

City of Beaumont

Development Impact Fee Nexus Study Update

November 5, 2024



City Council Direction from October 1 Public Hearing

1. Work with development community stakeholders to revise study
2. Add big box retail prototype fee comparison

Changes Since Prior Report

- Aligned project lists through out study with October 15, 2024 CIP
- Updated analysis to use most current unreserved impact fee fund balances as of June 30, 2024
- Verified and removed existing deficiencies from sewer facilities fee
- Transportation Facilities
 - Adjusted trip rates to use PM Peak hour (one hour between 4 and 6pm) throughout, as opposed to peak hour of generator (which may not occur between 4 and 6pm)
 - Uses blended trip rate to estimate existing and projected trips for HCW.
 - Uses individual rates to calculate fees for each HCW category. If a project intensifies use (ie tenant improvements), then it will pay the fees at the new rate, and get a credit for fees paid

Changes Since Prior Report

- Storm drain fee
 - Calculated to fund only Storm Drain Master Plan study
 - Development is responsible for mitigating all storm drain impacts on a case-by-case basis until master plan has been completed and storm drain impact fees have been implemented
- Sewer capacity fee – removed lift stations and conveyance facilities from the replacement cost of facilities that new development is buying in to, since those facilities are covered by the sewer conveyance facilities fee
- Road maintenance equipment fee - Removed from study since there are no unfunded projects in the CIP

SB 937

- **Payment Timing for Fees:** Fees for *residential development* projects cannot be collected until the final inspection or the certificate of occupancy is issued, whichever occurs first, unless certain conditions are met.
- **Performance Bonds and Letters of Credit:** Developers guarantee the payment of certain fees by posting a performance bond or a letter of credit. If not posted, local agencies can collect unpaid fees according to established procedures.
- **Building Permit Conditions:** If fees are unpaid, a local agency can require the property owner to execute a contract to pay the fees as a condition of issuing a building permit.

Transportation Fee Alternatives – Prioritized Project List

Table 8.3: Transportation Project List

Project No.	Project Title	Total Project Cost	Less Alternative Funding	Net Project Cost	Allocation to New Development	Cost Allocated to New Development	Priority
<i>Streets and Bridges</i>							
2017-027	Oak Valley/I-10 Interchange Design	\$ 85,000,000	\$ 6,412,113	\$ 78,587,887	52.9%	\$ 41,572,992	Priority
2017-001	Pennsylvania Interchange	80,000,000	-	80,000,000	52.9%	42,320,000	Priority
R-37	Beaumont Avenue/ I-10 Interchange Project	125,000,000	5,869,000	119,131,000	52.9%	63,020,299	
FUT07	Highland Springs (Beaumont Share)	60,000,000	30,000,000	30,000,000	52.9%	15,870,000	Priority
R25-07	Traffic Signal at OVP and Palm Avenue ¹	600,000	300,000	300,000	52.9%	158,700	
R26-03	Citywide Traffic Signal Upgrade & Capacity Improvement FY26	150,000	-	150,000	52.9%	79,350	
R27-03	Citywide Traffic Signal Upgrade & Capacity Improvement FY27	150,000	-	150,000	52.9%	79,350	
R28-03	Citywide Traffic Signal Upgrade & Capacity Improvement FY28	150,000	-	150,000	52.9%	79,350	
R29-03	Citywide Traffic Signal Upgrade & Capacity Improvement FY29	150,000	-	150,000	52.9%	79,350	
R26-04	Traffic Signal Installation at Future Location	600,000	-	600,000	52.9%	317,400	
R27-04	Traffic Signal Installation at Future Location	600,000	-	600,000	52.9%	317,400	
R28-04	Traffic Signal Installation at Future Location	600,000	-	600,000	52.9%	317,400	
R26-05	Citywide Traffic Signal System Upgrade	2,000,000	-	2,000,000	52.9%	1,058,000	
	Subtotal	\$ 355,000,000	\$ 42,581,113	\$ 312,418,887		\$ 165,269,591	
<i>Railroad</i>							
2017-012	Pennsylvania Ave/UPR Grade Separation	\$ 73,700,000	\$ 13,678,556	\$ 60,021,444	52.9%	\$ 31,751,344	Priority
	California URP Grade Separation ²	100,000,000	70,000,000	30,000,000	52.9%	15,870,000	Priority
	Subtotal	\$ 173,700,000	\$ 83,678,556	\$ 90,021,444		\$ 47,621,344	
	Total All Projects	\$ 528,700,000	\$ 126,259,669	\$ 402,440,331		\$ 212,890,935	
	Total Priority Projects	\$ 398,700,000	\$ 120,090,669	\$ 278,609,331		\$ 147,384,336	

¹ Alternative funding shown is \$300,000 of traffic signals DIF fund balances programmed to this project in 2025.

² Assumes 70% of this project will be funded with grants.

Source: City of Beaumont FY25 Capital Improvement Plan; City of Beaumont; Table 8.2, Willdan Financial Services.

Transportation Fee Alternatives

	All Projects	Priority Projects
Streets and Bridges		
Residential	\$ 1.85	\$ 1.10
Nonresidential		
Commercial	\$ 15.05	\$ 8.93
Industrial/Business Park	8.20	4.86
Industrial/High-Cube Warehouse		
Transload and Short-Term Storage Warehouse	\$ 0.67	\$ 0.40
Fulfillment Center Warehouse - Non-Sort	1.08	0.64
Parcel Hub Warehouse	4.30	2.55
Cold Storage Warehouse	0.81	0.48
Railroad Crossings		
Residential	\$ 0.52	\$ 0.52
Nonresidential		
Commercial	\$ 4.24	\$ 4.24
Industrial/Business Park	2.31	2.31
Industrial/High-Cube Warehouse		
Transload and Short-Term Storage Warehouse	\$ 0.19	\$ 0.19
Fulfillment Center Warehouse - Non-Sort	0.30	0.30
Parcel Hub Warehouse	1.21	1.21
Cold Storage Warehouse	0.23	0.23

Maximum Justified Fee Schedule

Fee Category	Residential		Industrial/ Business Park	HCW	HCW	HCW Parcel Hub Warehouse	HCW Cold Storage Warehouse
	Dwelling Unit	Commercial		Transload and Short-Term Storage Warehouse	Fulfillment Center Warehouse - Non-Sort		
Park Land In Lieu (Subdivisions) ¹	\$ 0.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park Land Acquisition (Non-Subdivisions) ²	0.76	-	-	-	-	-	-
Community Park Improvements	0.49	-	-	-	-	-	-
Neighborhood Park Improvements	0.60	-	-	-	-	-	-
Recreation Facilities	0.93	-	-	-	-	-	-
Fire Protection Facilities	0.36	0.43	0.63	0.18	0.18	0.18	0.18
Police Facilities	0.64	0.35	0.51	0.15	0.15	0.15	0.15
Public Facilities	0.28	0.16	0.23	0.07	0.07	0.07	0.07
Streets and Bridges	1.85	15.05	8.20	0.67	1.08	4.30	0.81
Railroad Crossings	0.52	4.24	2.31	0.19	0.30	1.21	0.23
Sewer Facilities	0.65	0.31	0.52	0.52	0.52	0.52	0.52
Sewer Capacity ³	2.83	1.08	4.28	1.47	1.47	1.47	1.47
Recycled Water	0.30	0.14	0.24	0.24	0.24	0.24	0.24
General Plan	0.02	0.01	0.02	0.004	0.004	0.004	0.004
Library District	0.15	-	-	-	-	-	-
Emergency Preparedness Facilities	0.013	0.002	0.003	0.001	0.001	0.001	0.001
Storm Drain	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Trails	<u>0.01</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total (Subdivisions)	\$ 10.45	\$ 21.79	\$ 16.96	\$ 3.52	\$ 4.04	\$ 8.17	\$ 3.70
Total (Infill)	\$ 10.42	\$ 21.79	\$ 16.96	\$ 3.52	\$ 4.04	\$ 8.17	\$ 3.70
September 9th Revised Draft							
Total (Subdivisions)	\$ 13.72	\$ 24.72	\$ 15.16	\$ 6.98	\$ 6.98	\$ 6.98	\$ 6.98
Total (Infill)	\$ 13.72	\$ 24.72	\$ 15.16	\$ 6.98	\$ 6.98	\$ 6.98	\$ 6.98

¹ Fee in lieu of parkland dedication charged under the Quimby Act.

² Fee for parkland acquisition charged under the Mitigation Fee Act.

³ "Commercial medium strength" fee shown for commercial. "Industrial high strength" fee shown for industrial/business park. "Industrial low strength" fee shown for industrial/high cube warehouse. Refer to Table 10.5 for full sewer capacity nonresidential fee schedule.

Fee Comparison: Single Family Unit

One Single Family Unit - 2,687 Square Feet

Fee Category	Beaumont Current (Low) ¹	Beaumont Current (High) ¹	Maximum Justified Beaumont ²	Banning	Calimesa ³	Moreno Valley (Low) ⁴	Moreno Valley (High) ⁴	Ontario (Low) ⁵	Ontario (High) ⁵	Rancho Cucamonga ⁶
Animal Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134	\$ 134	\$ -	\$ -	\$ 169
Corporation Yard	-	-	-	-	-	1,547	1,547	-	-	-
General Government/Public Facilities/City Hall	520	520	752	521	3,024	644	644	2,159	4,216	2,481
General Plan	50	50	54	-	-	-	-	-	-	-
Emergency Preparedness Facilities	730	730	35	-	-	-	-	-	-	-
Fire Facilities	706	706	967	746	837	2,152	2,152	523	1,102	-
Library	-	-	403	-	794	1,052	1,052	1,302	1,302	891
Parks	-	-	2,123	3,840	6,456	10,217	10,217	-	-	4,744
Parks - Neighborhood Parks	3,213	3,213	1,612	-	-	-	-	15,198	15,198	-
Parks - Community Parks	2,655	2,655	1,317	-	-	-	-	-	-	-
Police Facilities	610	610	1,720	1,200	224	1,418	1,418	509	509	376
Recreation Facilities	811	811	2,499	-	-	1,275	1,275	112	112	4,583
Recycled Water Facilities	787	787	806	-	5,510	403	403	-	-	-
Road Maintenance Equipment	-	-	-	-	-	316	316	-	-	-
Sewer Capacity/Connection/Impact Fee	6,493	6,493	7,604	5,061	8,221	10,065	22,152	1,223	1,443	-
Sewer Area of Benefit / Conveyance	90	997	1,747	-	-	-	-	58	903	2,070
Storm Drain	-	-	54	-	3,682	-	-	2,563	3,744	-
Trails	-	-	27	-	-	-	-	-	-	-
Transportation Related	3,413	3,413	6,368	3,410	3,852	16,568	16,568	2,224	4,986	12,708
Water Capacity/Connection/Impact Fee	10,122	10,122	10,122	9,744	5,796	13,441	17,755	3,113	9,711	10,558
Workforce Development Facilities	-	-	-	-	-	403	-	-	-	-
Total - per Prototype	\$ 30,200	\$ 31,106	\$ 38,209	\$ 24,522	\$ 38,396	\$ 59,634	\$ 75,632	\$ 28,984	\$ 43,226	\$ 38,580

¹ Water and Sewer fees for Beaumont are paid to the Beaumont-Cherry Water District. Current Sewer Fees vary depending upon location.

² Recommended storm drain fee shown are 50% of Maximum Justified, based on direction from City staff.

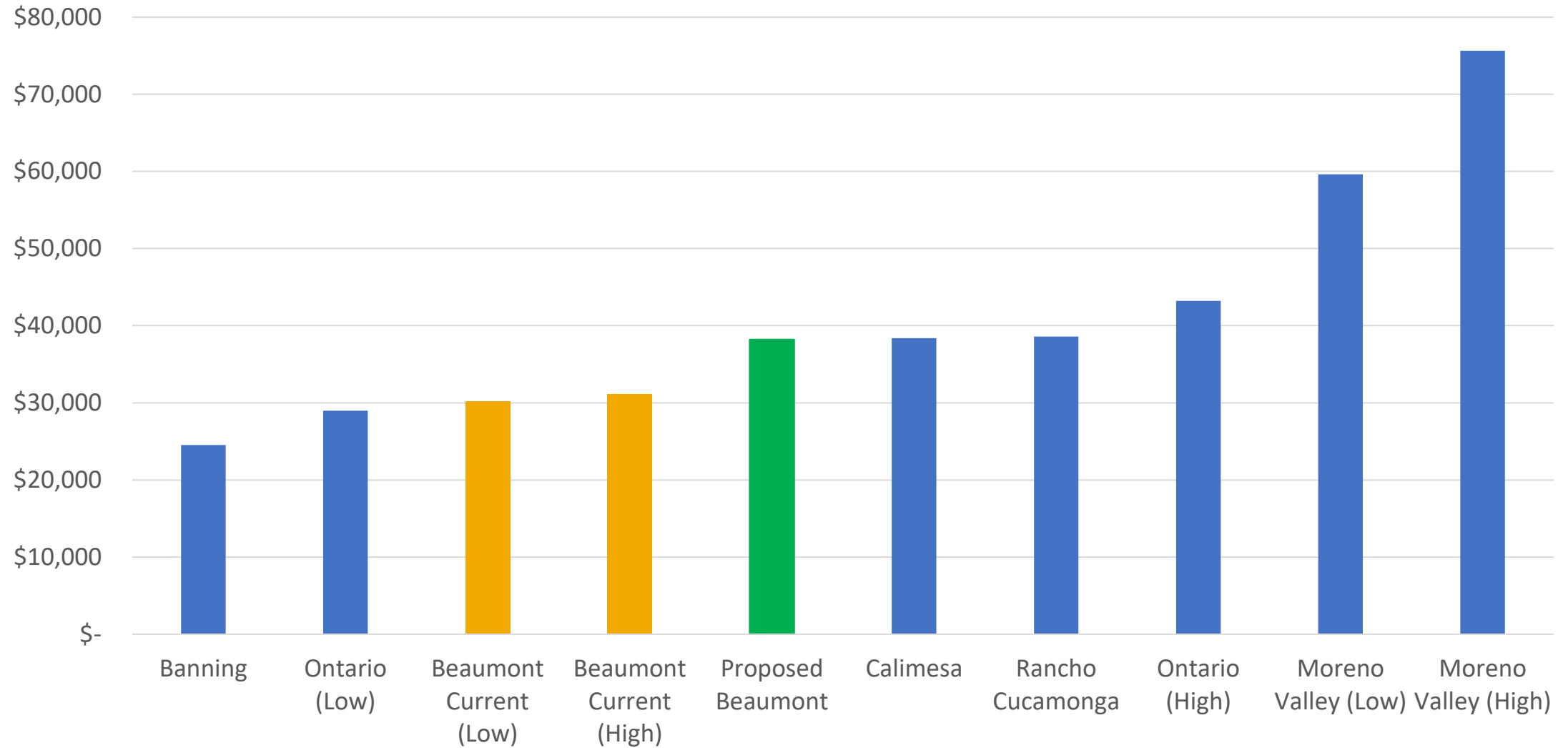
³ Water and Sewer Fees for Calimesa are paid to the Yucaipa Valley Water District

⁴ Water and Sewer Fees for Moreno Valley vary depending upon location and are paid to the Eastern Municipal Water District

⁵ Regional Water and Sewer Fees for Ontario are paid to the Cucamonga Valley Water District. Some Fees for Ontario vary depending upon location.

⁶ Water and Sewer Fees for Rancho Cucamonga are paid to the Cucamonga Valley Water District

Fee Comparison: Single Family Unit



Fee Comparison: 20 Multifamily Units

20 Multifamily Units - 20,000 Square Feet

Fee Category	Beaumont Current (Low) ¹	Beaumont Current (High) ¹	Maximum Justified Beaumont	Banning	Calimesa ²	Moreno Valley (Low) ³	Moreno Valley (High) ³	Ontario (Low) ⁴	Ontario (High) ⁴	Rancho Cucamonga ⁵
Animal Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996	\$ 996	\$ -	\$ -	\$ 2,320
Corporation Yard	-	-	-	-	-	11,514	11,514	-	-	-
General Government/Public Facilities/City Hall	8,747	8,747	5,600	8,520	57,400	4,792	4,792	35,040	76,180	33,860
General Plan	1,000	1,000	400	-	-	-	-	-	-	-
Emergency Preparedness Facilities	14,593	14,593	260	-	-	-	-	-	-	-
Fire Facilities	4,520	4,520	7,200	12,200	22,441	16,018	16,018	9,580	20,140	-
Library	-	-	3,000	-	14,460	7,833	7,833	23,080	23,080	12,160
Parks	-	-	15,800	62,840	117,640	76,048	76,048	-	-	64,780
Parks - Neighborhood Parks	54,062	54,062	12,000	-	-	-	-	269,400	269,400	-
Parks - Community Parks	44,674	44,674	9,800	-	-	-	-	-	-	-
Police Facilities	10,260	10,260	12,800	19,640	4,260	10,552	10,552	10,040	10,040	5,940
Recreation Facilities	13,648	13,648	18,600	-	-	9,492	9,492	2,000	2,000	62,580
Recycled Water Facilities	15,733	15,733	6,000	-	71,632	10,720	10,720	-	-	-
Road Maintenance Equipment	-	-	-	-	-	2,349	2,349	-	-	-
Sewer Capacity/Connection/Impact Fee	129,359	129,359	56,600	101,220	106,873	267,729	589,243	21,280	23,400	-
Sewer Area of Benefit / Conveyance	1,803	19,931	13,000	-	-	-	-	1,020	13,700	41,400
Storm Drain	-	-	400	-	7,640	-	-	16,520	28,440	-
Trails	-	-	200	-	-	-	-	-	-	-
Transportation Related	45,859	45,859	47,400	68,202	47,060	123,317	123,317	29,700	66,580	152,500
Water Capacity/Connection/Impact Fee	121,460	121,460	121,460	194,880	75,342	357,531	472,283	42,620	106,640	211,160
Workforce Development Facilities	-	-	-	-	-	3,000	3,000	-	-	-
Total - per Prototype	\$ 465,718	\$ 483,846	\$ 330,520	\$ 467,502	\$ 524,748	\$ 901,892	\$ 1,338,159	\$ 460,280	\$ 639,600	\$ 586,700

¹ Water and Sewer fees for Beaumont are paid to the Beaumont-Cherry Water District. Current Sewer Fees vary depending upon location.

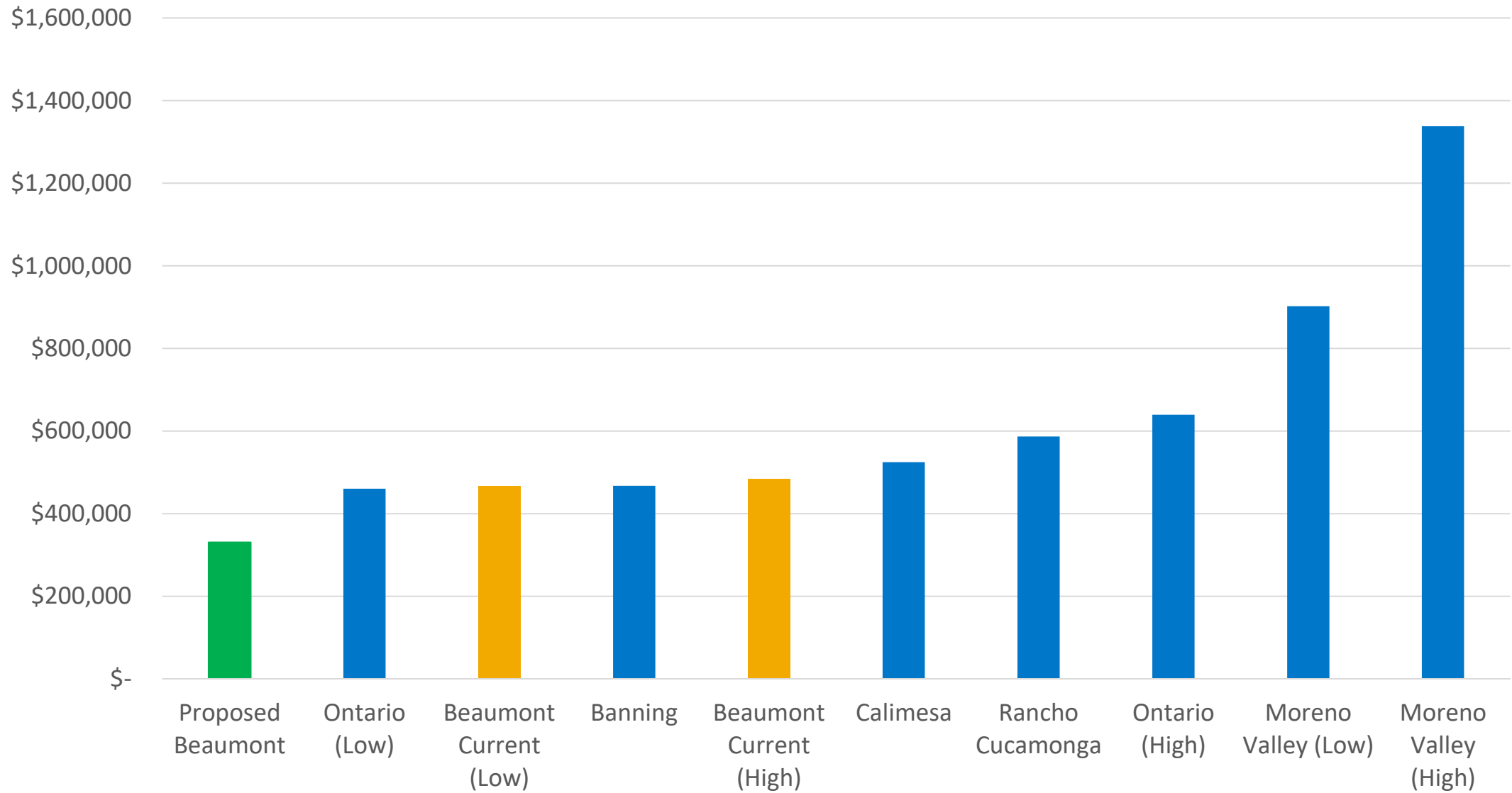
² Water and Sewer Fees for Calimesa are paid to the Yucaipa Valley Water District. Assumes multifamily units are 0.65 EDUs

³ Water and Sewer Fees for Moreno Valley vary depending upon location and are paid to the Eastern Municipal Water District

⁴ Regional Water and Sewer Fees for Ontario are paid to the Cucamonga Valley Water District. Some Fees for Ontario vary depending upon location.

⁵ Water and Sewer Fees for Rancho Cucamonga are paid to the Cucamonga Valley Water District

Fee Comparison: 20 Multifamily Units, 20,000 Square Feet



Fee Comparison: Commercial/Retail – 950 Square Feet

Commercial/Retail - 950 Sq. Ft.

Fee Category	Beaumont Current (Low) ¹	Beaumont Current (High) ¹	Maximum Justified Beaumont	Banning	Calimesa ²	Moreno Valley (Low) ³	Moreno Valley (High) ³	Ontario (Low) ⁴	Ontario (High) ⁴	Rancho Cucamonga ⁵
Animal Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -
Corporation Yard	-	-	-	-	-	223	223	-	-	-
General Government/Public Facilities/City Hall	103	103	152	468	181	100	100	200	1,562	-
General Plan	48	48	10	-	-	-	-	-	-	-
Emergency Preparedness Facilities	209	209	2	-	-	-	-	-	-	-
Fire Facilities	232	232	409	462	52	624	624	378	805	-
Library	-	-	-	-	-	36	36	-	-	-
Parks	-	-	-	-	-	550	550	-	-	-
Parks - Neighborhood Parks	-	-	-	-	-	-	-	-	-	-
Parks - Community Parks	-	-	-	-	-	-	-	-	-	-
Police Facilities	121	121	333	333	149	226	226	677	677	1,125
Recreation Facilities	-	-	-	-	-	47	47	-	-	-
Recycled Water Facilities	6,672	6,672	133	-	4,281	536	536	-	-	14,796
Road Maintenance Equipment	-	-	-	-	-	48	48	-	-	-
Sewer Capacity/Connection/Impact Fee	1,506	1,506	1,026	1,779	4,463	13,386	29,462	679	582	-
Sewer Area of Benefit / Facilities	32	350	295	-	-	-	-	25	156	2,070
Storm Drain	-	-	19	-	523	-	-	15,015	31,000	-
Trails	-	-	-	-	-	-	-	-	-	-
Transportation Related	3,868	3,868	18,326	7,902	6,424	29,926	29,926	4,269	9,571	18,109
Water Capacity/Connection/Impact Fee	7,693	7,693	7,693	6,897	5,969	17,877	23,614	1,454	3,029	10,558
Workforce Development Facilities	-	-	-	-	-	249	249	-	-	-
Total - per Prototype	\$ 20,483	\$ 20,802	\$ 28,395	\$ 17,842	\$ 22,043	\$ 63,827	\$ 85,641	\$ 22,698	\$ 47,382	\$ 46,658

¹ Water and Sewer fees for Beaumont are paid to the Beaumont-Cherry Water District. Current Sewer Fees vary depending upon location.

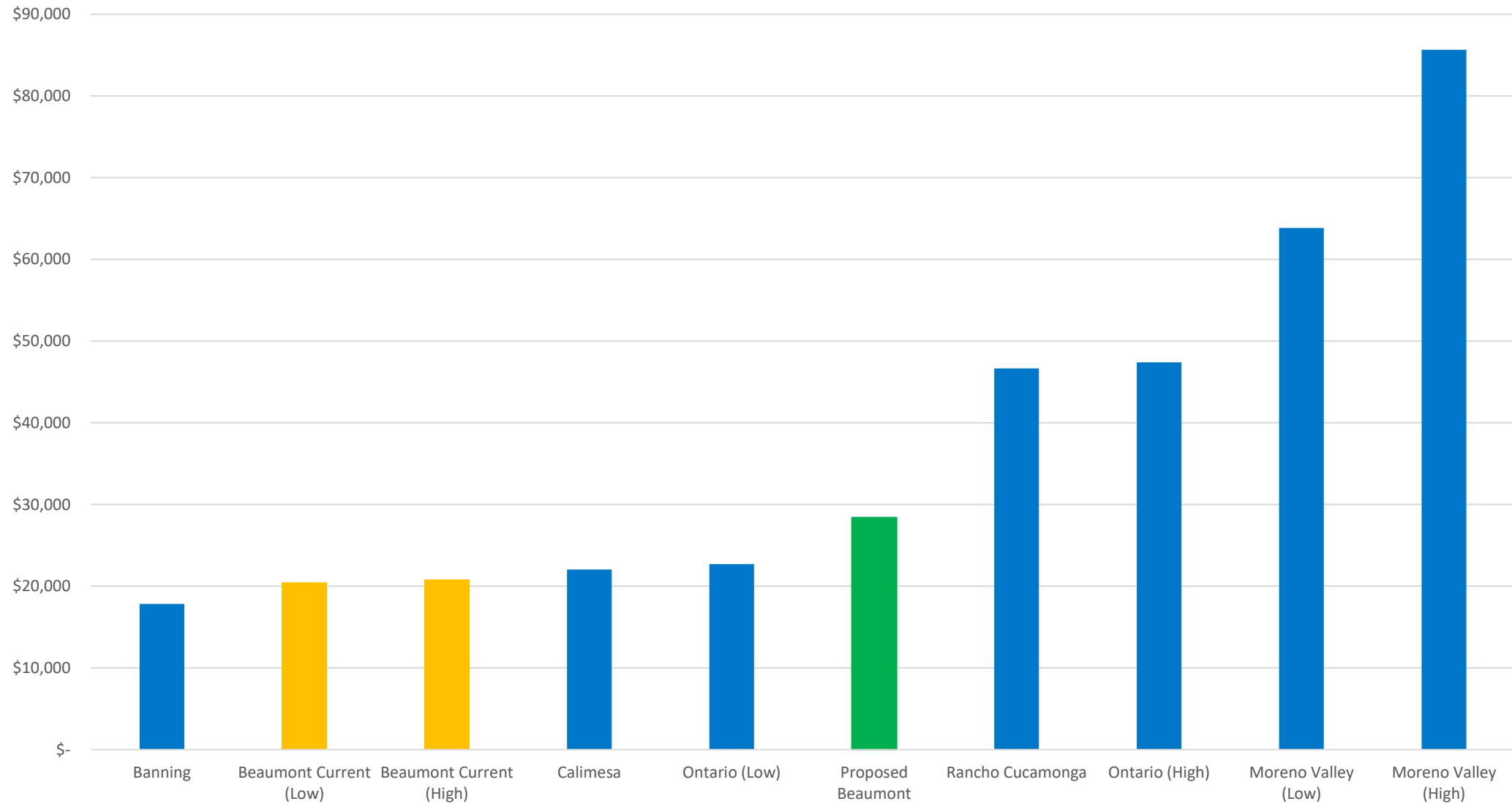
² Water and Sewer Fees for Calimesa are paid to the Yucaipa Valley Water District. Assumes 5.5 EDUs. Water and recycled water fees assume 15.5 fixture units. Sewer fee assumes 19 fixture units.

³ Water and Sewer Fees for Moreno Valley vary depending upon location and are paid to the Eastern Municipal Water District

⁴ Regional Water and Sewer Fees for Ontario are paid to the Cucamonga Valley Water District. Some Fees for Ontario vary depending upon location.

⁵ Water and Sewer Fees for Rancho Cucamonga are paid to the Cucamonga Valley Water District

Fee Comparison: Commercial/Retail – 950 Square Feet



Fee Comparison: Big Box Retail – 147,000 Square Feet

Big Box Retail - 147,000 Square Feet

Fee Category	Beaumont Current (Low) ¹	Beaumont Current (High) ¹	Maximum Justified Beaumont	Banning	Calimesa ²	Moreno Valley (Low) ³	Moreno Valley (High) ³	Ontario (Low) ⁴	Ontario (High) ⁴	Rancho Cucamonga ⁵
Animal Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Corporation Yard	-	-	-	-	-	34,545	34,545	-	-	-
General Government/Public Facilities/City Hall	16,981	16,981	23,520	72,471	28,077	15,490	15,490	30,870	241,668	-
General Plan	7,350	7,350	1,470	-	-	-	-	-	-	-
Emergency Preparedness Facilities	32,340	32,340	294	-	-	-	-	-	-	-
Fire Facilities	38,129	38,129	63,210	71,442	8,085	96,506	96,506	58,506	124,509	-
Library	-	-	-	-	-	5,623	5,623	-	-	-
Parks	-	-	-	-	-	20,856	20,856	-	-	-
Parks - Neighborhood Parks	-	-	-	-	-	-	-	-	-	-
Parks - Community Parks	-	-	-	-	-	-	-	-	-	-
Police Facilities	19,920	19,920	51,450	51,597	23,079	34,986	34,986	104,811	104,811	174,048
Recreation Facilities	-	-	-	-	-	7,277	7,277	-	-	-
Recycled Water Facilities	29,499	29,499	20,580	-	9,115	2,015	2,015	-	-	29,592
Road Maintenance Equipment	-	-	-	-	-	7,350	7,350	-	-	-
Sewer Capacity/Connection/Impact Fee	192,129	192,129	158,760	275,268	6,577	50,325	110,760	105,105	30,650	-
Sewer Area of Benefit / Facilities	4,903	54,202	45,570	-	-	-	-	3,822	24,108	4,127
Storm Drain	-	-	2,940	-	23,079	-	-	425	1,642	-
Trails	-	-	-	-	-	-	-	-	-	-
Transportation Related	59,482	59,482	2,835,630	1,223,530	23,079	4,625,484	4,625,484	660,618	1,481,025	2,802,114
Water Capacity/Connection/Impact Fee	212,562	212,562	223,190	1,067,261	12,708	67,205	88,775	225,057	468,636	35,192
Workforce Development Facilities	-	-	-	-	-	38,588	38,588	-	-	-
Total - per Prototype	\$ 613,296	\$ 662,595	\$ 3,426,614	\$2,761,568	\$ 133,798	\$ 5,006,248	\$ 5,088,253	\$1,189,214	\$2,477,049	\$ 3,045,073

¹ Water and Sewer fees for Beaumont are paid to the Beaumont-Cherry Water District. Current Sewer Fees vary depending upon location.

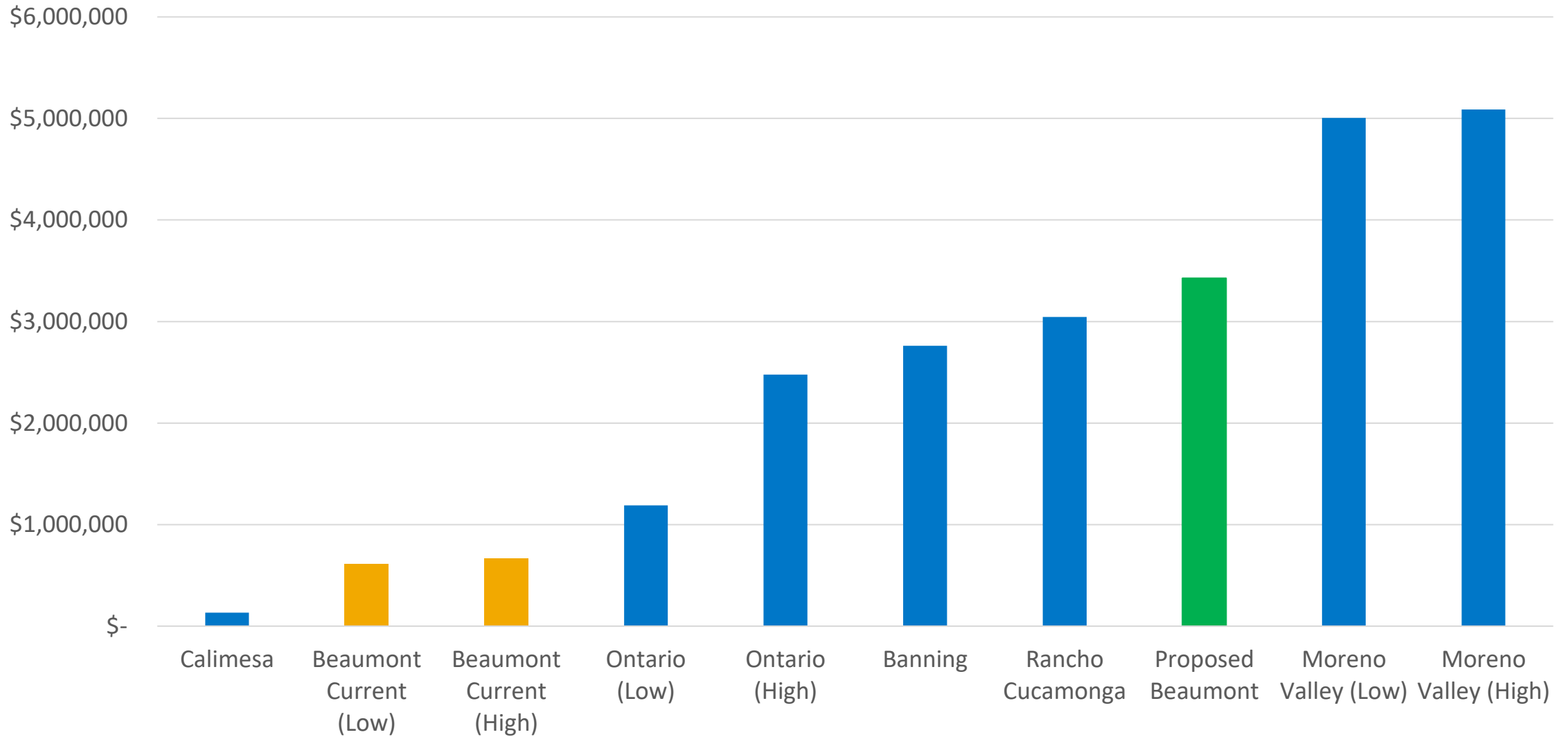
² Water and Sewer Fees for Calimesa are paid to the Yucaipa Valley Water District. Assumes 110 EDUs. Water and recycled water fees assume 720 fixture units. Sewer fee assumes 560 fixture units.

³ Water and Sewer Fees for Moreno Valley vary depending upon location and are paid to the Eastern Municipal Water District

⁴ Regional Water and Sewer Fees for Ontario are paid to the Cucamonga Valley Water District. Some Fees for Ontario vary depending upon location.

⁵ Water and Sewer Fees for Rancho Cucamonga are paid to the Cucamonga Valley Water District

Fee Comparison: Big Box Retail – 147,000 Square Feet



Fee Comparison: Commercial - Industrial/Business Park - 50,000 Square Feet

Industrial/Business Park - 50,000 Square Feet

Fee Category	Beaumont Current (Low) ¹	Beaumont Current (High) ¹	Maximum Justified Beaumont	Banning	Calimesa ²	Moreno Valley (Low) ³	Moreno Valley (High) ³	Ontario (Low) ⁴	Ontario (High) ⁴	Rancho Cucamonga ⁵
Animal Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Corporation Yard	-	-	-	-	-	5,738	5,738	-	-	-
General Government/Public Facilities/City Hall	4,043	4,043	11,500	11,950	9,550	2,888	2,888	5,250	60,450	-
General Plan	2,500	2,500	1,000	-	-	-	-	-	-	-
Emergency Preparedness Facilities	11,000	11,000	150	-	-	-	-	-	-	-
Fire Facilities	10,809	10,809	31,500	11,800	1,900	17,038	17,038	1,800	3,600	-
Library	-	-	-	-	-	1,000	1,000	-	-	-
Parks	-	-	-	-	-	14,044	14,044	-	-	-
Parks - Neighborhood Parks	-	-	-	-	-	-	-	-	-	-
Parks - Community Parks	-	-	-	-	-	-	-	-	-	-
Police Facilities	4,743	4,743	25,500	8,500	1,050	5,775	5,775	2,200	2,200	18,550
Recreation Facilities	-	-	-	-	-	1,175	1,175	-	-	-
Recycled Water Facilities	393,320	393,320	12,000	-	9,943	806	806	-	-	14,796
Road Maintenance Equipment	-	-	-	-	-	1,000	1,000	-	-	-
Sewer Capacity/Connection/Impact Fee	148,101	148,101	214,000	192,318	6,577	20,130	44,304	18,250	19,850	-
Sewer Area of Benefit / Facilities	4,508	49,828	26,000	-	-	-	-	700	9,700	2,070
Storm Drain	-	-	1,000	-	21,150	-	-	64,850	74,550	-
Trails	-	-	-	-	-	-	-	-	-	-
Transportation Related	144,997	144,997	525,500	224,679	136,700	284,469	284,469	133,600	299,550	762,500
Water Capacity/Connection/Impact Fee	126,525	126,525	126,525	66,871	13,863	26,882	35,510	30,850	124,150	17,596
Workforce Development Facilities	-	-	-	-	-	6,250	6,250	-	-	-
Total - per Prototype	\$ 850,545	\$ 895,865	\$ 974,675	\$ 516,118	\$ 200,733	\$ 387,193	\$ 419,995	\$ 257,500	\$ 594,050	\$ 815,512

¹ Water and Sewer fees for Beaumont are paid to the Beaumont-Cherry Water District. Current Sewer Fees vary depending upon location.

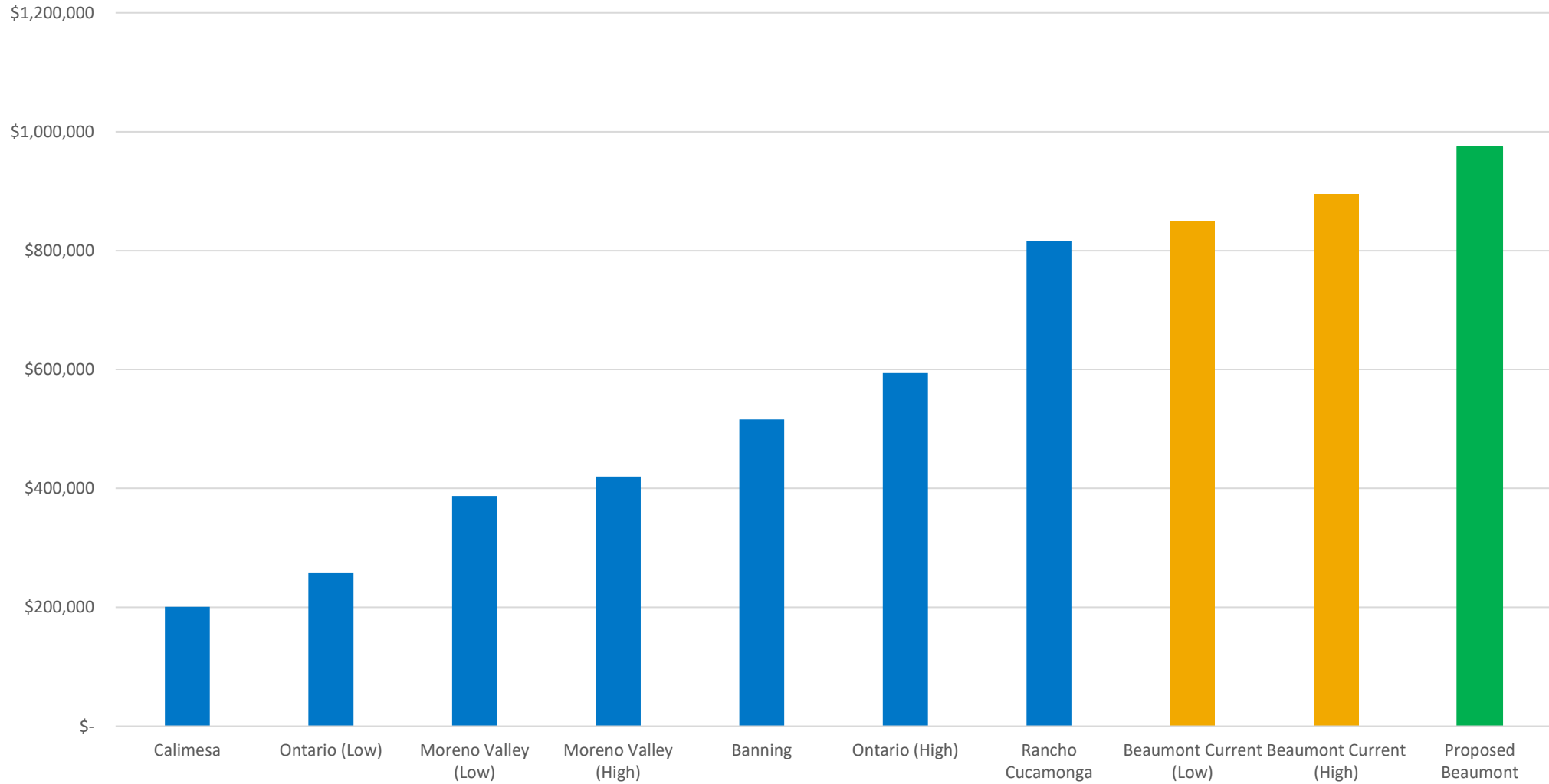
² Water and Sewer Fees for Calimesa are paid to the Yucaipa Valley Water District. Assumes 5.5 EDUs. Water and recycled water fees assume 36 fixture units. Sewer fee assumes 24 fixture units.

³ Water and Sewer Fees for Moreno Valley vary depending upon location and are paid to the Eastern Municipal Water District

⁴ Regional Water and Sewer Fees for Ontario are paid to the Cucamonga Valley Water District. Some Fees for Ontario vary depending upon location.

⁵ Water and Sewer Fees for Rancho Cucamonga are paid to the Cucamonga Valley Water District

Fee Comparison: Commercial - Industrial/Business Park - 50,000 Square Feet



Fee Comparison: Industrial/High Cube Warehouse - 100,000 Square Feet

Industrial/High Cube Warehouse - 100,000 Square Feet

Fee Category	Beaumont Current (Low) ¹	Beaumont Current (High) ¹	Maximum Justified Beaumont	Banning	Calimesa ²	Moreno Valley (Low) ³	Moreno Valley (High) ³	Ontario (Low) ⁴	Ontario (High) ⁴	Rancho Cucamonga ⁵
Animal Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Corporation Yard	-	-	-	-	-	7,075	7,075	-	-	-
General Government/Public Facilities/City Hall	4,621	4,621	7,000	23,900	19,100	1,975	1,975	5,400	77,100	-
General Plan	5,000	5,000	400	-	-	-	-	-	-	-
Emergency Preparedness Facilities	22,000	22,000	100	-	-	-	-	-	-	-
Fire Facilities	16,212	16,212	18,000	23,600	3,800	21,100	21,100	2,500	5,100	-
Library	-	-	-	-	-	1,200	1,200	-	-	-
Parks	-	-	-	-	-	17,450	17,450	-	-	-
Parks - Neighborhood Parks	-	-	-	-	-	-	-	-	-	-
Parks - Community Parks	-	-	-	-	-	-	-	-	-	-
Police Facilities	5,419	5,419	15,000	17,000	2,100	7,050	7,050	2,900	2,900	5,400
Recreation Facilities	-	-	-	-	-	1,606	1,606	-	-	-
Recycled Water Facilities	24,071	24,071	24,000	-	19,886	2,015	2,015	-	-	29,592
Road Maintenance Equipment	-	-	-	-	-	2,000	2,000	-	-	-
Sewer Capacity/Connection/Impact Fee	130,700	130,700	147,000	70,854	13,154	50,325	110,760	18,100	32,500	-
Sewer Area of Benefit / Facilities	276	3,049	52,000	-	-	-	-	600	23,700	4,127
Storm Drain	-	-	2,000	-	42,300	-	-	113,200	148,200	-
Trails	-	-	-	-	-	-	-	-	-	-
Transportation Related	40,464	40,464	108,000	449,357	273,400	160,088	160,088	137,700	308,800	635,400
Water Capacity/Connection/Impact Fee	111,342	111,342	111,342	133,742	27,726	67,205	88,775	16,500	256,900	35,192
Workforce Development Facilities	-	-	-	-	-	8,000	8,000	-	-	-
Total - per Prototype	\$ 360,105	\$ 362,878	\$ 484,842	\$ 718,453	\$ 401,466	\$ 347,089	\$ 429,094	\$ 296,900	\$ 855,200	\$ 709,711

¹ Water and Sewer fees for Beaumont are paid to the Beaumont-Cherry Water District. Current Sewer Fees vary depending upon location.

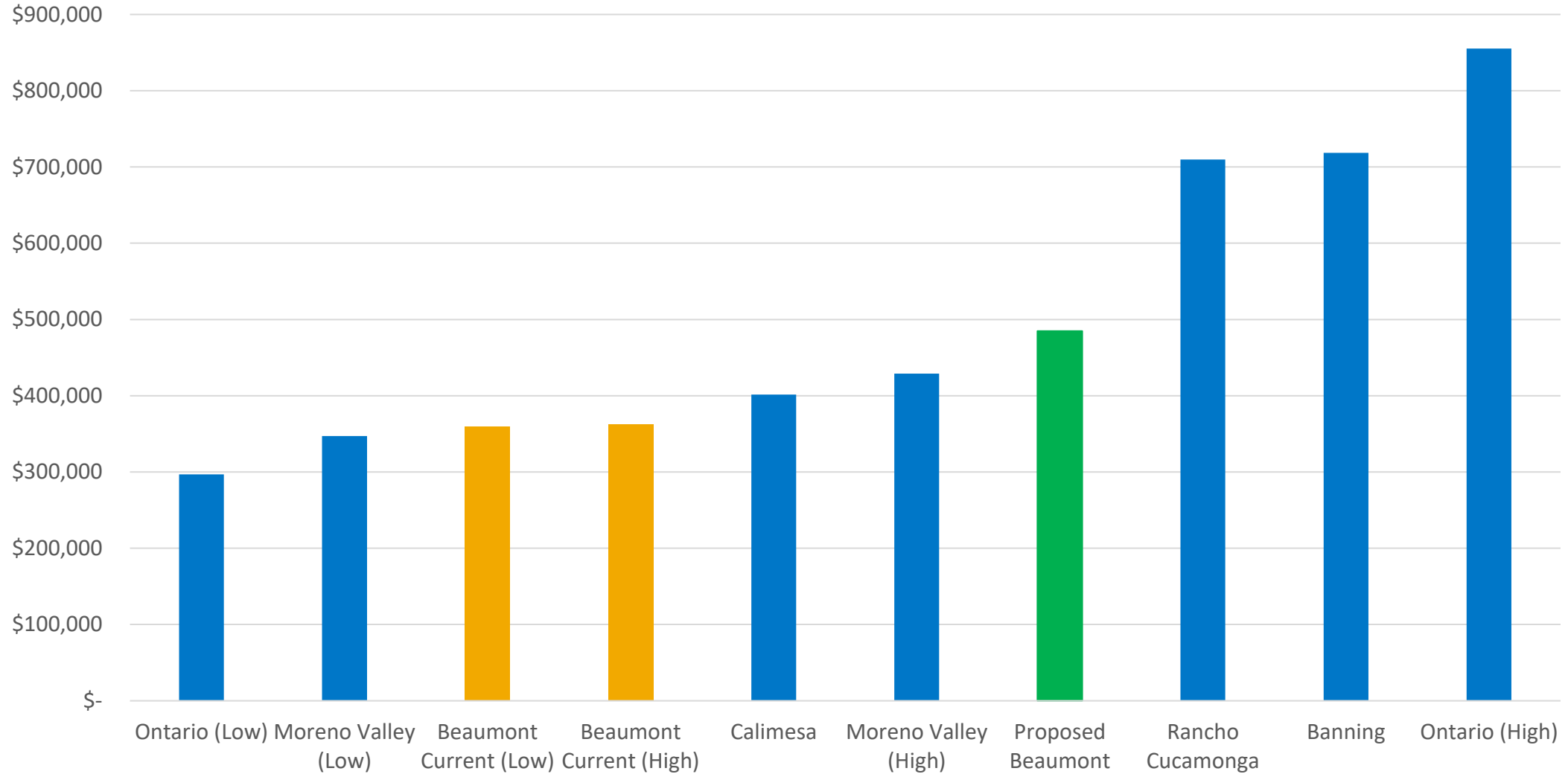
² Water and Sewer Fees for Calimesa are paid to the Yucaipa Valley Water District. Assumes 11 EDUs. Water and recycled water fees assume 72 fixture units. Sewer fee assumes 56 fixture units.

³ Water and Sewer Fees for Moreno Valley vary depending upon location and are paid to the Eastern Municipal Water District

⁴ Regional Water and Sewer Fees for Ontario are paid to the Cucamonga Valley Water District. Some Fees for Ontario vary depending upon location.

⁵ Water and Sewer Fees for Rancho Cucamonga are paid to the Cucamonga Valley Water District

Fee Comparison: Industrial/High Cube Warehouse - 100,000 Square Feet



Staff Recommendations

- City staff recommends adopting the maximum justified fee amounts
- City staff does not recommend a phased in implementation, although two-year and four-year phase in scenarios have been included in the agenda packet



Questions

Planned Facilities Total Cost Summary

Fee Category	Net Project Cost	Development Fee Revenue	Additional Funding Required
Park Land	\$ 25,858,194	\$ 25,858,194	\$ -
Community Park Improvements	16,526,000	16,526,000	-
Neighborhood Park Improvements	20,242,000	20,242,000	-
Recreation Facilities	62,506,334	31,462,439	31,043,895
Fire Protection Facilities	17,007,587	16,472,432	535,155
Police Facilities	52,292,457	25,282,328	27,010,129
Public Facilities	23,889,646	11,231,280	12,658,366
Streets and Bridges	308,153,612	161,004,317	147,149,296
Railroad Crossings	87,716,550	45,316,450	42,400,100
Sewer Facilities	70,382,100	28,337,773	42,044,327
Sewer Capacity ¹	-	-	-
Recycled Water	30,742,438	12,998,453	17,743,985
General Plan	1,691,250	764,683	926,567
Library District	5,807,961	5,807,961	-
Emergency Preparedness Facilities	372,411	191,171	181,240
Storm Drain	1,000,000	1,000,000	-
Trails	<u>312,000</u>	<u>312,000</u>	<u>-</u>
Total	\$724,500,541	\$402,807,480	\$321,693,061

¹ No project costs shown. Capacity fee revenue is used to pay back City for excess capacity used to serve new development at WWTP.

What is a Development Impact Fee?

One-time charge



Imposed at building permit stage



Imposed on all development projects within a defined geographic area



Funds facilities to serve new development



Impact Fee Categories

- Community Parks
- Neighborhood Parks
- Recreation Facilities
- Fire Protection Facilities
- Police Facilities
- Public Facilities
- Transportation Facilities
- Sewer Facilities
- Sewer Capacity
- Recycled Water
- General Plan
- Emergency Preparedness Facilities
- *Library District*
- *Storm Drain*
- *Trails*

Mitigation Fee Act Findings (Govt. Code §66001)

- Key findings
 - **Need:** Development creates need for facilities
 - **Benefit:** Development use of revenue
 - **Rough Proportionality:** Fee amount development's share of facility costs (i.e. proportional to demand)
- Other findings
 - Purpose of fee
 - Use of fee revenue



Impact Fees – Basic Methodology



ESTIMATE
EXISTING
DEVELOPMENT
AND FUTURE
GROWTH



IDENTIFY FACILITY
STANDARDS



DETERMINE NEW
FACILITY NEEDS
AND COSTS



ALLOCATE SHARE
TO
ACCOMMODATE
GROWTH



IDENTIFY
ALTERNATIVE
FUNDING NEEDS



CALCULATE FEE BY
ALLOCATING
COSTS PER UNIT
OF NEW
DEVELOPMENT

Major Planned Facilities

Neighborhood and Community Parks

- Land and improvements to maintain standards

Recreation

- Community Center
- Gym
- Splash pads

Fire

- Two new stations

Police

- New Police Station

Public Facilities

- New City Hall
- New Corporation Yard

Transportation

- Pennsylvania and California UPR Grade Separations
- Potrero, Oak Valley, Pennsylvania Interchanges

Sewer Facilities

- Identified capacity expanding projects from WWMP

Recycled Water

- Todd Groundwater Recycled Water
- Recycled Water Storage Basins

General Plan Updates

- GP, Zoning Code and Housing Element Updates

Library District

- Facilities to maintain existing level of service

Emergency Preparedness

- Emergency Operations Center

Storm Drain

- Facilities to maintain existing level of service

Trails

- Edison easement trail

Cost Allocation Methods: *WHAT Facilities Serve WHO*

BUY IN

$$\frac{\text{Existing Facilities}}{\text{Total Capacity}}$$

EXISTING INVENTORY

$$\frac{\text{Existing Facilities}}{\text{Existing Demand}}$$

SYSTEM PLAN

$$\frac{\text{Existing + Planned Facilities}}{\text{Existing + New Demand}}$$

PLANNED FACILITIES

$$\frac{\text{Planned Facilities}}{\text{New Demand}}$$

Fee Program Methodologies

Existing Standard	System Plan	Planned Facilities	Buy In
<p data-bbox="315 596 453 644">Parks</p> <p data-bbox="198 748 580 795">Library District</p> <p data-bbox="183 901 591 948">Storm Drainage</p>	<p data-bbox="835 576 1116 624">Recreation</p> <p data-bbox="784 652 1166 699">Fire Protection</p> <p data-bbox="896 728 1054 775">Police</p> <p data-bbox="774 803 1177 851">Recycled Water</p> <p data-bbox="810 879 1141 926">General Plan</p> <p data-bbox="830 959 1121 1006">Emergency</p> <p data-bbox="800 1035 1151 1082">Preparedness</p> <p data-bbox="779 1110 1172 1158">Public Facilities</p>	<p data-bbox="1370 682 1753 729">Transportation</p> <p data-bbox="1365 833 1758 881">Sewer Facilities</p> <p data-bbox="1498 986 1625 1033">Trails</p>	<p data-bbox="1967 682 2364 729">Sewer Capacity</p>