



CITY OF RIDGECREST
CALIFORNIA

DEVELOPMENT IMPACT FEE
ANNUAL REPORT

FISCAL YEAR 2009-2010

CITY OF RIDGECREST DEVELOPMENT IMPACT FEE ANNUAL REPORT FISCAL YEAR 2009-2010

Background

This report contains information on the City of Ridgecrest's development impact fees for Fiscal Year 2009-2010. This information is presented to comply with the annual reporting requirements contained in Government Code section 66000 et seq., also known as AB1600. Please note that this annual report is not a budget document, but rather is compiled to meet reporting requirements. It is not intended to represent a full picture of currently planned projects as it only reports revenues and expenditures for Fiscal Year 2009-2010. Government Code Section 66006 requires local agencies to submit annual and five-year reports detailing the status of development impact fees. The annual report must be made available to the public within 180 days after the last day of the fiscal year, and must be presented to the public agency's governing body at least 15 days after it is made available to the public.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected, interest earned, and transfers/loans.
5. Disbursement information (including interfund transfers/loans) and percentage of the project funded by fees.
6. A description of each interfund loan along with the date the loan will be repaid and the rate of interest.
7. The estimated date when projects will begin if sufficient revenues are available to construct the project.
8. Findings for each fee program.

The City does not earmark development impact fees for any specific project as the fees are collected, but rather the fees are applied toward a series of capital improvement projects, such as a future police building, community center, and other capital facilities.

This report is organized as follows.

The Development Impact Fee Program section will provide a brief description of the purpose of each development impact fee; the beginning balance, annual fee revenue collected and interest earned; any interfund transfers or loans received; any disbursements made for the fiscal year; and the ending balance of each fund as of June 30, 2010.

Exhibit A is the summary of development impact fees received and interest earned by fiscal year in the last five fiscal years.

Exhibit B is the list of development projects by impact fee program as listed on the Development Cost and Fee Study.

Exhibit C is the Fee Schedule for Fiscal Year 2010.

Development Impact Fee Programs

Fire Facilities Improvement Impact Fee Fund (Fund 261) – this fund will provide funding for the construction and improvement of the fire protection facilities within the City, including any required acquisition of land to serve the needs of new development.

See Exhibit C for the fee schedule.

Fund 261 - Fire Facilities Improvement Impact Fees	
Beginning Balance, July 1, 2009	\$ 100,023
Additions:	
Fees Collected	25,714
Interest Earned	1,149
Interfund Transfers/Loans	-
Total	26,863
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2010	\$ 126,886

REQUIRED FINDINGS:

1. The reasonable relationship between the fire facilities improvement impact fee and the purpose for which it is charged is demonstrated in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
2. The sources and amounts of funding anticipated to complete the fire facilities improvement are set forth in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
3. There have not been enough fees collected in the last five years to fund the projects listed on the study, therefore there have been no expenditures made.

Traffic Impact Fee Fund (Fund 262) – this will fund provide funding for the construction and implementation of improvements to key elements of the citywide transportation system sufficient to accommodate future traffic demand generated by new development.

See Exhibit C for the fee schedule.

Fund 262 - Traffic Impact Fees	
Beginning Balance, July 1, 2009	\$ 553,303
Additions:	
Fees Collected	113,574
Interest Earned	6,308
Interfund Transfers/Loans	-
Total	119,882
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2010	\$ 673,185

REQUIRED FINDINGS:

1. The reasonable relationship between the traffic impact fee and the purpose for which it is charged is demonstrated in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
2. The sources and amounts of funding anticipated to complete the traffic facilities improvement are set forth in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
3. There have not been enough fees collected in the last five years to fund the projects listed on the study, therefore there have been no expenditures made.

Park & Recreation Development Impact Fee Fund (Fund 263) – this fund will provide funding for construction and improvement of the parks and recreation facilities within the City, including any required acquisition of land to meet the demands generated by the new development.

See Exhibit C for the fee schedule.

Fund 263 - Park Development Impact Fees	
Beginning Balance, July 1, 2009	\$ 141,489
Additions:	
Fees Collected	42,492
Interest Earned	1,661
Interfund Transfers/Loans	-
Total	44,154
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2010	\$ 185,642

REQUIRED FINDINGS:

1. The reasonable relationship between the park development impact fee and the purpose for which it is charged is demonstrated in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
2. The sources and amounts of funding anticipated to complete the park facilities improvement are set forth in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
3. There have not been enough fees collected in the last five years to fund the projects listed on the study, therefore there have been no expenditures made.

Law Enforcement Impact Fee Fund (Fund 264) - this fund will provide funding for construction and improvement of the City's law enforcement facilities, including a new police sub-station, a new comprehensive radio system and acquisition of additional new police vehicles and equipments in order to meet the needs of new development

See Exhibit C for the fee schedule.

Fund 264 - Law Enforcement Impact Fees	
Beginning Balance, July 1, 2009	\$ 160,935
Additions:	
Fees Collected	42,221
Interest Earned	1,856
Interfund Transfers/Loans	-
Total	44,076
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2010	\$ 205,012

REQUIRED FINDINGS:

1. The reasonable relationship between the law enforcement impact fee and the purpose for which it is charged is demonstrated in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
2. The sources and amounts of funding anticipated to complete the law enforcement facilities improvement are set forth in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
3. There have not been enough fees collected in the last five years to fund the projects listed on the study, therefore there have been no expenditures made.

Storm Drainage Facilities Fees (Fund 265) – this fund will provide funding for the construction and improvement of the storm drain facilities within the City, including any required acquisition of land.

See Exhibit C for the fee schedule.

Fund 265 - Storm Drainage Facilities Impact Fees	
Beginning Balance, July 1, 2009	\$ 615,213
Additions:	
Fees Collected	209,236
Interest Earned	7,596
Interfund Transfers/Loans	-
Total	216,832
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2010	\$ 832,045

REQUIRED FINDINGS:

1. The reasonable relationship between the storm drainage facilities impact fee and the purpose for which it is charged is demonstrated in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
2. The sources and amounts of funding anticipated to complete the storm drainage facilities improvement are set forth in the Development Cost and Fee Study done by WZI, Inc. on February 1, 2006.
3. There have not been enough fees collected in the last five years to fund the projects listed on the study, therefore there have been no expenditures made.

Questions regarding the data in this report should be directed to the City's Finance Department at 100 West California Avenue, Ridgecrest, California 93555, phone number (760) 499-5020 or email Tess Sloan at tsloan@ci.ridgecrest.ca.us.

**EXHIBIT A
CITY OF RIDGECREST
SUMMARY OF DEVELOPMENT IMPACT FEES
FOR FIVE YEAR PERIOD ENDING JUNE 30, 2010**

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	5 YR TOTAL	Cost of Projects**
Fund 261 - Fire Facilities Improvement Impact Fees							
Impact Fees Collected	1,253	64,145	13,501	12,520	25,714	117,132	
Interest Earnings	14	1,908	3,924	2,759	1,149	9,754	3,000,000
Total Revenues	1,267	66,052	17,424	15,279	26,863	126,886	
Fund 262 - Traffic Impact Fees							
Impact Fees Collected	5,298	337,621	101,105	64,172	113,574	621,769	
Interest Earnings	60	8,119	21,468	15,460	6,308	51,415	68,360,000
Total Revenues	5,358	345,740	122,573	79,632	119,882	673,185	
Fund 263 - Park Development Impact Fees							
Impact Fees Collected	-	94,816	20,276	15,037	42,492	172,622	
Interest Earnings	-	1,877	5,634	3,848	1,661	13,020	4,924,000
Total Revenues	-	96,693	25,910	18,885	44,154	185,642	
Fund 264 - Law Enforcement Impact Fees							
Impact Fees Collected	4,106	98,573	23,269	20,869	42,221	189,037	
Interest Earnings	46	3,386	6,255	4,431	1,856	15,975	4,505,000
Total Revenues	4,152	101,959	29,524	25,300	44,076	205,012	
Fund 265 - Storm Drainage Facilities Impact Fees							
Impact Fees Collected	7,188	401,788	80,260	72,837	209,236	771,309	
Interest Earnings	81	11,647	24,321	17,091	7,596	60,736	28,164,240
Total Revenues	7,269	413,434	104,581	89,928	216,832	832,045	
TOTAL IMPACT FEES REVENUES	18,046	1,023,879	300,013	229,025	451,808	2,022,770	108,953,240
** See Exhibit B for project details							

**EXHIBIT B
CITY OF RIDGECREST
FACILITIES AND IMPROVEMENT NEEDS LIST THROUGH 2025**

	SIZE/UNIT	Project Cost	% OF COST ALLOCATED TO NEW DEVELOPMENT	COST ALLOCATED TO NEW DEVELOPMENT
Fund 261 - Fire Facilities Improvement Impact Fees				
Fire Station including land, building and equipments	1 station	3,000,000	100%	3,000,000
			TOTAL	\$ 3,000,000
Fund 262 - Traffic Impact Fees				
Construction of street including two lanes of pavement and base; right of way; removal of obstructions and miscellaneous	26 miles	65,000,000	100%	65,000,000
Installation of new traffic signals	15 signals	2,400,000	100%	2,400,000
Signalized intersection upgrades	12 upgrades	960,000	100%	960,000
			TOTAL	\$ 68,360,000
Fund 263 - Park Development Impact Fees				
Basketball courts	3 facilities	144,000	100%	144,000
Tennis Courts	6 courts	240,000	100%	240,000
Soccer Field	1.5 fields	90,000	100%	90,000
Swimming Pool	1 pool	800,000	100%	800,000
Baseball Field	1 field	150,000	100%	150,000
Community Center	1 building	3,500,000	100%	3,500,000
			TOTAL	\$ 4,924,000
Fund 264 - Law Enforcement Impact Fees				
New police vehicles	11	385,000	100%	385,000
New Police sub-station	10,000 sq. ft.	2,500,000	100%	2,500,000
New comprehensive Radio System	1	1,620,000	100%	1,620,000
			TOTAL	\$ 4,505,000
Fund 265 - Storm Drainage Facilities Impact Fees				
Cost to implement Master Drainage Plan allocated to New Development		78,234,000	36%	28,164,240
			TOTAL	\$ 28,164,240

Source: Development Cost & Fee Study prepared by WZI, Inc on February 1, 2006

Exhibit "C"
City of Ridgecrest
Impact Fees

TABLE 1 - FIRE IMPACT FEES					
Category	Acres	Units/Acre	2009 FEE	Unit of Measure	NEW FEE - 2009/2010
Estate & Rural Residential	818	2.5	\$643	per dwelling unit	\$647
Low Density Residential	527	4	\$402	per dwelling unit	\$404
Medium Density Residential	226	12	\$134	per dwelling unit	\$135
Commercial	275	0	\$1,608	per acre	\$1,618
Civic	10	0	\$1,608	per acre	\$1,618
Industrial	166	0	\$1,608	per acre	\$1,618

TABLE 2 - TRAFFIC IMPACT FEES				
Category	UNITS	TRIP ENDS	2009 FEE	NEW FEE - 2009/2010
RESIDENTIAL				
Single Family	Dwelling Units	9.6	\$1905/DU	\$1,917
Multi Family	Dwelling Units	6.7	\$1330/DU	\$1,338
COMMERCIAL				
Retail Commercial	1000 SF/building	46.6 (reduce to 23.3)	\$4623/1000 SF	\$4,652
Service Stations	Fueling Position	166 (reduce to 16.6)	\$2957/Fuel Pos	\$2,975
Movie Theater	1000 SF/building	27.8 (reduce to 13.9)	\$2759/1000 SF	\$2,776
Automobile Sales	1000 SF/lot area	1.2	\$238/1000 SF lot	\$239
Hotels/Motels	Room	0.7	\$139/Room	\$140
RESTAURANTS				
Restaurants	1000 SF/building	36.6 (reduce to 18.3)	\$3631/1000 SF	\$3,654
OFFICE BUILDINGS				
Medical-Dental	1000 SF/building	18(reduce to 9)	\$1786/1000 SF	\$1,797
General Office	1000 SF/building	6.1	\$1210/1000 SF	\$1,218
INDUSTRIAL				
Manufacturing	1000 SF/building	3.8(reduce to 1.9)	\$377/1000 SF	\$379
Mini Warehousing	1000 SF/building	2.4(reduce to 1.2)	\$238/1000 SF	\$239
Warehousing	1000 SF/building	2.2(reduce to 1.1)	\$218/1000 SF	\$219
INSTITUTIONAL				
Schools/Churches	-	-	-	-
Nursing Homes	Bed	0.2	\$40/Bed	\$40

Notes:

Rates - \$198 per trip end (new rate for 2009/2010 is \$200)

Trip end rates for other than those listed above shall be determined using trip generation statistics in the Institute Transportation Engineers Trip Generation Manual, latest edition.

Trip ends for Commercial, Office, Restaurants, Theaters and Industrial shall be reduced by 50%

Trip ends for Gas Stations shall be reduced by 90% to reflect by-pass and captured trips

Exhibit "C"
City of Ridgecrest
Impact Fees

TABLE 3 - PARK IMPACT FEES			
Category	UNITS	2009 FEE	NEW FEE - 2009/2010
RESIDENTIAL			
Single Family	Each Dwelling Unit	\$823/DU	\$828
Multi Family	Each Dwelling Unit	\$823/DU	\$828

TABLE 4 - LAW ENFORCEMENT IMPACT FEES					
Category	Acres	Units/Acre	2009 FEE	Unit of Measure	NEW FEE - 2009/2010
Estate & Rural Residential	818	2.5	\$1,072	per dwelling unit	\$1,079
Low Density Residential	527	4	\$670	per dwelling unit	\$674
Medium Density Residential	226	12	\$223	per dwelling unit	\$224
Commercial	275	0	\$2,681	per acre	\$2,698
Civic	10	0	\$2,681	per acre	\$2,698
Industrial	166	0	\$2,681	per acre	\$2,698

TABLE 5 - DRAINAGE IMPACT FEES					
Category	Acres	% Impervious	Fair Share Cost	2009 FEE	NEW FEE - 2009/2010
Per Acre					
Estate & Rural Residential	818	10%	\$3,699,673	\$4,495	\$4,523
Low Density Residential	527	23%	\$5,482,119	\$10,338	\$10,402
Medium Density Residential	226	40%	\$4,088,636	\$17,979	\$18,090
Commercial	275	85%	\$2,878,054	\$10,401	\$10,465
Civic	10	75%	\$92,339	\$9,177	\$9,234
Industrial	166	85%	\$1,737,279	\$10,401	\$10,465
Per Dwelling Unit					
Estate & Rural Residential	818	10%	\$3,699,673	\$1,798	\$1,809
Low Density Residential	527	23%	\$5,482,119	\$2,584	\$2,600
Medium Density Residential	226	40%	\$4,088,636	\$1,498	\$1,507

CPI Index for June 2008-June 2009 is .62%