



City of Rialto

Legislation Text

File #: 21-0918, **Version:** 2

For City Council Meeting [December 14, 2021]

TO: Honorable Mayor and City Council

APPROVAL: Marcus Fuller, City Manager

FROM: Arron Brown, Deputy City Manager
Sean M. Moore, AICP, Director of Community Development

Request City Council to Receive, File, and Make Available to the Public the Development Impact Fee Report for the Fiscal Years Ended June 30, 2019, 2020, and 2021.

BACKGROUND

Government Code Section 66006 requires development impact fees collected by the City, the related interest income earned, expenditures paid, and beginning and ending fund balance as of June 30 to be made available to the public on an annual basis. The Development Impact Fee Report is an informational report meeting the State legislative requirements for the Fiscal Years ended June 30, 2019, 2020, and 2021.

ANALYSIS/DISCUSSION

Pursuant to the Rialto Municipal Code and the City's adopted fee resolution, property developers are required to pay their share of future public facility or improvement costs impacted by the increased demand of new property development projects. The following are the development impact fees collected by the City:

1. Parks and Recreation Development Impact Fee;
2. Regional Traffic Impact Mitigation Development Fee;
3. Local Traffic Development Impact Fee;
4. Street Median Development Impact Fee;
5. General Municipal Facilities Development Fee;
6. Library Facilities Development Fee;
7. Law Enforcement Facilities Development Impact Fee;
8. Fire Protection Facilities Development Fee;
9. Open Space Development Impact Fee;
10. Sewage Collection Facilities Development Impact Fee;
11. Sewage Treatment Facilities Development Impact Fee;
12. Domestic and Recycled Water Facilities Development Fee;
13. Storm Drain Facilities Development Impact Fee; and
14. Fair Share Mitigation Fee.

Fees apply to residential and non-residential development. The amounts per project vary based on various factors including, the size of land, location of development, square footage of the buildings,

and number of units. Specific amounts for each fee and the methodology determining the charge are included in the City's Comprehensive Fee Schedule as adopted by Ordinance 1532.

Due to an oversight, the June 30, 2019, and 2020 Development Impact Fee Report was not filed. It is included with the June 30, 2021, report for public disclosure.

Fiscal Year 2018-19 Expenditures:

The Parks and Recreation Development fund (201) expended \$2,321,766 in FY19. Costs included the redevelopment of Joe Sampson Park and the expansion of Frisbie Park, as well as field lighting for Frisbie Park.

The Fire Protection Facilities Development fund (217) expended \$2,551,580 during FY19. Costs included the development of the temporary facility for Fire Station 205 which will be repurposed for training and storage upon completion of a permanent facility. The costs also include the permanent facility for Fire Station 205 which will expedite access to the southern part of the City, avoiding delays from train transportation routes.

The Open Space Development fund (220) expended \$155,103 during FY19. Costs included initial design costs associated with the Cactus Walking Trail and Parking Lot, which runs along the flood control on Cactus Avenue ending at Baseline Avenue.

The Storm Drain Facilities fund (230) expended \$380,688 during FY19. Costs included the retention of a consultant to estimate design costs for the Baseline Storm Drain project, and the Renaissance Ayala@210 LLC project.

The Regional Traffic Impact Mitigation Development fund (250) expended \$2,630,695 during FY19. Costs included the traffic signal at Riverside/Linden, and street widening projects on Alder Avenue, Valley Boulevard, Randall Avenue, Riverside and UPRR Bridge, Baseline & Laurel reconstruction and signal, and Renaissance Ayala@210 LLC projects.

The General Municipal Facilities Development fund (270) expended \$16,804 during FY19. Costs included the purchase of emergency generators at various City buildings and the demolition of two structures at 141 South Palm Avenue (home of the Community Garden).

Fiscal Year 2019-20 Expenditures:

The Parks and Recreation Development fund (201) expended \$13,684,175 in FY20. Costs included the expansion of Frisbie Park.

The Fire Protection Facilities Development fund (217) expended \$4,290,860 during FY20. Costs included the development of the temporary facility for Fire Station 205 which will be repurposed for training and storage upon completion of a permanent facility. The costs also include the permanent facility for Fire Station 205 which will expedite access to the southern part of the City, avoiding delays from train transportation routes.

The Open Space Development fund (220) expended \$96,069 during FY20. Costs included design

and development for the Cactus Walking Trail and Parking Lot.

The Storm Drain Facilities fund (230) expended \$496,108 during FY20. Costs included the Baseline Storm Drain project, the completion of the Renaissance Ayala@210 LLC project and reimbursement for a completed development agreement with Liberty Properties for the Valley & Spruce - Panattoni project.

The Regional Traffic Impact Mitigation Development fund (250) expended \$3,972,457 during FY20. Costs included street widening projects on Alder Avenue, Valley Boulevard, Randall Avenue, Riverside and UPRR Bridge, Baseline & Laurel reconstruction and signal, Renaissance Ayala@210 LLC projects, and Valley & Spruce - Panattoni projects.

The General Municipal Facilities Development fund (270) expended \$263,761 during FY20. Costs included the permanent Fire Station 205 project.

Fiscal Year 2020-21 Expenditures:

The Parks and Recreation Development fund (201) expended \$3,233,874 during the fiscal year. Costs included the expansion of undeveloped portions of Frisbie Park.

The Fire Protection Facilities Development fund (217) expended \$1,181,554 during the fiscal year. Costs included the development of the temporary facility for Fire Station 205 which will be repurposed for training and storage upon completion of a permanent facility. The costs also include the permanent facility for Fire Station 205 which will expedite access to the southern part of the City, avoiding delays from train transportation routes.

The Open Space Development fund (220) expended \$50,555 during the fiscal year. Costs included development for the Cactus Walking Trail and Parking Lot.

The Storm Drain Facilities fund (230) expended \$76,418 during the fiscal year. Costs included the retention of a consultant to prepare a feasibility study of storm drain improvements in the Baseline Storm Drain (Tamarind/Cactus).

The Regional Traffic Impact Mitigation Development fund (250) expended \$2,227,180 during the fiscal year. Costs included street widening projects on Alder Avenue, Valley Boulevard, Randall Avenue, Riverside and UPRR Bridge, and Randall Avenue at the Flood Control Channel.

The General Municipal Facilities Development fund (270) expended \$575,761 during the fiscal year. Costs included a small improvement to the Development Services building, improvements to the Senior Center, and ongoing Corona Virus accommodations.

The Fair Share Mitigation fund (301) expended \$1,068,144 during the fiscal year. Costs included were part of the second amendment to the reimbursement agreement with Lewis-Hillwood for the State Route 210 project.

ENVIRONMENTAL IMPACT

This report is not a “Project” as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a “Project” means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY

The proposed report is consistent with the City’s General Plan Guiding Principle 3A in that the City will lead by example, will operate in an open, transparent, responsive manner, that meets the needs of the citizens, and is a good place to do business.

LEGAL REVIEW

The City Attorney has reviewed and recommends this staff report.

FINANCIAL IMPACT

The report summarizes expenditures of Development Impact Fees on capital projects throughout the City. Thus, Development Impact Fees collected assist with offsetting costs associated with new development which reduce financial impacts to the City’s General Fund.

RECOMMENDATION

Staff recommends the City Council to receive, file, and make available to the public, the Development Impact Fee Report for the Fiscal Years Ended June 30, 2019, 2020, and 2021 pursuant to Government Code Section 66006.