

**City of Eastvale
Five-Year Report
And
Annual Report on Development Impact Fees
Fiscal Year Ended June 30, 2017**

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 reports are the first for the City and although the five-year periodic report is as of June 30, 2017, the City is including fees from the inception of the City. 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 seven-year history since inception of the beginning fund balance, annual fee revenue collected and interest earned, public improvement expenditures, and the ending fund balance at June 30, 2017 for each fee (Government Code Section 66006(b)(1)(C) and (D)).

Section 3. A summary of the beginning fund balance at July 1, 2016, annual fee revenue collected and interest earned, public improvement expenditures, and the ending fund balance at June 30, 2017 for each fee (Government Code Section 66006(b)(1)(C) and (D)).

Section 4. A listing of projects funded or to be funded with development impact fees.

Section 5. 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
Summary-Seven-Year History
June 30, 2017**

Section 2.

Fiscal Year	Transportation Facilities	Fire Facilities	Public Facilities	Total
Revenues				
Fees Received:				
2010-2011	\$ 108,470	\$ 75,287	\$ 147,444	\$ 331,201
2011-2012	33,457	23,222	45,478	102,157
2012-2013	401,163	278,440	545,303	1,224,906
2013-2014	308,091	213,841	418,790	940,722
2014-2015	244,497	169,702	332,347	746,546
2015-2016	327,053	227,002	444,565	998,619
2016-2017	244,152	169,462	331,878	745,492
Total	\$ 1,666,883	\$ 1,156,956	\$ 2,265,806	\$ 5,089,644
Interest Income:				
2010-2011	\$ 43	\$ 30	\$ 59	\$ 132
2011-2012	435	302	591	1,328
2012-2013	754	523	1,024	2,301
2013-2014	1,979	1,374	2,691	6,044
2014-2015	2,797	1,941	3,801	8,539
2015-2016	7,640	5,303	10,385	23,327
2016-2017	8,721	6,053	11,855	26,630
Total	\$ 22,369	\$ 15,526	\$ 30,406	\$ 68,301
Total Revenues through 6-30-2017	\$ 1,689,251	\$ 1,172,482	\$ 2,296,212	\$ 5,157,945
Expenditures				
Legal Expenditures:				
2011-2012	\$ 600	\$ 417	\$ 816	\$ 1,833
Total	\$ 600	\$ 417	\$ 816	\$ 1,833
Professional Services:				
2011-2012	\$ 12,104	\$ 8,401	\$ 16,453	\$ 36,957
Total	\$ 12,104	\$ 8,401	\$ 16,453	\$ 36,957
Cost Allocation:				
2016-2017	\$ 6,541	\$ 4,540	\$ 8,892	\$ 19,973
Total	\$ 6,541	\$ 4,540	\$ 8,892	\$ 19,973
Capital Expenditures:				
2013-2014	\$ -	\$ 579,419	\$ -	\$ 579,419
2014-2015	-	170,000	18,733	188,733
2015-2016	7,179	111,518	26,684	145,381
2016-2017	220,183	284,000	20,758	524,941
Total	\$ 227,362	\$ 1,144,937	\$ 66,175	\$ 1,438,473
Total Expenditures through 6-30-2017	\$ 246,607	\$ 1,158,295	\$ 92,335	\$ 1,497,237
Ending Balance at 6-30-2017	\$ 1,442,644	\$ 14,187	\$ 2,203,877	\$ 3,660,708
Unspent Committed Funds in Approved Projects	\$ 271,530	\$ 200,000	\$ 4,608,824	\$ 5,080,354
Uncommitted Fees for Future Projects- June 30, 2017	\$ 1,171,114	\$ (185,813)	\$ (2,404,947)	\$ (1,419,646)

**City of Eastvale
Development Impact Fees
Summary-FY 2016-2017
June 30, 2017**

Section 3.

Fiscal Year	Transportation Facilities	Fire Facilities	Public Facilities	Total
BEGINNING BALANCE 7-1-2016	\$ 1,416,495	\$ 127,212	\$ 1,889,793	\$ 3,433,500
REVENUES				
Fees Received:				
2016-2017	\$ 244,152	\$ 169,462	\$ 331,878	\$ 745,492
Total	<u>\$ 244,152</u>	<u>\$ 169,462</u>	<u>\$ 331,878</u>	<u>\$ 745,492</u>
Interest Income:				
2016-2017	\$ 8,721	\$ 6,053	\$ 11,855	\$ 26,630
Total	<u>\$ 8,721</u>	<u>\$ 6,053</u>	<u>\$ 11,855</u>	<u>\$ 26,630</u>
Total Revenues FY 2016-17	<u>\$ 252,874</u>	<u>\$ 175,515</u>	<u>\$ 343,733</u>	<u>\$ 772,122</u>
EXPENDITURES				
Cost Allocation:				
2016-2017	\$ 6,541	\$ 4,540	\$ 8,892	\$ 19,973
Total	<u>\$ 6,541</u>	<u>\$ 4,540</u>	<u>\$ 8,892</u>	<u>\$ 19,973</u>
Capital Expenditures:				
2016-2017	\$ 220,183	\$ 284,000	\$ 20,758	\$ 524,941
Total	<u>\$ 220,183</u>	<u>\$ 284,000</u>	<u>\$ 20,758</u>	<u>\$ 524,941</u>
Total Expenditures FY 2016-17	<u>\$ 226,724</u>	<u>\$ 288,540</u>	<u>\$ 29,650</u>	<u>\$ 544,914</u>
ENDING BALANCE 6/30/2017	<u>\$ 1,442,644</u>	<u>\$ 14,187</u>	<u>\$ 2,203,877</u>	<u>\$ 3,660,708</u>

**City of Eastvale
Development Impact Fees
Capital Expenditures-Funded and to be Funded
June 30, 2017**

Section 4.

Fiscal Year			Transportation Facilities	Fire Facilities	Public Facilities	Total
	Est. Project Completion Date	Status				
<u>CAPITAL EXPENDITURES</u>						
2013-2014 Activity						
	Project 95000-Fire Station #2 (Land)	2018	Complete	\$ 579,419		\$ 579,419
	Total 2013-2014			\$ 579,419	\$ -	\$ 579,419
2014-2015 Activity:						
	Project 95000-Fire Station #2 (Design)	2018	Complete	\$ 170,000		\$ 170,000
	Project 95001-City Hall (Master Plan)	TBD	Ongoing		18,733	18,733
	Total 2014-2015			\$ 170,000	\$ 18,733	\$ 188,733
2015-2016 Activity:						
	Project 92007-Sumner and 65th Traffic Signal	2018	Complete	\$ 7,179		\$ 7,179
	Project 95000-Fire Station #2 (Design)	2018	Complete		111,518	111,518
	Project 95001-City Hall (Design)	TBD	Ongoing		26,684	26,684
	Total 2015-2016			\$ 7,179	\$ 111,518	\$ 145,381
2016-2017 Activity:						
	Project 92006-Hammer Ave Traffic Signal Modification	2018	Complete	\$ 82,469		\$ 82,469
	Project 92007-Sumner and 65th Traffic Signal	2018	Complete	137,714		137,714
	Project 95000-Fire Station #2 (Construction)	2018	Complete		284,000	284,000
	Project 95001-City Hall (Design)	TBD	Ongoing		20,758	20,758
	Total 2016-2017			\$ 220,183	\$ 284,000	\$ 524,941
Total Capital Expenditures to 6/30/2017				\$ 227,362	\$ 1,144,937	\$ 66,175
						\$ 1,438,473
<u>UNSPENT COMMITTED FUNDS IN APPROVED PROJECTS</u>						
2017-18 Unspent Committed Funds						
	Project 92007-Sumner and 65th Traffic Signal	2018	Complete	\$ 188,030		\$ 188,030
	Project 92008-Accessible Pedestrian Signal (APS) and Countdown Installation	2018	Ongoing	83,500		83,500
	Project 95000-Fire Station #2 (Construction)				200,000	200,000
	Project 95001-City Hall (Design)	TBD	Ongoing		8,824	8,824
	Total 2017-2018 Unspent Committed Funds			\$ 271,530	\$ 200,000	\$ 480,354
2018-19 + Unspent Committed Funds						
	Project 95001-City Hall (Design & Construction)	TBD	Ongoing		\$ 4,600,000	\$ 4,600,000
	Total 2018-2019 + Unspent Committed Funds			\$ -	\$ 4,600,000	\$ 4,600,000
Total Unspent Committed Funds				\$ 271,530	\$ 200,000	\$ 4,608,824
						\$ 5,080,354
<u>FUTURE PROJECTS PLANNED</u>						
Traffic Signals:						
	65th and Scholar	TBD	Future	\$ 350,000		\$ 350,000
	58th and Jamestown	TBD	Future	350,000		350,000
	Hellman and Limonite	TBD	Future	350,000		350,000
	Hammer 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

**City of Eastvale
Five-Year Report
And
Annual Report on Development Impact Fees
Fiscal Year Ended June 30, 2017**

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