

City of Eastvale
Annual Report on Development Impact Fees
Fiscal Year Ended June 30, 2018

Background

The Mitigation Fee Act, Government Code Section 66000 et seq., (the “Act”) governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development. Fees must be separately accounted for and used for the specific purpose for which the fee was imposed. The City’s adopted development impact fees are listed in the attached exhibits. Expenditures are authorized through the annual Operating Budget and the City’s Capital Improvement Program.

Development Fee Reporting

The Act requires two specific reporting requirements from the City: 1) A periodic (five-year) report to make findings with respect to all unexpended mitigation fees and 2) an annual review of all development impact fees as defined in the Act and to make a public report on the fees available to the public after the end of each fiscal year. Government Code Section 66006(b)(2) requires the report to be placed on an agenda for review at a public meeting not less than 15 days after the report is made available to the public. Both reports are included herein.

The City is also required to adopt by resolution certain findings for any fund accounts which contain unexpended funds as of the fifth fiscal year following the first deposit into those funds (Government Code Section 66001(d)). The City completed a Development Impact Fee study in 2012 and adopted fees by resolution effective July 1, 2012. The City initially adopted the County of Riverside Development Impact Fees when it incorporated on October 1, 2010 and used those fees until the adoption of the City fees in June 2012.

The report is organized as follows:

Section 1. A brief description of the purpose of each development impact fee, its authorizing legislation and current amount (Government Code Section 66006(b) (1) (A)).

Section 2. A summary of the beginning fund balance at July 1, 2017, annual fee revenue collected and interest earned, public improvement expenditures, and the ending fund balance at June 30, 2018 for each fee (Government Code Section 66006(b)(1)(C) and (D)).

Section 3. A listing of projects funded or to be funded with development impact fees.

Section 4. Report of Findings for each fee.

City of Eastvale Description of the Development Impact Fees Section 1.

The City's Development Impact Fees (DIF) were first adopted at incorporation at October 1, 2010, adopting the fees that were being charged by the County of Riverside at the time. In April 2012, a nexus study was done to update the fees, effective July 1, 2012. The following development impact fees were adopted: transportation facilities development impact fee, fire facilities development impact fee, and the public facilities development impact fee. A description of each fee is noted below:

Transportation Facilities

The purpose of the Transportation Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City, which are necessary to provide traffic amenities adequate to accommodate a growing service population within the standards and needs defined by the City's master planning process.

The 2012 Nexus Study identified a total of \$8.4 million in capital facilities costs for facilities related to transportation. The transportation facilities identified were as follows:

1. Road improvements: Hellman Avenue one lane bridge widening over Cucamonga Creek.
2. New Traffic Signals: 23 new traffic signals.

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Transportation Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	\$ 693 per dwelling unit
Multi-Family Residential	\$ 487 per dwelling unit
Commercial/ Retail	\$ 1,685 per 1,000 square feet of building space
Light Industrial/Warehousing	\$ 352 per 1,000 square feet of building space
Office/Business Park	\$ 373 per 1,000 square feet of building space

Fire Facilities

The purpose of the Fire Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population within the standards and needs defined by operational standards and planning criteria.

The 2012 Nexus Study identified a total of \$8.9 million in capital facilities costs for fire facilities. The fire facilities identified were as follows:

1. Eastvale Fire Station No. 27.
2. Eastvale Fire Station, additional

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Fire Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	\$ 481 per dwelling unit
Multi-Family Residential	\$ 332 per dwelling unit
Commercial/ Retail	\$ 132 per 1,000 square feet of building space
Light Industrial/Warehousing	\$ 137 per 1,000 square feet of building space
Office/Business Park	\$ 132 per 1,000 square feet of building space

Public Facilities

The purpose of the Public Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City, which are necessary to provide general governmental and related civic services adequate to accommodate a growing service population within the standards and needs defined by the City's capital improvement programs, long-range planning, and strategic planning.

The 2012 Nexus Study identified a total of \$13.4 million in capital facilities costs for facilities related to governmental and community services. The public facilities identified were as follows:

1. Civic Center: Governmental Services
2. Civic Center: Police Services

Cost estimates for the facilities include design, permitting, land acquisition, construction, and project administration.

The fee amount for the Public Facilities Development Impact Fee is as follows:

Land Use	Maximum Fee
Single Family Residential	\$ 942 per dwelling unit
Multi-Family Residential	\$ 650 per dwelling unit
Commercial/ Retail	\$ 150 per 1,000 square feet of building space
Light Industrial/Warehousing	\$ 155 per 1,000 square feet of building space
Office/Business Park	\$ 150 per 1,000 square feet of building space

**City of Eastvale
Development Impact Fees
Fiscal Year 2017/2018 Summary
June 30, 2018**

Section 2.

Fiscal Year	Transportation Facilities	Fire Facilities	Public Facilities	Total
BEGINNING BALANCE 7-1-2017	\$ 1,442,644	\$ 14,187	\$ 2,203,877	\$ 3,660,708
REVENUES				
Fees Received:				
2017-2018	\$ 603,604	\$ 418,952	\$ 828,411	\$ 1,850,967
Total	\$ 603,604	\$ 418,952	\$ 828,411	\$ 1,850,967
Interest Income:				
2017-2018	\$ 20,370	\$ 8,124	\$ 28,059	\$ 56,553
Total	\$ 20,370	\$ 8,124	\$ 28,059	\$ 56,553
Total Revenues FY 2017-2018	\$ 623,974	\$ 427,076	\$ 856,470	\$ 1,907,520
EXPENDITURES				
Cost Allocation:				
2017-2018	\$ 6,550	\$ 4,546	\$ 8,904	\$ 20,000
Total	\$ 6,550	\$ 4,546	\$ 8,904	\$ 20,000
Capital Expenditures:				
Project 92007 - Traffic Signal Sumner/65th	\$ 189,670			\$ 189,670
Project 92008 - Accessible Pedestrian Signal (APS)	2,035			2,035
Project 95000 - Fire Station #31		121,715		121,715
Project 95001 - Civic Center			108,824	108,824
2017-2018	\$ 191,705	\$ 121,715	\$ 108,824	\$ 422,244
Total	\$ 191,705	\$ 121,715	\$ 108,824	\$ 422,244
Total Expenditures FY 2017-2018	\$ 198,255	\$ 126,261	\$ 117,728	\$ 442,244
ENDING BALANCE 06/30/2018	\$ 1,868,363	\$ 315,002	\$ 2,942,619	\$ 5,125,984

City of Eastvale
Development Impact Fees
Capital Expenditures-Funded and to be Funded
June 30, 2018

Section 3.

Fiscal Year

Est. Project Completion Date	Status	Transportation Facilities	Fire Facilities	Public Facilities	Total
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CAPITAL EXPENDITURES

2017-2018 Activity

Project 92007 - Traffic Signal Sumner/65th	10/3/2017	Complete	\$ 189,670			\$ 189,670
Project 92008 - Accessible Pedestrian Signal (APS)	2018-2019	Ongoing	2,035			2,035
Project 95000 - Fire Station #31	10/12/2017	Complete		121,715		121,715
Project 95001 - Civic Center	TBD	Ongoing			108,824	108,824
Total 2017-2018			\$ 191,705	\$ 121,715	\$ 108,824	\$ 422,244

Total Capital Expenditures to 06/30/2018

\$ 191,705	\$ 121,715	\$ 108,824	\$ 422,244
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UNSPENT COMMITTED FUNDS IN APPROVED PROJECTS

2018-2019 and Beyond Committed Funds

Project 92008 - Accessible Pedestrian Signal (APS)	2018-2019	Ongoing	\$ 81,465			\$ 81,465
Project 95001 - Civic Center	TBD	Ongoing			2,942,619	2,942,619
			\$ 81,465	\$ -	\$ 2,942,619	\$ 3,024,084

Total Unspent Committed Funds

\$ 81,465	\$ -	\$ 2,942,619	\$ 3,024,084
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FUTURE PROJECTS PLANNED

Traffic Signals:

65th and Scholar Way	TBD	Future	\$ 350,000			\$ 350,000
58th and Jamestown	TBD	Future	350,000			350,000
Hellman and Limonite	TBD	Future	350,000			350,000
Hamner and Mississippi	TBD	Future	350,000			350,000
Total Traffic Signals			\$ 1,400,000	\$ -	\$ -	\$ 1,400,000

Total Future Projects Planned

\$ 1,400,000	\$ -	\$ -	\$ 1,400,000
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**City of Eastvale
Five-Year Report
And
Annual Report on Development Impact Fees
Fiscal Year Ended June 30, 2018**

Section 5.

Report of Findings

(Government Code Section 66001(d))

Transportation Facilities

1. The purpose of the Transportation Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City, which are necessary to provide traffic amenities adequate to accommodate a growing service population within the standards and needs defined by the City's master planning process.
2. The reasonable relationship between the Transportation Facilities DIF and the purpose for which it is charged is demonstrated in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.
3. The sources and amount of funding anticipated to complete the Transportation Facilities is in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.
4. The approximate date for funding and constructing some of the Transportation Facilities is noted in the Capital Improvement Program for Fiscal Years 2017-2018 through 2021-2022. Future projects that are planned do not have an estimated date for completion as these projects will be connected to new development within the City.

Fire Facilities

1. The purpose of the Fire Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population within the standards and needs defined by operational standards and planning criteria.
2. The reasonable relationship between the Fire Facilities DIF and the purpose for which it is charged is demonstrated in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.

3. The sources and amount of funding anticipated to complete the Fire Facilities was in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.
4. The date for funding and constructing the new Fire Facilities was noted in the Capital Improvement Program for Fiscal Years 2016-2017 through 2020-2021. The project is scheduled for completion in FY 2017-18. Future expansion of the Fire Facilities have not be determined at this time, but will be considered as the City is built out.

Public Facilities

1. The purpose of the Public Facilities DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City, which are necessary to provide general governmental and related civic services adequate to accommodate a growing service population within the standards and needs defined by the City's capital improvement programs, long-range planning, and strategic planning.
2. The reasonable relationship between the Public Facilities DIF and the purpose for which it is charged is demonstrated in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.
3. The sources and amount of funding anticipated to complete the Public Facilities is in the City of Eastvale Development Impact Fee Study dated February 2, 2012, effective July 1, 2012.
4. The approximate date for funding and constructing of the Public Facilities is noted in the Capital Improvement Program for Fiscal Years 2017-2018 through 2021-2022. Future expansion of Public Facilities have not be determined at this time, but will be considered as the City is built out