



CITY OF RIDGECREST  
CALIFORNIA

DEVELOPMENT IMPACT FEE  
ANNUAL REPORT

FISCAL YEAR 2010-2011

**CITY OF RIDGECREST  
DEVELOPMENT IMPACT FEE ANNUAL REPORT  
FISCAL YEAR 2010-2011**

***Background***

This report contains information on the City of Ridgecrest's development impact fees for Fiscal Year 2010-2011. 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 2010-2011. 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, 2011.

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 2011.

***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.

<b>Fund 261 - Fire Facilities Improvement Impact Fees</b>	
Beginning Balance, July 1, 2010	\$ 126,886
Additions:	
Fees Collected	16,541
Interest Earned	507
Interfund Transfers/Loans	-
Total	<u>17,048</u>
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	<u>-</u>
Ending Balance, June 30, 2011	<u><u>\$ 143,934</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. There have not been enough fees collected in the last six 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.

<b>Fund 262 - Traffic Impact Fees</b>	
Beginning Balance, July 1, 2010	\$ 673,185
Additions:	
Fees Collected	69,277
Interest Earned	2,612
Interfund Transfers/Loans	-
Total	71,889
Deductions:	
Disbursements	-
Interfund Transfers/Loans	46,757
Refunds	-
Total	46,757
Ending Balance, June 30, 2011	\$ 698,317

**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 six years to fund the projects listed on the study; however, 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)

**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.

<b>Fund 263 - Park Development Impact Fees</b>	
Beginning Balance, July 1, 2010	\$ 185,642
Additions:	
Fees Collected	30,180
Interest Earned	758
Interfund Transfers/Loans	-
Total	30,938
Deductions:	
Disbursements	-
Interfund Transfers/Loans	38,945
Refunds	-
Total	38,945
Ending Balance, June 30, 2011	<u>\$ 177,635</u>

**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 six years to fund the projects listed on the study. However, an interfund transfer was made this year in the amount 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.

<b>Fund 264 - Law Enforcement Impact Fees</b>	
Beginning Balance, July 1, 2010	\$ 205,012
Additions:	
Fees Collected	27,574
Interest Earned	821
Interfund Transfers/Loans	-
Total	28,394
Deductions:	
Disbursements	-
Interfund Transfers/Loans	-
Refunds	-
Total	-
Ending Balance, June 30, 2011	<b>\$ 233,406</b>

**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 six 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.

<b>Fund 265 - Storm Drainage Facilities Impact Fees</b>	
Beginning Balance, July 1, 2010	\$ 832,045
Additions:	
Fees Collected	89,631
Interest Earned	3,237
Interfund Transfers/Loans	-
Total	92,868
Deductions:	
Disbursements	61,337
Interfund Transfers/Loans	-
Refunds	-
Total	61,337
Ending Balance, June 30, 2011	\$ 863,576

**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 six years to fund the projects listed on the study. However, a disbursement of \$61,337 was made for the acquisition of a 2011 Case Backhoe 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 Tyrell Staheli at [tstaheli@ci.ridgecrest.ca.us](mailto:tstaheli@ci.ridgecrest.ca.us) or Tess Sloan at [tsloan@ci.ridgecrest.ca.us](mailto: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
<b>Fund 261 - Fire Facilities Improvement Impact Fees</b>				
Fire Station including land, building and equipments	1 station	3,000,000	100%	3,000,000
			<b>TOTAL</b>	<b>\$ 3,000,000</b>
<b>Fund 262 - Traffic Impact Fees</b>				
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
			<b>TOTAL</b>	<b>\$ 68,360,000</b>
<b>Fund 263 - Park Development Impact Fees</b>				
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
			<b>TOTAL</b>	<b>\$ 4,924,000</b>
<b>Fund 264 - Law Enforcement Impact Fees</b>				
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
			<b>TOTAL</b>	<b>\$ 4,505,000</b>
<b>Fund 265 - Storm Drainage Facilities Impact Fees</b>				
Cost to implement Master Drainage Plan allocated to New Development		78,234,000	36%	28,164,240
			<b>TOTAL</b>	<b>\$ 28,164,240</b>

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

Exhibit "C"  
City of Ridgecrest  
Impact Fees

<b>TABLE 1 - FIRE IMPACT FEES</b>					
<b>Category</b>	<b>Acres</b>	<b>Units/Acre</b>	<b>2009 FEE</b>	<b>Unit of Measure</b>	<b>NEW FEE - 2010/2011</b>
Estate & Rural Residential	818	2.5	\$643	per dwelling unit	\$634
Low Density Residential	527	4	\$402	per dwelling unit	\$396
Medium Density Residential	226	12	\$134	per dwelling unit	\$132
Commercial	275	0	\$1,608	per acre	\$1,585
Civic	10	0	\$1,608	per acre	\$1,585
Industrial	166	0	\$1,608	per acre	\$1,585

<b>TABLE 2 - TRAFFIC IMPACT FEES</b>				
<b>Category</b>	<b>UNITS</b>	<b>TRIP ENDS</b>	<b>2009 FEE</b>	<b>NEW FEE - 2010/2011</b>
<b>RESIDENTIAL</b>				
Single Family	<b>Dwelling Units</b>	9.6	\$1905/DU	\$1,878
Multi Family	<b>Dwelling Units</b>	6.7	\$1330/DU	\$1,311
<b>COMMERCIAL</b>				
Retail Commercial	<b>1000 SF/building</b>	46.6 (reduce to 23.3)	\$4623/1000 SF	\$4,557
Service Stations	<b>Fueling Position</b>	166 (reduce to 16.6)	\$2957/Fuel Pos	\$2,915
Movie Theater	<b>1000 SF/building</b>	27.8 (reduce to 13.9)	\$2759/1000 SF	\$2,720
Automobile Sales	<b>1000 SF/lot area</b>	1.2	\$238/1000 SF lot	\$235
Hotels/Motels	<b>Room</b>	0.7	\$139/Room	\$137
<b>RESTAURANTS</b>				
Restaurants	<b>1000 SF/building</b>	36.6 (reduce to 18.3)	\$3631/1000 SF	\$3,579
<b>OFFICE BUILDINGS</b>				
Medical-Dental	<b>1000 SF/building</b>	18(reduce to 9)	\$1786/1000 SF	\$1,760
General Office	<b>1000 SF/building</b>	6.1	\$1218/1000 SF	\$1,201
<b>INDUSTRIAL</b>				
Manufacturing	<b>1000 SF/building</b>	3.8(reduce to 1.9)	\$377/1000 SF	\$372
Mini Warehousing	<b>1000 SF/building</b>	2.4(reduce to 1.2)	\$238/1000 SF	\$235
Warehousing	<b>1000 SF/building</b>	2.2(reduce to 1.1)	\$218/1000 SF	\$215
<b>INSTITUTIONAL</b>				
Schools/Churches	-	-	-	-
Nursing Homes	<b>Bed</b>	0.2	\$40/Bed	\$39

Notes:

Rates - \$198 per trip end (new rate for 2010/2011 is \$196)

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

<b>TABLE 3 - PARK IMPACT FEES</b>			
<b>Category</b>	<b>UNITS</b>	<b>2009 FEE</b>	<b>NEW FEE - 2010/2011</b>
<b>RESIDENTIAL</b>			
Single Family	Each Dwelling Unit	\$823/DU	\$811
Multi Family	Each Dwelling Unit	\$823/DU	\$811

<b>TABLE 4 - LAW ENFORCEMENT IMPACT FEES</b>					
<b>Category</b>	<b>Acres</b>	<b>Units/Acre</b>	<b>2009 FEE</b>	<b>Unit of Measure</b>	<b>NEW FEE - 2010/2011</b>
Estate & Rural Residential	818	2.5	\$1,072	per dwelling unit	\$1,057
Low Density Residential	527	4	\$670	per dwelling unit	\$660
Medium Density Residential	226	12	\$223	per dwelling unit	\$220
Commercial	275	0	\$2,681	per acre	\$2,643
Civic	10	0	\$2,681	per acre	\$2,643
Industrial	166	0	\$2,681	per acre	\$2,643

<b>TABLE 5 - DRAINAGE IMPACT FEES</b>					
<b>Category</b>	<b>Acres</b>	<b>% Impervious</b>	<b>Fair Share Cost</b>	<b>2009 FEE</b>	<b>NEW FEE - 2010/2011</b>
<b>Per Acre</b>					
Estate & Rural Residential	818	10%	\$3,699,673	\$4,495	\$4,431
Low Density Residential	527	23%	\$5,482,119	\$10,338	\$10,190
Medium Density Residential	226	40%	\$4,088,636	\$17,979	\$17,722
Commercial	275	85%	\$2,878,054	\$10,401	\$10,252
Civic	10	75%	\$92,339	\$9,177	\$9,046
Industrial	166	85%	\$1,737,279	\$10,401	\$10,252
<b>Per Dwelling Unit</b>					
Estate & Rural Residential	818	10%	\$3,699,673	\$1,809	\$1,783
Low Density Residential	527	23%	\$5,482,119	\$2,600	\$2,563
Medium Density Residential	226	40%	\$4,088,636	\$1,507	\$1,485

CPI Index for June 2008-June 2009 is -1.43%