RIVERSIDE	140809						756.00			
Riverside & UPRR Bridge Widening	140813						42,086.00			
TS UPGRADE BASELINE/ACACIA HSIP GRANT	140815						587.00			
Traffic/Transportation Local DIF Study	140816						63,611.00			
Traffic Signal at Foothill/Home Depot	140817						5,570.00			
Maple Storm Drain & RUSD Ramp	150806									
Community Infrastructure Master Plan	160207									
Fire Station 205 Project	160208									
FIRE STATION 205 (NEW)	170203		162,173.00							
JERRY EAVES PARKING LOT EXPANSION	170303	225,762.00								
STORM DRAIN BASELINE TO CACTUS 3 BASIN	170700					145.00				
CACTUS & RIALTO CHANNEL IMPROVEMENTS	170701					145.00				
CACTUS TRAIL	170801				12,126.00				-	
EASTON/AYALA RETAIL	170704						13,450.00			
Storm Drain-Locust Avenue, Reso #6836 10/13/15	unassigned									
Addition to Dev SVCS building.	unassigned							14,756.00		
Property Acquisition-Civic Ctr Expansion	unassigned									
Grand Total		225,762.00	162,173.00	828.00	12,126.00	846,662.00	3,137,691.00	14,756.00	115,512.00	-

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**ATTACHMENT 1**

**IMPACT FEE SCHEDULE**

**FY 2016/17**



DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2015	ANNUAL INCREASE	NEW FEE EFFECTIVE JULY 1, 2016	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
<b>GENERAL FACILITIES</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 1,823.90	\$ 40.13	\$ 1,864.03	Reso. 6067	12/27/2011
Single-family	du	\$ 1,823.90	\$ 40.13	\$ 1,864.03	Reso. 6067	12/27/2011
Multi-family	du	\$ 1,718.71	\$ 37.81	\$ 1,756.52	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 1,718.71	\$ 37.81	\$ 1,756.52	Reso. 6067	12/27/2011
Office Space	tsf	\$ 215.63	\$ 4.74	\$ 220.37	Reso. 6067	12/27/2011
Retail Space	tsf	\$ 215.63	\$ 4.74	\$ 220.37	Reso. 6067	12/27/2011
Service Space	tsf	\$ 215.63	\$ 4.74	\$ 220.37	Reso. 6067	12/27/2011
Industrial	tsf	\$ 63.21	\$ 1.39	\$ 64.60	Reso. 6067	12/27/2011
<b>LAW ENFORCEMENT</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 1,294.82	\$ 28.49	\$ 1,323.31	Reso. 6067	12/27/2011
Single-family	du	\$ 1,294.82	\$ 28.49	\$ 1,323.31	Reso. 6067	12/27/2011
Multi-family	du	\$ 1,221.19	\$ 26.87	\$ 1,248.06	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 1,221.19	\$ 26.87	\$ 1,248.06	Reso. 6067	12/27/2011
Commercial/Retail	tsf	\$ 153.57	\$ 3.38	\$ 156.95	Reso. 6067	12/27/2011
Retail Space	tsf	\$ 153.57	\$ 3.38	\$ 156.95	Reso. 6067	12/27/2011
Service Space	tsf	\$ 153.57	\$ 3.38	\$ 156.95	Reso. 6067	12/27/2011
Industrial	tsf	\$ 46.28	\$ 1.02	\$ 47.30	Reso. 6067	12/27/2011
<b>FIRE PROTECTION</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 952.97	\$ 20.97	\$ 973.94	Reso. 6067	12/27/2011
Single-family	du	\$ 952.97	\$ 20.97	\$ 973.94	Reso. 6067	12/27/2011
Multi-family	du	\$ 899.33	\$ 19.79	\$ 919.12	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 899.33	\$ 19.79	\$ 919.12	Reso. 6067	12/27/2011
Office Space	tsf	\$ 250.34	\$ 5.51	\$ 255.85	Reso. 6067	12/27/2011
Retail Space	tsf	\$ 250.34	\$ 5.51	\$ 255.85	Reso. 6067	12/27/2011
Service Space	tsf	\$ 250.34	\$ 5.51	\$ 255.85	Reso. 6067	12/27/2011
Industrial	tsf	\$ 75.73	\$ 1.67	\$ 77.40	Reso. 6067	12/27/2011
<b>PARK DEVELOPMENT</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Single-family	du	\$ 3,148.17	\$ 69.26	\$ 3,217.43	Reso. 6067	12/27/2011
Multi-family	du	\$ 2,968.30	\$ 65.30	\$ 3,033.60	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 2,968.30	\$ 65.30	\$ 3,033.60	Reso. 6067	12/27/2011
Quimby In Lieu Fee 1		\$ -	\$ -	\$ -		
Single-family	du	\$ 5,468.53	\$ 120.31	\$ 5,588.84	Reso. 6067	12/27/2011
Multi-family	du	\$ 5,156.14	\$ 113.44	\$ 5,269.58	Reso. 6067	12/27/2011
Office Space	tsf	No fee		No fee	Reso. 6067	40904
Retail Space	tsf	No fee		No fee	Reso. 6067	40904
Service Space	tsf	No fee		No fee	Reso. 6067	40904
Industrial	tsf	No fee		No fee	Reso. 6067	40904
1 - Quimby Act - In Lieu Fee apply only to residential project that contain 50 or more dwelling units.						
<b>OPEN SPACE</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 1,026.92	\$ -	\$ 1,026.92	Reso. 4484	9/1/1998
Single-family	du	\$ 606.82	\$ -	\$ 606.82	Reso. 4484	9/1/1998
Multi-family	du	\$ 137.81	\$ -	\$ 137.81	Reso. 4484	9/1/1998
Mobile Homes	du	\$ 328.62	\$ -	\$ 328.62	Reso. 4484	9/1/1998
Non-Residential -						
Office Space	tsf	\$ 140.00	\$ -	\$ 140.00	Reso. 4484	9/1/1998
Retail Space	tsf	\$ 140.00	\$ -	\$ 140.00	Reso. 4484	9/1/1998
Service Space	tsf	\$ 140.00	\$ -	\$ 140.00	Reso. 4484	9/1/1998
Industrial	tsf	\$ 120.00	\$ -	\$ 120.00	Reso. 4484	9/1/1998

DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2015	ANNUAL INCREASE	NEW FEE EFFECTIVE JULY 1, 2016	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
<b>LIBRARY FACILITIES</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 326.07	\$ 7.17	\$ 333.24	Reso. 6067	12/27/2011
Single-family	du	\$ 326.07	\$ 7.17	\$ 333.24	Reso. 6067	12/27/2011
Multi-family	du	\$ 307.14	\$ 6.76	\$ 313.90	Reso. 6067	12/27/2011
Mobile Homes	du	\$ 307.14	\$ 6.76	\$ 313.90	Reso. 6067	12/27/2011
Office Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Retail Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Service Space	tsf	No fee		No fee	Reso. 6067	12/27/2011
Industrial	tsf	No fee		No fee	Reso. 6067	12/27/2011
<b>REGIONAL TRAFFIC FEES</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -		Subject to Approved SANBAG Increases				
Single-family	du	\$ 2,858.44	\$ -	\$ 2,858.44	Reso. 5427	12/28/2006
Multi-family	du	\$ 1,980.30	\$ -	\$ 1,980.30	Reso. 5427	12/28/2006
Retail	sf	\$ 6.54	\$ -	\$ 6.54	Reso. 5427	12/28/2006
Office	sf	\$ 3.94	\$ -	\$ 3.94	Reso. 5427	12/28/2006
Industrial	sf	\$ 2.26	\$ -	\$ 2.26	Reso. 5427	12/28/2006
High Box Cube	sf	\$ 1.13	\$ -	\$ 1.13	Reso. 6370	12/10/2013
<b>STREET MEDIANS</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 53.46	\$ -	\$ 53.46	Reso. 4484	9/1/1998
Single-family	du	\$ 53.46	\$ -	\$ 53.46	Reso. 4484	9/1/1998
Multi-family	du	\$ 35.16	\$ -	\$ 35.16	Reso. 4484	9/1/1998
Mobile Homes	du	\$ 26.93	\$ -	\$ 26.93	Reso. 4484	9/1/1998
Office Space	tsf	\$ 80.00	\$ -	\$ 80.00	Reso. 4484	9/1/1998
Retail Space	tsf	\$ 150.00	\$ -	\$ 150.00	Reso. 4484	9/1/1998
Service Space	tsf	\$ 90.00	\$ -	\$ 90.00	Reso. 4484	9/1/1998
Industrial	tsf	\$ 20.00	\$ -	\$ 20.00	Reso. 4484	9/1/1998
<b>STORM DRAIN FACILITIES</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate (1-2 du per acre)	du	\$ 5,250.80	\$ 115.52	\$ 5,366.32	Reso. 6068	12/27/2011
Estate (1-2 du per acre)	acre	\$ 10,502.66	\$ 231.06	\$ 10,733.72	Reso. 6068	12/27/2011
Single-family <sup>1</sup>	du	\$ 3,560.49	\$ 78.33	\$ 3,638.82	Reso. 6068	12/27/2011
Single-family	acre	\$ 17,504.78	\$ 385.11	\$ 17,889.89	Reso. 6068	12/27/2011
Multi-family <sup>2</sup>	du	\$ 1,207.52	\$ 26.57	\$ 1,234.09	Reso. 6068	12/27/2011
Multi-family	acre	\$ 21,005.31	\$ 462.12	\$ 21,467.43	Reso. 6068	12/27/2011
Mobile Homes	du	\$ 1,207.52	\$ 26.57	\$ 1,234.09	Reso. 6068	12/27/2011
Office Space	tsf	\$ 1,809.17	\$ 39.80	\$ 1,848.97	Reso. 6068	12/27/2011
Commerical/Retail Space <sup>3</sup>	tsf	\$ 1,809.17	\$ 39.80	\$ 1,848.97	Reso. 6068	12/27/2011
Commerical/Retail Space	acre	\$ 31,507.97	\$ 693.18	\$ 32,201.15	Reso. 6068	12/27/2011
Industrial <sup>3</sup>	tsf	\$ 1,809.17	\$ 39.80	\$ 1,848.97	Reso. 6068	12/27/2011
Industrial	acre	\$ 31,507.97	\$ 693.18	\$ 32,201.15	Reso. 6068	12/27/2011
<sup>1</sup> – Fee per SFR dwelling unit is based upon an overall average of 4.92 du per acre and is used as for an estimated cost per du only. Fee could be higher or lower per du based upon actual dus/ac. <sup>2</sup> – Fee per MF dwelling unit is based upon an average of 17.4 du per acre and is used as for an estimated cost per du only. Fee could be higher or lower per du based upon actual dus/ac. <sup>3</sup> – Fee per 1,000 sq. ft. for commercial and industrial is for example purposes only and is based upon a FAR of 40%. Actual fee must be calculated using FAR and /or the per acre assessment. Fee assessed will be the higher of the two calculations.						
<b>WATER HOLDING AND DISTRIBUTION</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
<b>WATER METER SIZE AND TYPE</b>						
5/8 - 3/4" Displacement	each	\$ 7,625.87	\$ 167.77	\$ 7,793.64	Reso. 6069	12/27/2011
1" Displacement	each	\$ 12,622.12	\$ 277.69	\$ 12,899.81	Reso. 6069	12/27/2011
1½ " Displacement	each	\$ 25,244.24	\$ 555.37	\$ 25,799.61	Reso. 6069	12/27/2011
2" Displacement	each	\$ 39,970.05	\$ 879.34	\$ 40,849.39	Reso. 6069	12/27/2011
3" Displacement	each	\$ 76,258.65	\$ 1,677.69	\$ 77,936.34	Reso. 6069	12/27/2011
3" Displacement Compound	each	\$ 80,991.95	\$ 1,781.82	\$ 82,773.77	Reso. 6069	12/27/2011
3" Class I & II Turbine	each	\$ 88,880.77	\$ 1,955.38	\$ 90,836.15	Reso. 6069	12/27/2011
4" Displacement Compound	each	\$ 126,221.22	\$ 2,776.87	\$ 128,998.09	Reso. 6069	12/27/2011
4" Class I Turbine	each	\$ 152,517.31	\$ 3,355.38	\$ 155,872.69	Reso. 6069	12/27/2011

DEVELOPMENT FEE CATEGORY	UNIT	CURRENT FEE JULY 1, 2015	ANNUAL INCREASE	NEW FEE EFFECTIVE JULY 1, 2016	RESOLUTION/ ORDINANCE #	DATE OF ADOPTION
4" Class II Turbine	each	\$ 157,776.52	\$ 3,471.08	\$ 161,247.60	Reso. 6069	12/27/2011
6" Displacement Compound	each	\$ 252,442.44	\$ 5,553.73	\$ 257,996.17	Reso. 6069	12/27/2011
6" Class I Turbine	each	\$ 315,553.05	\$ 6,942.17	\$ 322,495.22	Reso. 6069	12/27/2011
6" Class II Turbine	each	\$ 347,108.35	\$ 7,636.38	\$ 354,744.73	Reso. 6069	12/27/2011
8" Displacement Compound	each	\$ 399,700.52	\$ 8,793.41	\$ 408,493.93	Reso. 6069	12/27/2011
8" Class I Turbine	each	\$ 457,551.92	\$ 10,066.14	\$ 467,618.06	Reso. 6069	12/27/2011
8" Class II Turbine	each	\$ 604,810.00	\$ 13,305.82	\$ 618,115.82	Reso. 6069	12/27/2011
<b>SEWAGE COLLECTION</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
Residential -						
Estate	du	\$ 1,788.13	\$ 39.34	\$ 1,827.47	Reso. 6069	12/27/2011
Single-family	du	\$ 1,788.13	\$ 39.34	\$ 1,827.47	Reso. 6069	12/27/2011
Multi-family	du	\$ 1,788.13	\$ 39.34	\$ 1,827.47	Reso. 6069	12/27/2011
Mobile Homes	du	\$ 1,788.13	\$ 39.34	\$ 1,827.47	Reso. 6069	12/27/2011
Office Space	lff	\$ 71.53	\$ 1.57	\$ 73.10	Reso. 6069	12/27/2011
Retail Space	lff	\$ 71.53	\$ 1.57	\$ 73.10	Reso. 6069	12/27/2011
Service Space	lff	\$ 71.53	\$ 1.57	\$ 73.10	Reso. 6069	12/27/2011
Industrial	lff	\$ 71.53	\$ 1.57	\$ 73.10	Reso. 6069	12/27/2011
<b>SEWAGE TREATMENT</b>					<b>ORD. 1532</b>	<b>9/10/2013</b>
<b>Group I - Residential Uses</b>						
Residential						
Estate / Single Family	EDU	\$ 3,239.68	\$ 71.27	\$ 3,310.95	Reso. 6069	12/27/2011
Multi Family		\$ 2,522.32	\$ 55.49	\$ 2,577.81	Reso. 6069	12/27/2011
<b>Group II - Commercial (Low Strength)</b>						
Auto Parking	tsf	\$ 250.34	\$ 5.51	\$ 255.85	Reso. 6069	12/27/2011
Barber Shop	tsf	\$ 1,251.69	\$ 27.54	\$ 1,279.23	Reso. 6069	12/27/2011
Beauty Parlor	tsf	\$ 3,505.79	\$ 77.13	\$ 3,582.92	Reso. 6069	12/27/2011
Car Wash (1)	tsf	\$ 41,435.27	\$ 911.58	\$ 42,346.85	Reso. 6069	12/27/2011
Church	fixed seat	\$ 49.44	\$ 1.09	\$ 50.53	Reso. 6069	12/27/2011
Commercial Use	tsf	\$ 1,001.35	\$ 22.03	\$ 1,023.38	Reso. 6069	12/27/2011
Dental Office/Clinic	tsf	\$ 2,900.98	\$ 63.82	\$ 2,964.80	Reso. 6069	12/27/2011
Department and Retail Store	tsf	\$ 1,251.69	\$ 27.54	\$ 1,279.23	Reso. 6069	12/27/2011
Film Processing (1 hour)	tsf	\$ 1,251.69	\$ 27.54	\$ 1,279.23	Reso. 6069	12/27/2011
Health Club/Spa	tsf	\$ 10,014.60	\$ 220.32	\$ 10,234.92	Reso. 6069	12/27/2011
Hospitals	bed	\$ 1,171.75	\$ 25.78	\$ 1,197.53	Reso. 6069	12/27/2011
Indoor Theatre	tsf	\$ 6,766.51	\$ 148.86	\$ 6,915.37	Reso. 6069	12/27/2011
Laundromats	tsf	\$ 55,717.20	\$ 1,225.78	\$ 56,942.98	Reso. 6069	12/27/2011
Laundromats	machine	\$ 2,059.51	\$ 45.31	\$ 2,104.82	Reso. 6069	12/27/2011
Library: Public Area	tsf	\$ 1,001.35	\$ 22.03	\$ 1,023.38	Reso. 6069	12/27/2011
Lumber Yard	tsf	\$ 447.03	\$ 9.83	\$ 456.86	Reso. 6069	12/27/2011
Membership Organizations	tsf	\$ 2,321.42	\$ 51.07	\$ 2,372.49	Reso. 6069	12/27/2011
Motion Pictures (Studios)	tsf	\$ 290.31	\$ 6.39	\$ 296.70	Reso. 6069	12/27/2011
Professional Offices	tsf	\$ 2,321.42	\$ 51.07	\$ 2,372.49	Reso. 6069	12/27/2011
Social Services	tsf	\$ 2,321.42	\$ 51.07	\$ 2,372.49	Reso. 6069	12/27/2011
Softwater Service	tsf	\$ 2,012.18	\$ 44.27	\$ 2,056.45	Reso. 6069	12/27/2011
Theater (Cinema)	seat	\$ 49.44	\$ 1.09	\$ 50.53	Reso. 6069	12/27/2011
Warehouse	tsf	\$ 250.34	\$ 5.51	\$ 255.85	Reso. 6069	12/27/2011
<b>Group III - Commercial (Medium Strength)</b>						
Gas Station - 4 Bays Max	per station	\$ 6,081.76	\$ 133.80	\$ 6,215.56	Reso. 6069	12/27/2011
Manufacturing (domestic)	tsf	\$ 1,001.35	\$ 22.03	\$ 1,023.38	Reso. 6069	12/27/2011
Hotels/Motels (w/o restaurants)	room	\$ 1,798.65	\$ 39.57	\$ 1,838.22	Reso. 6069	12/27/2011
Manufacturing	tsf	\$ 3,569.96	\$ 78.54	\$ 3,648.50	Reso. 6069	12/27/2011
Repair and Service Stations	tsf	\$ 1,414.73	\$ 31.12	\$ 1,445.85	Reso. 6069	12/27/2011
<b>Group IV - Commercial (High Strength)</b>						
Bakeries (wholesale) Doughnut Shop	tsf	\$ 7,199.87	\$ 158.40	\$ 7,358.27	Reso. 6069	12/27/2011
Banquet Room/Ball Room	tsf	\$ 20,569.85	\$ 452.54	\$ 21,022.39	Reso. 6069	12/27/2011
Cafeteria	seat	\$ 771.00	\$ 16.96	\$ 787.96	Reso. 6069	12/27/2011
Doughnut Shop	tsf	\$ 7,199.87	\$ 158.40	\$ 7,358.27	Reso. 6069	12/27/2011
Hotels/Motels (w restaurants) (2)		\$ -			Reso. 6069	12/27/2011

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