CITY OF RIO VISTA

Annual Development Impact and Five-Year Fee Report (AB1600)

Fiscal Year Ended June 30, 2024

Transmittal Letter

January 21, 2025

The Honorable Mayor, Members of the City Council and Citizens of Rio Vista
Rio Vista, CA 94571

Dear Mayor, Members of the City Council and Citizens of Rio Vista:

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for the City of Rio Vista, California for the fiscal year (FY) ended June 30, 2024.

DIFs are charged by local governmental agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project and general plan update. The legal requirements for enactment of a DIF program are set forth in Government Code §§ 66000- 66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's AB 1600, and thus commonly referred to as "AB 1600 requirements".

In Rio Vista, DIFs are collected at the time a building permit is issued for the purpose of mitigating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund or account has been established to account for the impact of new development on each of the following types of public facilities: Roadway, Parks and Recreation, Municipal Improvement, and General Plan Revision.

California Government Code Section 66006 (b) (2) requires the City prepare and make available to the public the DIF Report at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public. This report was filed with the City Clerk's office and available for public review on January 6, 2025.

Respectfully submitted,

Kristina Miller
City Manager

LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEE REPORTING

A. CALIFORNIA GOVERNMENT CODE SECTION 66006 (b)

California Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 DIFs on new development. For each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund.
- The amount of the fee.
- The beginning and ending balance of the account or fund.
- The amount of the fees collected, and interest earned.
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

B. CALIFORNIA GOVERNMENT CODE SECTION 66001 (d)

For all funds established for the collection and expenditure of DIFs, California Government Code Section 66001 (d) has additional requirements. For the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

As of June 30, 2024, the City's Roadway and Municipal Improvement DIF Funds were held past the fifth year of first deposit; therefore, the City is reporting the following findings relating to these DIF Funds:

1. **Roadway DIF Fund**
   - The available funds are intended for the Cooperative Agreement with the State of California, Department of Transportation (CALTRANS) and Solano Transportation Authority (STA) for the State Route (SR) 12 Complete Streets Improvement Project. On March 24, 2020, the City adopted Resolution No. 2020-024 to authorize the local contribution in the amount of $400,000 funded by the Roadway DIF Fund.
   - The purpose of the Roadway DIF is to provide necessary funding for major street widening and reconstruction, traffic signals, transit facilities, bike paths, bridge widening, and similar improvements. The SR12/Church Road Project is part of the Major State Highway Operations & Protection Program (SHOPP) managed by Caltrans. The purpose of the project is to reduce the number of rear-end collisions and improve the safety and operational characteristics at the intersection. Improvements may include the addition of left turn lanes, acceleration/deceleration lanes for right turns, realigning the intersection to eliminate the offset between Church and Amerada Road, Summerset to Rio Vista Bridge, and Downtown Rio Vista Main Street Improvements.
   - Total estimated costs of this improvement are $78 million. Among the total, STA is contributing $1,939,000 for the Church Road Intersection Improvements and $1,000,000 for Streetscape Improvements. The City is contributing $400,000 projected to be completely funded by Roadway DIFs.
   - CALTRANS will invoice the City for a lump sum of $400,000 as fixed costs at Ready to List date of the project.

2. **Municipal Improvement DIF Fund**
   - The available funds are intended for the Fire Department Modular Building and Pavement Project. Currently, the Preliminary Phase of this project is expected to commence in FY 2025/26.
   - The purpose of the Municipal Improvement DIF is to provide necessary funding for police, fire and general city facilities and equipment to serve the needs of, and address the impacts from new residential, industrial, commercial, office and other development. This Modular Fire Station is proposed to be located near the Rio Vista Municipal Airport, which could improve the response times of the Fire Department to the areas of new development in the City.

- The current total project budget is $5,800,000 and is, at this time, projected to be completely funded by Municipal Improvement DIFs.
- This project cannot move forward until the City determines in obtaining the expertise of a dedicated Project Manager and/or professional consulting firm to guide the process in deciding what type of facility modular, standard construction, or other available options.

C. ADDITIONAL NOTES

The State of California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a CIP indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City produces a five-year CIP which helps to maintain and support the City's General Plan as well as identify situations where infrastructure is needed to accommodate the planned development. The City's adopted 2023/24 – 2027/28 Capital Improvement Program can be found in the Adopted Budget of FY2024/25 from page 133 to 172 on the City's website at http://riovistacity.com/. The City is in the process of developing a capital improvement plan for 5-year, 10-year, and 15-year.

D. FUNDING OF INFRASTRUCTURE

The adopted budget of FY2024/25 CIP section identifies all funding sources and amounts for individual projects through FY 2027/28. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development impact fee based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. Estimated construction start dates for projects are adjusted, as needed, to reflect the needs of the community.

DESCRIPTION OF DEVELOPMENT IMPACT FEES AND ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

Roadway Development Impact Fee – The purpose of this fee is to provide for costs of major street widening and reconstruction, traffic signals, transit facilities, bike paths, bridge widening, and similar improvements related to new development in accordance with the development forecast under the general plan.

Parks and Recreation Development Impact Fee – The purpose of the parks and recreation facilities impact fee is to provide a variety of parks, trails, recreation facilities and park improvement projects such as tennis courts, soccer, ball fields and the like. As development and population increases, park and recreation facilities, inadequate to serve the city, could occur which have potential for adversely affecting the general well-being of city residents. In order to address this potential and to meet city recreation standards it is appropriate that new development pay for additional park facilities and recreation development attributable to development impacts.

Municipal Improvement Development Impact Fee – The purpose of the municipal facilities fee is to provide for police, fire and general city facilities and equipment to serve the needs of, and address the impacts from new residential, industrial, commercial, office and other development.

a. The municipal facilities fee has three components. The first component is to provide police protection by providing for the costs associated with a police facility building and equipment to serve additional demands for police services. Based upon a review of the city's land use forecasts, the city has determined that the anticipated residential, commercial, office and other development will adversely impact the department's ability to maintain existing levels of police and safety services. The department has demonstrated the demand for new facilities to provide city-wide service in response to the projected development throughout the city.
b. The second component of the municipal facilities fee is included to provide fire protection and paramedic services by providing for the cost associated with fire stations, firefighting and paramedic equipment to serve the additional demands for fire services from new development. There is a demand for new fire stations and equipment in response to development identified in the General Plan. Evidence indicates that the demand is directly related to the impacts of new development and is necessary to maintain adequate levels of fire protection, suppression and paramedic activities and to provide required response times to the area served and to maintain reasonable insurance rates for the affected property owners.
c. The third component of the municipal facilities fee relates to other governmental services. This portion of the fee will be used for buildings and equipment for all city departments, other than police and fire, and those costs of new development not accounted for through other development impact fees. Examples of such buildings and facilities include community and recreation centers, community swimming pool, senior center, library branch, City Hall and/or Civic Center, and other capital facilities needed to provide various governmental services. With an increase in residential, industrial, commercial or other

development, the complexity and size of general city services will increase which will be reflected in the demand for additional operation and maintenance activities that will require new and/or expanded facilities and equipment.

General Plan Revision Development Impact Fee – The Rio Vista General Plan Update will involve a review of existing conditions, development of a refined vision for the City, and establishment of goals and guiding principles towards reaching this vision of Rio Vista. Community involvement is essential throughout the process, and the City welcomes the community to follow and contribute to the Rio Vista General Plan Update.

CURRENT FEE SCHEDULE

A. *Roadway Development Impact Fee* – Per City Council Resolution 2014-062

Unit Type	Classification	Per Unit	Per 1,000 Sq. Ft
Residential	Single-family Dwelling Unit	$3,416	-
Residential	Multi-family Dwelling Unit	$2,104	-
Residential	Senior Dwelling Unit	$884	-
Non-residential	Commercial		$4,697
Non-residential	Office		$5,551
Non-residential	Industrial		$3,813

B. *Parks and Recreation Development Impact Fee* - Per City Council Resolution 2014-062

Unit Type	Classification	Per Unit
Residential	Single-family Dwelling Unit	$4,920
Residential	Multi-family Dwelling Unit	$2,984
Residential	Senior Dwelling Unit	$2,984

C. *Municipal Improvement Development Impact Fee* - Per City Council Resolution 2014-062

Unit Type	Classification	Per Unit/ 1,000 Sq. Ft *			Total
		Municipal	Fire	Police	
Residential	Single-family Dwelling Unit	$2,126	$1,277	$787	$4,190
Residential	Multi-family Dwelling Unit	$1,289	$774	$477	$2,540
Residential	Senior Dwelling Unit	$1,289	$774	$477	$2,540
Non-residential	Commercial	$720	$963	$267	$1,950
Non-residential	Office	$548	$731	$203	$1,482
Non-residential	Industrial	$324	$434	$120	$878

*Fee per dwelling unit for residential development, per 1,000 square feet for nonresidential development.

D. *General Plan Revision Development Impact Fee* - Per City Council Resolution 2003-04

Unit Type	Classification	Per Unit	Per Acre
Residential	Single-family Dwelling Unit	$90.27	-
Residential	Multi-family Dwelling Unit	$25.00	-
Non-residential	Non-residential	-	$425.00

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Year Ended June 30, 2024

Development Impact Fees

Description	Roadway	Parks and Recreation	Municipal Improvement	General Plan
REVENUES				
Fees	$ -	$ 396,280	$ 466,933	$ 14,501
Interest	18,143	36,360	225,383	4,438
Other Revenues	-	-	-	-
Total Revenues	18,143	432,640	692,316	18,940
EXPENDITURES				
Expenditures	6,544	9,622	145,381	127,543
Total Expenditures	6,544	9,622	145,381	127,543
REVENUES OVER (UNDER) EXPENDITURES	11,599	423,018	546,935	(108,603)
Fund Balance, Beginning of Year	848,015	761,943	7,910,496	120,563
Fund Balance, End of Year	$ 859,615	$ 1,184,961	$ 8,457,431	$ 11,960

Roadway Impact Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

Last Five Fiscal Years

Description	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24
REVENUES					
Fees	$ 75,771	$ -	$ 536,716	$ 51,179	$ -
Interest	4,370	1,415	886	4,858	18,143
Total Revenues	80,141	1,415	537,603	56,037	18,143
EXPENDITURES					
Expenditures	299	88,839	13,579	6,571	6,544
Total Expenditures	299	88,839	13,579	6,571	6,544
REVENUES OVER (UNDER) EXPENDITURES	79,842	(87,424)	524,024	49,466	11,599
Fund Balance, Beginning of Year	282,108	361,950	274,526	798,549	848,015
Fund Balance, End of Year	$ 361,950	$ 274,526	$ 798,549	$ 848,015	$ 859,615

Five-Year Revenue Test Using First In First Out Method (1)

Revenue Available:					
Current Fiscal Year	$ 80,141	$ 1,415	$ 537,603	$ 56,037	$ 18,143
Prior Fiscal year (2-yr Old Funds)	60,560	80,141	1,415	537,603	56,037
Prior Fiscal year (3-yr Old Funds)	28,711	60,560	80,141	1,415	537,603
Prior Fiscal year (4-yr Old Funds)	27,310	28,711	60,560	80,141	1,415
Prior Fiscal year (5-yr Old Funds)	27,968	27,310	28,711	60,560	80,141
In Excess of Five Prior Fiscal Years	137,261 (2)	76,389 (2)	90,121 (2)	112,260 (2)	166,276 (2)
Total Revenue Available	$ 361,950	$ 274,526	$ 798,549	$ 848,015	$ 859,615

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

(1) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See Pages 2 to 4.

(2) The Roadway Impact Fund reports funds being held past the fifth year of first deposit. These funds are intended for the Cooperative Agreement with State of California Department of Transporation (CALTRANS) and Solano Transportation Authority (STA) for State Route 12 Complete Streets Improvement Project, with a total project estimates of $78 million. The City contribution is approved for $400,000. See page 3.

Parks and Recreation Impact Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

Last Five Fiscal Years

Description	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24
REVENUES					
Fees	$ 117,844	$ 194,093	$ 375,527	$ 157,145	$ 396,280
Interest	15,172	4,925	2,745	14,166	36,360
Total Revenues	133,016	199,018	378,272	171,311	432,640
EXPENDITURES					
Expenditures	276,740	259,971	551,675	50,265	9,622
Total Expenditures	276,740	259,971	551,675	50,265	9,622
REVENUES OVER (UNDER) EXPENDITURES	(143,724)	(60,954)	(173,402)	121,046	423,018
Fund Balance, Beginning of Year	1,018,977	875,253	814,299	640,897	761,943
Fund Balance, End of Year	$ 875,253	$ 814,299	$ 640,897	$ 761,943	$ 1,184,961

Five-Year Revenue Test Using First In First Out Method [1]

Revenue Available:					
Current Fiscal Year	$ 133,016	$ 199,018	$ 378,272	$ 171,311	$ 432,640
Prior Fiscal year (2-yr Old Funds)	672,049	133,016	199,018	378,272	171,311
Prior Fiscal year (3-yr Old Funds)	70,187	482,265	63,607	199,018	378,272
Prior Fiscal year (4-yr Old Funds)	-	-	-	13,342	199,018
Prior Fiscal year (5-yr Old Funds)	-	-	-	-	3,720
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	$ 875,253	$ 814,299	$ 640,897	$ 761,943	$ 1,184,961

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

(1) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See Pages 2 to 4.

Municipal Improvement Impact Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

Last Five Fiscal Years

Description	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24
REVENUES					
Fees	$ 262,493	$ 466,902	$ 910,181	$ 302,485	$ 466,933
Interest	87,400	59,528	21,598	106,956	225,383
Total Revenues	349,893	526,430	931,780	409,441	692,316
EXPENDITURES					
Expenditures	106,678	263,715	186,129	128,956	145,381
Total Expenditures	106,678	263,715	186,129	128,956	145,381
REVENUES OVER (UNDER) EXPENDITURES	243,214	262,715	745,651	280,485	546,935
Fund Balance, Beginning of Year	6,378,430	6,621,644	6,884,360	7,630,011	7,910,496
Fund Balance, End of Year	$ 6,621,644	$ 6,884,360	$ 7,630,011	$ 7,910,496	$ 8,457,431

Five-Year Revenue Test Using First In First Out Method (1)

Revenue Available:					
Current Fiscal Year	$ 349,893	$ 526,430	$ 931,780	$ 409,441	$ 692,316
Prior Fiscal year (2-yr Old Funds)	1,209,766	349,893	526,430	931,780	409,441
Prior Fiscal year (3-yr Old Funds)	818,260	1,209,766	349,893	526,430	931,780
Prior Fiscal year (4-yr Old Funds)	458,209	818,260	1,209,766	349,893	526,430
Prior Fiscal year (5-yr Old Funds)	471,639	458,209	818,260	1,209,766	349,893
In Excess of Five Prior Fiscal Years	3,313,878 (2)	3,521,802 (2)	3,793,882 (2)	4,483,187 (2)	5,547,571 (2)
Total Revenue Available	$ 6,621,644	$ 6,884,360	$ 7,630,011	$ 7,910,496	$ 8,457,431

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

(1) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See Pages 2 to 4.

(2) The Municipal Improvement Impact Fund reports funds being held past the fifth year of first deposit. These funds are intended for the Fire Department Modular Station Project, CIP Project PW028, with a total project budget of $5,800,000. See pages 3 to 4.

General Plan Revision Impact Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

Last Five Fiscal Years

Description	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24
REVENUES					
Fees	$ 5,908	$ 9,208	$ 17,512	$ 7,912	$ 14,501
Interest	1,981	660	384	1,984	4,438
Total Revenues	7,890	9,867	17,896	9,896	18,940
EXPENDITURES					
Expenditures	-	-	36,095	31,945	127,543
Total Expenditures	-	-	36,095	31,945	127,543
REVENUES OVER (UNDER) EXPENDITURES	7,890	9,867	(18,199)	(22,048)	(108,603)
Fund Balance, Beginning of Year	143,053	150,943	160,810	142,611	120,563
Fund Balance, End of Year	$ 150,943	$ 160,810	$ 142,611	$ 120,563	$ 11,960

Five-Year Revenue Test Using First In First Out Method [1]

Revenue Available:					
Current Fiscal Year	$ 7,890	$ 9,867	$ 17,896	$ 9,896	$ 6,980
Prior Fiscal year (2-yr Old Funds)	22,759	7,890	9,867	17,896	-
Prior Fiscal year (3-yr Old Funds)	22,332	22,759	7,890	9,867	-
Prior Fiscal year (4-yr Old Funds)	16,333	22,332	22,759	7,890	-
Prior Fiscal year (5-yr Old Funds)	15,586	16,333	22,332	22,759	-
In Excess of Five Prior Fiscal Years	66,043 [2]	81,629 [2]	61,867 [2]	52,254 [2]	-
Total Revenue Available	$ 150,943	$ 160,810	$ 142,611	$ 120,563	$ 11,960

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

(1) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See Pages 2 to 4.

The Note addresses the items required by California Government Code Section 66006 (b). First, Notes #1 to #2 provide information on any interfund transfer or loan made from a DIF account or fund, including the public improvement on which the transferred or loaned fees will be expended. In the case of a loan, the date on which the loan will be repaid and the rate of interest on the loan is also provided. Second, Note #3 provides information on the amount of refunds made due to sufficient funs being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE #1 - INTERFUND TRANSFER

Transfers between funds during fiscal year ended June 30, 2024, were as follows:

Transfer from DIF Fund	Transfer to CIP Fund	Project	Amount
Municipal Improvements	Loan Obligation	ABM Energy Saving Project	$ 123,971
	Capital Projects	Fire Modular Station	2,244
Parks & Recreation	Capital Projects	LGI Community Park	9,622
			$ 135,837

NOTE #2 – ABM ENERGY SAVING PROJECT LONG-TERM LOANS

A. **California CEC Loan**

In August 2018, the City entered into a loan agreement in the amount of $422,795 with California Energy Commission at a rate of 1% per annum on the unpaid principal, computed from the date of each disbursement. Principal and interest is due and payable in semiannual installments beginning on or before December of the fiscal year following the year in which the project is completed and continuing thereafter on each June and December.

During FY 2023/24, the Municipal Improvements DIF Fund paid $25,942.16 in principal and interest payments on the obligation. Future payment obligations for CEC Loan are as follows:

CEC Loan

For the Year Ending June 30,	Principal	Interest	Total
2025	$ 22,617	$ 3,325	$ 25,942
2026	22,844	3,098	25,942
2027	23,073	2,869	25,942
2028	23,297	2,645	25,942
2029	25,538	2,404	27,942
2030-2034	121,272	8,439	129,711
2035-2039	99,470	2,299	101,769
Total	$ 338,111	$ 25,079	$ 363,190

B. <u>Sterling National Bank Energy Savings Project Financed Purchase Agreement</u>

In April 2020, the City entered into a financed purchase agreement in the amount of $1,077,000, in which 41% is funded by DIF, for the second phase of multiple facility improvements concerning energy conservation measures in the City. The facility improvements include field lighting at Egbert Sports Field, upgrade of HVAC and lighting at library, and solar system at swimming pool. The agreement has an effective interest rate of 2.28%. Forty semi-annual payments are due each October and April through April 2040.

During FY 2023/24, the Municipal Improvements DIF Fund paid $27,648.98 in principal and interest payments on the obligation. Future payments for the obligations are as follows:

SNB Energy Savings Project Purchase Agreement

For the Year Ending June 30,	Principal	Interest	Total
2025	$ 19,320	$ 8,309	$ 27,629
2026	19,731	7,863	27,594
2027	20,142	7,413	27,555
2028	20,553	6,950	27,503
2029	21,376	6,476	27,852
2030-2034	113,866	24,837	138,703
2035-2039	127,021	11,200	138,221
2040-2044	27,131	464	27,595
Total	$ 369,140	$ 73,512	$ 442,652

C. Phase I Energy Financed Purchase Loan Refinanced

In April 2018, the City entered a fixed-rate all property purchase agreement in the amount of $2,077,404, in which 43% is funded by DIF, for multiple locations of facility improvements concerning energy conservation measures in the City. The facility improvements include installation of HVAC Systems, lighting, heat pumps, and other equipment and systems related to energy efficiency efforts. The loan had an effective interest rate of 3.58% with thirty semi-annual payments due each October and April through April 2033.

On October 1, 2020, the City refinanced the Energy Loan and entered into a financed purchase agreement in the amount of $1,944,352 with Sterling National Bank (SNB). The agreement with SNB has an interest rate of 2.07%. The overall savings from the Phase I energy refunding is approximately $159,182 with an average annual savings of $12,245. Twenty-five semi-annual payments are due each October and April, starting in April 2021 through April 2033.

During FY 2023/24, the Municipal Improvements DIF Fund paid $70,380.05 in principal and interest payments on the obligation. Future payments for the obligations are as follows:

Phase I Energy Financed Purchase Loan Refinanced

For the Year Ending June 30,	Principal	Interest	Total
2025	$ 58,996	$ 13,167	$ 72,163
2026	62,059	11,930	73,989
2027	65,232	10,628	75,860
2028	68,515	31,225	99,740
2029	71,915	7,825	79,740
2030-2033	324,099	15,485	339,584
Total	$ 650,816	$ 90,260	$ 741,076

NOTE #3 – REFUNDS OF DEVELOPER FEES

When the City no longer needs the funds for the purposes collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB 1600, the City may be required to refund, on a prorated basis, to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds. At this time, all fees being collected pursuant to the DIF Program have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing service areas to serve new development.

The Development Impact Fee Project Identification table, on page 17, illustrates the following reporting requirements defined by California Government Code Section 66006 (b):

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

All of the current projects including all funding sources and approximate dates of funding can be found in the Adopted Budget of FY2024/25 from page 133 to 172 on the City's website at http://riovistacity.com/

Development Impact Fee Project Identification

As of June 30, 2024

Project Number	Current Projects	Project Phase	Construction: Estimated Construction Start Date	Construction: Estimated Completion Date	Estimated Project Cost(1)	Development Impact Fees: Budget To Date (1)	Development Impact Fees: Funding To Date (1)	Development Impact Fees: Estimated % of Project Funded with Fees(2)
Roadway Impact Fund								
	HWY 12/Church Road STA Project	Preliminary	2013/14	2026/27	78,000,000	400,000	400,000	1%
	Total Roadway Impact Fee				**$ 78,000,000**	**$ 400,000**	**$ 400,000**	
Parks and Recreation Impact Fund								
PW022	LGI - 18 acre Community Park (3)	Preliminary	2026/27	2027/28	8,500,000	783,640	109,667	9%
	Total Parks and Recreation Impact Fee				**$ 8,500,000**	**$ 783,640**	**$ 109,667**	
Municipal Improvement Impact Fund								
CC002	City Hall ADA Remodel	Construction	2018/19	2026/27	292,384	292,384	292,384	100%
PW028	Fire Modular Building & Pavement (3)	Preliminary	2026/27	2027/28	5,800,000	5,800,000	10,000	100%
PW033	Police Modular Building (3)	Preliminary	2026/27	2027/28	1,000,000	1,000,000	100,000	100%
	Total Municipal Improvement Impact Fee				**$ 6,092,384**	**$ 6,092,384**	**$ 302,384**	
General Plan Revision Impact Fund								
GP001	General Plan Revision	Final Draft	2021/22	2025/26	663,000	160,810	160,810	24%
	Total General Plan Revision Impact Fee				**$ 663,000**	**$ 160,810**	**$ 160,810**	
		Total Project Funding			**$ 93,255,384**	**$ 7,436,834**	**$ 972,861**	

(1) Estimated Project Cost, Budget to Date and Funding to Date amounts are from the FY2024-25 Adopted Budget and subsequent appropriation approved by the City Council. Budget to Date and Funding to Date include Development Impact Fee amounts only. For information on additional funding sources, please see Adopted Budget FY2024/25.

(2) Estimated funding with development impact fees may include funding that is anticipated to occur in future years and will be budgeted accordingly in future years' Capital Improvement Programs.

(3) The estimated project costs are a tentative cost estimate with no supporting bidder information as reference.