

City of Eastvale Annual Report on Development Impact Fees Fiscal Year Ended June 30, 2020

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, 2019, annual fee revenue collected, interest earned, public improvement expenditures, and the ending fund balance at June 30, 2020 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, 2020**

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 2020-2021 through 2024-2025. 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 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 2020-2021 through 2024-2025. 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 2020-2021 through 2024-2025. 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 2019/2020 Summary
June 30, 2020

Section 2.

Fiscal Year	Transportation Facilities	Fire Facilities	Public Facilities	Road & Bridge Benefit Dist.	Total
BEGINNING BALANCE 7/1/2019	\$ 2,010,058	\$ 387,296	\$ 53,880	\$ 6,030,036	\$ 8,481,270
REVENUES					
Fees Received:					
2019/20	\$ 174,429	\$ 58,126	\$ 573,022	\$ 323,348	\$ 805,577
Total	\$ 174,429	\$ 58,126	\$ 573,022	\$ 323,348	\$ 805,577
Interest Income:					
2019/20	\$ 55,151	\$ 1,871	\$ 132,463	\$ 168,570	\$ 189,484
Total	\$ 55,151	\$ 1,871	\$ 132,463	\$ 168,570	\$ 189,484
Total Revenues FY 2019/20	\$ 229,580	\$ 59,997	\$ 705,484	\$ 491,919	\$ 995,061
EXPENDITURES					
Cost Allocation:					
2019/20	\$ 2,607	\$ 1,163	\$ 3,544	\$ -	\$ 7,315
Total	\$ 2,607	\$ 1,163	\$ 3,544	\$ -	\$ 7,315
Capital Expenditures:					
Civic Center Project 95001-0002 & 95001-0003	\$ 1,760,107	\$ -		\$ -	\$ 1,760,107
HSIP-APS and Countdown Installation-Traffic Signals	33,385				\$ 33,385
Admin Costs RE: to 2019 property acquisitions	-	-	389	227	\$ 389
2019/20	\$ 1,793,492	\$ -	\$ 389	\$ 227	\$ 1,793,882
Total	\$ 1,793,492	\$ -	\$ 389	\$ 227	\$ 1,793,882
Total Expenditures FY 2019/20	\$ 1,796,100	\$ 1,163	\$ 3,934	\$ 227	\$ 1,801,196
ENDING BALANCE 06/30/2020	\$ 443,538	\$ 446,130	\$ 755,431	\$ 6,521,727	\$ 7,675,135

City of Eastvale
Development Impact Fees
Capital Expenditures-Funded and to be Funded
June 30, 2020

Section 3.

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

CAPITAL EXPENDITURES

2019/20 Activity

Civic Center Project 95001-0002 & 95001-0003	2019	Complete	\$ 1,760,107				\$ 1,760,107
HSIP-APS and Countdown Installation-Traffic Signals	2019	Complete	33,385				33,385
Admin Costs	2019	Complete			389	227	616
Total 2019/20			\$ 1,793,492	\$ -	\$ 389	\$ 227	\$ 1,794,109

Total Capital Expenditures to 06/30/2019

\$ 1,793,492	\$ -	\$ 389	\$ 227	\$ 1,794,109
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UNSPENT COMMITTED FUNDS IN APPROVED PROJECTS

2020/21 and Beyond Committed Funds:

Civic Center Project 95001-0002 & 95001-0003	2021	Construction			\$ 53,000		\$ 53,000
HSIP-APS and Countdown Installation-Traffic Signals 92008	2021	Construction	83,500				83,500
			\$ 83,500	\$ -	\$ 53,000	\$ -	\$ 136,500

Total Unspent Committed Funds

\$ 83,500	\$ -	\$ 53,000	\$ -	\$ 136,500
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FUTURE PROJECTS PLANNED

Project 93026 - Limonite Gap Closure	2025	Planning				\$ 5,000,000	5,000,000
93029 Landscape Median Improvement	2021	Planning				\$ 400,000	400,000
(RBBD Funds are available for project if needed; that is unknown at this time)			\$ -	\$ -	\$ -	\$ 5,400,000	\$ 5,400,000

Total Future Projects Planned

\$ -	\$ -	\$ -	\$ 5,400,000	\$ 5,400,000
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