



CITY OF RIDGECREST
CALIFORNIA

DEVELOPMENT IMPACT FEE
ANNUAL REPORT

FISCAL YEAR 2012-2013

CITY OF RIDGECREST DEVELOPMENT IMPACT FEE ANNUAL REPORT FISCAL YEAR 2012-2013

Background

This report contains information on the City of Ridgecrest's development impact fees for Fiscal Year 2012-2013. 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 2012-2013. 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, 2013.

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 2013.

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, 2012	\$	158,046
Additions:		
Fees Collected		7,812
Interest Earned		342
Interfund Transfers/Loans		-
Total		<u>8,154</u>
Deductions:		
Disbursements		-
Interfund Transfers/Loans		-
Refunds		-
Total		<u>-</u>
Ending Balance, June 30, 2013	\$	<u><u>166,200</u></u>

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. Not enough fees has been collected in the last eight years to fund the projects listed on the study, therefore no expenditure has been 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, 2012	\$ 763,367		
Additions:			
Fees Collected	77,259		
Interest Earned	1,667		
Interfund Transfers/Loans	-		
Total	<u>78,926</u>		
Deductions:			
Disbursements	8,290	**	
Interfund Transfers/Loans	122,946	***	
Refunds	-		
Total	<u>131,236</u>		
Ending Balance, June 30, 2013	<u>\$ 711,057</u>		
***This is payment to Hall & Foreman for HSIP & HRR application prep			
****This is a transfer to Fund 18 for ST0906 (College Heights between Franklin & CCCC) local match			

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. Not enough fees has been collected in the last eight years to fund the projects listed on the study; however, the following are where the revenue were spent so far:

- a. an interfund transfer of \$46,757 was made to Capital Projects Fund (Fund 18) to cover the cost of the construction engineering for the construction of the Norma Street between Upjohn and Church (ST0905)
- b. an interfund transfer of \$122,946 to Fund 18 to cover some of the cost of ST0906-College Heights between Franklin and CCC
- c. \$30,000 to Hall & Foreman for their services in preparing the City's application for HSIP & HRR.

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, 2012	\$ 221,999
Additions:	
Fees Collected	9,749
Interest Earned	481
Interfund Transfers/Loans	-
Total	10,230
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2013	\$ 232,229

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. Not enough fees has been collected in the last eight years to fund the projects listed on the study; however, the following are where the revenue was spent so far:

- a. In FY 2011, an interfund transfer of \$38,945 to General Fund to cover the purchase of 2011 Ford F-150 pickup truck and a 2010 Kubota Tractor/Loader, both for use by the Parks & Recreation department.

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, 2012	\$ 86,981
Additions:	
Fees Collected	13,023
Interest Earned	200
Interfund Transfers/Loans	-
Total	13,223
Deductions:	
Disbursements	
Interfund Transfers/Loans	
Refunds	-
Total	-
Ending Balance, June 30, 2013	\$ 100,204

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. Not enough fees has been collected in the last eight years to fund the projects listed on the study; however, the following are where the revenue was spent so far:
 - a. In FY 2012, an interfund transfer of \$169,611 to General Fund to cover portion of the cost of the Police Department's radio communication system.

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, 2012	\$ 968,205
Additions:	
Fees Collected	41,806
Interest Earned	2,088
Interfund Transfers/Loans	-
Total	43,894
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2013	\$ 1,012,099

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. Not enough fees has been collected in the last eight years to fund the projects listed on the study; however, the following are where the revenue was spent so far:
 - a. A purchase of 2011 Case Backhoe for \$61,337 for use by the Street Department to clean up storm drainage systems.

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 Rachelle McQuiston at rmcquiston@ci.ridgecrest.ca.us or Tess Sloan at tsloan@ci.ridgecrest.ca.us.

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	2011 FEE	Unit of Measure	NEW FEE - 2013/2014
Estate & Rural Residential	818	2.5	\$638	per dwelling unit	\$679
Low Density Residential	527	4	\$398	per dwelling unit	\$423
Medium Density Residential	226	12	\$133	per dwelling unit	\$141
Commercial	275	0	\$1,595	per acre	\$1,697
Civic	10	0	\$1,595	per acre	\$1,697
Industrial	166	0	\$1,595	per acre	\$1,697

TABLE 2 - TRAFFIC IMPACT FEES				
Category	UNITS	TRIP ENDS	2011 FEE	NEW FEE - 2013/2014
RESIDENTIAL				
Single Family	Dwelling Units	9.6	1878	\$1,998
Multi Family	Dwelling Units	6.7	1311	\$1,395
COMMERCIAL				
Retail Commercial	1000 SF/building	46.6 (reduce to 23.3)	\$4557/1000 SF	\$4,848
Service Stations	Fueling Position	166 (reduce to 16.6)	\$2915/Fuel Pos	\$3,101
Movie Theater	1000 SF/building	27.8 (reduce to 13.9)	\$2720/1000 SF	\$2,894
Automobile Sales	1000 SF/lot area	1.2	\$239/1000 SF lot	\$254
Hotels/Motels	Room	0.7	\$139/Room	\$148
RESTAURANTS				
Restaurants	1000 SF/building	36.6 (reduce to 18.3)	\$3579/1000 SF	\$3,808
OFFICE BUILDINGS				
Medical-Dental	1000 SF/building	18(reduce to 9)	\$1760/1000 SF	\$1,872
General Office	1000 SF/building	6.1	\$1201/1000 SF	\$1,278
INDUSTRIAL				
Manufacturing	1000 SF/building	3.8(reduce to 1.9)	\$372/1000 SF	\$396
Mini Warehousing	1000 SF/building	2.4(reduce to 1.2)	\$235/1000 SF	\$250
Warehousing	1000 SF/building	2.2(reduce to 1.1)	\$215/1000 SF	\$229
INSTITUTIONAL				
Schools/Churches	-	-	-	-
Nursing Homes	Bed	0.2	\$39/Bed	\$41

Notes:

Rates - \$197 per trip end for FY11 (new rate for 2013/2014 is \$210)

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	2011 FEE	NEW FEE - 2013/2014
RESIDENTIAL			
Single Family	Each Dwelling Unit	\$811/DU	\$863
Multi Family	Each Dwelling Unit	\$811/DU	\$863

TABLE 4 - LAW ENFORCEMENT IMPACT FEES					
Category	Acres	Units/Acre	2011 FEE	Unit of Measure	NEW FEE - 2013/2014
Estate & Rural Residential	818	2.5	\$1,064	per dwelling unit	\$1,132
Low Density Residential	527	4	\$664	per dwelling unit	\$706
Medium Density Residential	226	12	\$221	per dwelling unit	\$235
Commercial	275	0	\$2,659	per acre	\$2,829
Civic	10	0	\$2,659	per acre	\$2,829
Industrial	166	0	\$2,659	per acre	\$2,829

TABLE 5 - DRAINAGE IMPACT FEES					
Category	Acres	% Impervious	Fair Share Cost	2011 FEE	NEW FEE - 2013/2014
Per Acre					
Estate & Rural Residential	818	10%	\$3,699,673	\$4,431	\$4,714
Low Density Residential	527	23%	\$5,482,119	\$10,190	\$10,841
Medium Density Residential	226	40%	\$4,088,636	\$17,722	\$18,854
Commercial	275	85%	\$2,878,054	\$10,252	\$10,907
Civic	10	75%	\$92,339	\$9,046	\$9,624
Industrial	166	85%	\$1,737,279	\$10,252	\$10,907
Per Dwelling Unit					
Estate & Rural Residential	818	10%	\$3,699,673	\$1,783	\$1,897
Low Density Residential	527	23%	\$5,482,119	\$2,563	\$2,727
Medium Density Residential	226	40%	\$4,088,636	\$1,485	\$1,580

CPI Index used for June 2011-June 2014 is 6.39%

Source: http://inflationdata.com/Inflation/Consumer_Price_Index/CurrentCPI.asp?reloaded=true