

City of Eastvale
Annual Report on Development Impact Fees
Fiscal Year Ended June 30, 2019

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 mandates two specific reporting requirements for the City:

- A periodic (five-year) report making certain findings with respect to all unexpended mitigation fees; and,
- An annual review of all development impact fees as defined in the Act, in a public report after the close of each fiscal year.

Government Code Section 66006(b)(2) requires the report 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, as defined in the Act, for any unexpended balances of mitigations fees 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 fee amounts until adoption of updated 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, 2018, annual fee revenue collected, interest earned, public improvement expenditures, and the ending fund balance at June 30, 2019 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. Subsequently, a fourth fee was adopted, the Road and Bridge Benefit District. 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. Limonite Bridge over Cucamonga Channel
3. 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	\$ 156 per 1,000 square feet of building space
Office/Business Park	\$ 150 per 1,000 square feet of building space

Road and Bridge Benefit District

The Road and Bridge Benefit District ("District") DIF is inherited from the County of Riverside associated with incorporation of the City. The City accepted responsibility for the portion of the District within the City's footprint. The District was created to ensure that new development within the District's boundaries pays its proportionate share of the necessary capital investments required to provide they road and bridge improvements within the District adequate for the growing service population, consistent with the standards and needs defined by the City's capital improvement programs, long-range planning, and strategic planning.

The most recent update of the Nexus Study in support of the DIF was completed by the County of Riverside in 2005. That study identified a total of \$47.1 million (net of fees collected to date at that time) in capital facilities costs for projects needed within the District to meet its obligation to fund adequate roads and bridges within the District's boundaries.

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

The fee amount for the Road and Bridge Benefit District Development Impact Fee are broken down into zones within the original County district. is as follows:

Land Use	Maximum Fee
Single Family Residential	\$ 884 – 2,681 per dwelling unit
Multi-Family Residential	\$ 417 – 1,857 per dwelling unit
Commercial/ Retail	\$ 2,652 – 9,117 per acre
Light Industrial/Warehousing	\$ 2,652 – 9,117 per acre
Office/Business Park	\$ 2,652 – 9,117 per acre

**City of Eastvale
Five-Year Report
And
Annual Report on Development Impact Fees
Fiscal Year Ended June 30, 2019**

Section 4.

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 2018-2019 through 2022-2023. 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 will be included in the Capital Improvement Program in future years as projects are programmed. Future expansion of the Fire Facilities has not been determined at this time but will be considered as the City develops further.

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 2018-2019 through 2022-2023. Future expansion of Public Facilities has not been determined at this time but will be considered as the City is built out.

Road and Bridge Benefit District

1. The purpose of the Road and Bridge Benefit District ("District") DIF is to ensure that new development within the City of Eastvale pays its proportionate share of the capital investments made by the City to provide necessary road and bridge improvements within the District 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 Road and Bridge Benefit District DIF and the purpose for which it is charged is demonstrated in the County of Riverside Road and Bridge Development Impact Fee Update Report dated November 1, 2005, January 7, 2006.
3. The sources and amount of funding anticipated to complete the Road and Bridge

projects are in the County of Riverside Development Impact Fee Update Report dated November 1, 2005, effective January 7, 2006.

4. The approximate date for funding and constructing of Road and Bridge projects is noted in the Capital Improvement Program for Fiscal Years 2018-2019 through 2022-2023. Future capital projects to meet the City's need for road and bridge expansion within the District have not been determined at this time but will be considered as the City develops further.

City of Eastvale
Development Impact Fees
Fiscal Year 2018/2019 Summary
June 30, 2019

Section 2.

	Fiscal Year	Transportation Facilities	Fire Facilities	Public Facilities	Road & Bridge Benefit Dist.	Total
BEGINNING BALANCE 7/1/2018		\$ 1,868,363	\$ 315,002	\$ 2,942,619	\$ 5,984,737	\$11,110,721
REVENUES						
Fees Received:						
2018/19	\$ 130,135	\$ 64,021	\$ 118,549	\$ (20,887)	\$ 291,818	
Total	<u>\$ 130,135</u>	<u>\$ 64,021</u>	<u>\$ 118,549</u>	<u>\$ (20,887)</u>	<u>\$ 291,818</u>	
Interest Income:						
2018/19	\$ 16,149	\$ 10,678	\$ 13,420	\$ 66,186	\$ 40,247	
Total	<u>\$ 16,149</u>	<u>\$ 10,678</u>	<u>\$ 13,420</u>	<u>\$ 66,186</u>	<u>\$ 40,247</u>	
Total Revenues FY 2018/19	\$ 146,284	\$ 74,699	\$ 131,969	\$ 45,299	\$ 332,065	
EXPENDITURES						
Cost Allocation:						
2018/19	\$ 4,589	\$ 2,405	\$ 1,669	\$ -	\$ 8,663	
Total	<u>\$ 4,589</u>	<u>\$ 2,405</u>	<u>\$ 1,669</u>	<u>\$ -</u>	<u>\$ 8,663</u>	
Capital Expenditures:						
Civic Center Land Acquisition - Hamner/Schleisman	\$ -	\$ -	\$ 1,750,170	\$ -	\$ 1,750,170	
Civic Center Land Acquisition - Citrus/Altfillisch			1,249,129			
Admin Costs RE: to 2019 property acquisitions	-	-	19,740	-	19,740	
2018/19	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,019,039</u>	<u>\$ -</u>	<u>\$ 1,769,910</u>	
Total	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,019,039</u>	<u>\$ -</u>	<u>\$ 1,769,910</u>	
Total Expenditures FY 2018/19	\$ 4,589	\$ 2,405	\$ 3,020,708	\$ -	\$ 1,778,573	
ENDING BALANCE 06/30/2019	\$ 2,010,058	\$ 387,296	\$ 53,880	\$ 6,030,036	\$ 9,664,213	

City of Eastvale
 Development Impact Fees
 Capital Expenditures-Funded and to be Funded
 June 30, 2019

Section 3.

		Transportation Facilities	Fire Facilities	Public Facilities	Road & Bridge Benefit Dist.	Total
Est. Project Completion Date	Status					

CAPITAL EXPENDITURES

2018/19 Activity

Civic Center Land Acquisition - Hamner/Schleisman	2019	Complete		\$ 1,750,170		\$ 1,750,170
Civic Center Land Acquisition - Citrus/Altfillisch	2019	Complete		1,249,129		1,249,129
Admin Costs RE: to 2019 property acquisitions	2019	Complete		19,740		19,740
Total 2018/19				\$ 3,019,039		\$ 3,019,039

Total Capital Expenditures to 06/30/2019

	\$ -	\$ -	\$ 3,019,039	\$ -	\$ 3,019,039
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UNSPENT COMMITTED FUNDS IN APPROVED PROJECTS

2019/20 and Beyond Committed Funds:

Project 95001 - Civic Center Project	TBD	Planning		\$ 749,830		\$ 749,830
Project 92008 - Access Ped Signal/Countdown Install	2020	Planning	83,500			83,500
			\$ 83,500	\$ -	\$ 749,830	\$ -
					\$ -	\$ 833,330

Total Unspent Committed Funds

	\$ 83,500	\$ -	\$ 749,830	\$ -	\$ 833,330
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FUTURE PROJECTS PLANNED

Traffic Signals/Equivalent Traffic Control Devices:

Project 93026 - Limonite Gap Closure (RBBF Funds are available for project if needed; that is unknown at this time)	TBD	Ongoing				-
			\$ -	\$ -	\$ -	\$ -

Total Future Projects Planned

	\$ -	\$ -	\$ -	\$ -	\$ -
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