



CITY OF RIO VISTA

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

Fiscal Year Ended June 30, 2022



TRANSMITTAL LETTER

February 21, 2023

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, 2022.

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 February 6, 2023.

Respectfully submitted,

Philip Carter
Interim 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, 2022, the City’s Roadway, Municipal Improvement, and General Plan Revision DIF Funds report funds 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 a 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 2022/23.
- 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.

3. General Plan Revision DIF Fund

- The available funds are intended for future General Plan Revision Project, which involves 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.
- On September 7, 2021, City Council approved the Comprehensive General Plan Update for a total project budget of \$646,000, to be completed in FY 2022/23, under Resolution No. 2021-059. The project will be funded by General Plan Revision DIFs, General Fund, and Business Park Fund.

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 2021/22 – 2025/26 Capital Improvement Program can be found in the Adopted Budget of FY2022/23 from page 126 to 156 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 FY2022/23 CIP section identifies all funding sources and amounts for individual projects through FY 2025/26. 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 upon 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, 2022***Development Impact Fees**

Description	Roadway	Parks and Recreation	Municipal Improvement	General Plan
REVENUES				
Fees	\$ 536,716	\$ 375,527	\$ 910,181	\$ 17,512
Interest	886	2,745	21,598	384
Other Revenues	-	-	-	-
Total Revenues	537,603	378,272	931,780	17,896
EXPENDITURES				
Expenditures	13,579	551,675	186,129	36,095
Total Expenditures	13,579	551,675	186,129	36,095
REVENUES OVER (UNDER)				
EXPENDITURES	524,024	(173,402)	745,651	(18,199)
Fund Balance, Beginning of Year	274,526	814,299	6,884,360	160,810
Fund Balance, End of Year	\$ 798,549	\$ 640,897	\$ 7,630,011	\$ 142,611



Roadway Impact Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

Last Five Fiscal Years

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
REVENUES					
Fees	\$ 26,411	\$ 56,609	\$ 75,771	\$ -	\$ 536,716
Interest	2,300	3,951	4,370	1,415	886
Other Revenues	-	-	-	-	-
Total Revenues	<u>28,711</u>	<u>60,560</u>	<u>80,141</u>	<u>1,415</u>	<u>537,603</u>
EXPENDITURES					
Expenditures	38,499	-	299	88,839	13,579
Total Expenditures	<u>38,499</u>	<u>-</u>	<u>299</u>	<u>88,839</u>	<u>13,579</u>
REVENUES OVER (UNDER)					
EXPENDITURES	(9,788)	60,560	79,842	(87,424)	524,024
Fund Balance, Beginning of Year	<u>231,336</u>	<u>221,548</u>	<u>282,108</u>	<u>361,950</u>	<u>274,526</u>
Fund Balance, End of Year	<u>\$ 221,548</u>	<u>\$ 282,108</u>	<u>\$ 361,950</u>	<u>\$ 274,526</u>	<u>\$ 798,549</u>

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

Revenue Available:					
Current Fiscal Year	\$ 28,711	\$ 60,560	\$ 80,141	\$ 1,415	\$ 537,603
Prior Fiscal year (2-yr Old Funds)	27,310	28,711	60,560	80,141	1,415
Prior Fiscal year (3-yr Old Funds)	27,968	27,310	28,711	60,560	80,141
Prior Fiscal year (4-yr Old Funds)	23,782	27,968	27,310	28,711	60,560
Prior Fiscal year (5-yr Old Funds)	1,492	23,782	27,968	27,310	28,711
In Excess of Five Prior Fiscal Years	112,285 ⁽²⁾	113,778 ⁽²⁾	137,261 ⁽²⁾	76,389 ⁽²⁾	90,121 ⁽²⁾
Total Revenue Available	<u>\$ 221,548</u>	<u>\$ 282,108</u>	<u>\$ 361,950</u>	<u>\$ 274,526</u>	<u>\$ 798,549</u>

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 Transportation (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 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
REVENUES					
Fees	\$ 343,601	\$ 657,863	\$ 117,844	\$ 194,093	\$ 375,527
Interest	7,489	14,186	15,172	4,925	2,745
Other Revenues ⁽¹⁾	-	-	-	-	-
Total Revenues	<u>351,090</u>	<u>672,049</u>	<u>133,016</u>	<u>199,018</u>	<u>378,272</u>
EXPENDITURES					
Expenditures	<u>812,109</u>	<u>153,306</u>	<u>276,740</u>	<u>259,971</u>	<u>551,675</u>
Total Expenditures	<u>812,109</u>	<u>153,306</u>	<u>276,740</u>	<u>259,971</u>	<u>551,675</u>
REVENUES OVER (UNDER)					
EXPENDITURES	(461,019)	518,743	(143,724)	(60,954)	(173,402)
Fund Balance, Beginning of Year	<u>961,252</u>	<u>500,233</u>	<u>1,018,977</u>	<u>875,253</u>	<u>814,299</u>
Fund Balance, End of Year	<u>\$ 500,233</u>	<u>\$ 1,018,977</u>	<u>\$ 875,253</u>	<u>\$ 814,299</u>	<u>\$ 640,897</u>

Five-Year Revenue Test Using First In First Out Method ⁽²⁾

Revenue Available:					
Current Fiscal Year	\$ 351,090	\$ 672,049	\$ 133,016	\$ 199,018	\$ 378,272
Prior Fiscal year (2-yr Old Funds)	146,884	346,927	742,236	615,282	262,625
Prior Fiscal year (3-yr Old Funds)	2,258	-	-	-	-
Prior Fiscal year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ 500,233</u>	<u>\$ 1,018,977</u>	<u>\$ 875,253</u>	<u>\$ 814,299</u>	<u>\$ 640,897</u>

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

Notes:

(1) Other revenues include donations from citizen for plaque.

(2) 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 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
REVENUES					
Fees	\$ 770,485	\$ 1,121,444	\$ 262,493	\$ 466,902	\$ 910,181
Interest	47,775	88,322	87,400	59,528	21,598
Other Revenues	-	-	-	-	-
Total Revenues	<u>818,260</u>	<u>1,209,766</u>	<u>349,893</u>	<u>526,430</u>	<u>931,780</u>
EXPENDITURES					
Expenditures	<u>295,242</u>	<u>226,995</u>	<u>106,678</u>	<u>263,715</u>	<u>186,129</u>
Total Expenditures	<u>295,242</u>	<u>226,995</u>	<u>106,678</u>	<u>263,715</u>	<u>186,129</u>
REVENUES OVER (UNDER)					
EXPENDITURES	523,018	982,771	243,214	262,715	745,651
Fund Balance, Beginning of Year	<u>4,872,641</u>	<u>5,395,659</u>	<u>6,378,430</u>	<u>6,621,644</u>	<u>6,884,360</u>
Fund Balance, End of Year	<u>\$ 5,395,659</u>	<u>\$ 6,378,430</u>	<u>\$ 6,621,644</u>	<u>\$ 6,884,360</u>	<u>\$ 7,630,011</u>

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

Revenue Available:					
Current Fiscal Year	\$ 818,260	\$ 1,209,766	\$ 349,893	\$ 526,430	\$ 931,780
Prior Fiscal year (2-yr Old Funds)	458,209	818,260	1,209,766	349,893	526,430
Prior Fiscal year (3-yr Old Funds)	471,639	458,209	818,260	1,209,766	349,893
Prior Fiscal year (4-yr Old Funds)	458,951	471,639	458,209	818,260	1,209,766
Prior Fiscal year (5-yr Old Funds)	311,357	458,951	471,639	458,209	818,260
In Excess of Five Prior Fiscal Years	<u>2,877,243</u> ⁽²⁾	<u>2,961,606</u> ⁽²⁾	<u>3,313,878</u> ⁽²⁾	<u>3,521,802</u> ⁽²⁾	<u>3,793,882</u> ⁽²⁾
Total Revenue Available	<u>\$ 5,395,659</u>	<u>\$ 6,378,430</u>	<u>\$ 6,621,644</u>	<u>\$ 6,884,360</u>	<u>\$ 7,630,011</u>

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. The preliminary phase of this project will begin in fiscal year 2022-23. 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 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
REVENUES					
Fees	\$ 21,202	\$ 20,864	\$ 5,908	\$ 9,208	\$ 17,512
Interest	1,130	1,895	1,981	660	384
Other Revenues	-	-	-	-	-
Total Revenues	<u>22,332</u>	<u>22,759</u>	<u>7,890</u>	<u>9,867</u>	<u>17,896</u>
EXPENDITURES					
Expenditures	-	-	-	-	36,095
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>36,095</u>
REVENUES OVER (UNDER)					
EXPENDITURES	22,332	22,759	7,890	9,867	(18,199)
Fund Balance, Beginning of Year	<u>97,962</u>	<u>120,294</u>	<u>143,053</u>	<u>150,943</u>	<u>160,810</u>
Fund Balance, End of Year	<u>\$ 120,294</u>	<u>\$ 143,053</u>	<u>\$ 150,943</u>	<u>\$ 160,810</u>	<u>\$ 142,611</u>

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

Revenue Available:					
Current Fiscal Year	\$ 22,332	\$ 22,759	\$ 7,890	\$ 9,867	\$ 17,896
Prior Fiscal year (2-yr Old Funds)	16,333	22,332	22,759	7,890	9,867
Prior Fiscal year (3-yr Old Funds)	15,586	16,333	22,332	22,759	7,890
Prior Fiscal year (4-yr Old Funds)	14,081	15,586	16,333	22,332	22,759
Prior Fiscal year (5-yr Old Funds)	51,962	66,043	15,586	16,333	22,332
In Excess of Five Prior Fiscal Years	-	-	66,043 ⁽²⁾	81,629 ⁽²⁾	61,867 ⁽²⁾
Total Revenue Available	<u>\$ 120,294</u>	<u>\$ 143,053</u>	<u>\$ 150,943</u>	<u>\$ 160,810</u>	<u>\$ 142,611</u>

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 General Plan Revision Impact Fund reports funds being held past the fifth year of first deposit. These funds are intended for the future General Plan Revision Project, with a total project budget of \$646,000. This project was approved by the City Council under Resolution No. 2021-059 on September 7, 2021. See page 4.



NOTES TO THE DEVELOPMENT IMPACT FEE REPORT

The Note addresses the items required by California Government Code Section 66006 (b) to provide information on any interfund transfer made from a DIF account or fund, including the public improvement on which the transferred will be expended.

INTERFUND TRANSFER

Transfers between funds during fiscal year ended June 30, 2022 were as follows:

Transfer from DIF Fund	Transfer to CIP Fund	Project	Amount
Municipal Improvements	Capital Projects	ABM Energy Saving Project	\$ 120,550
		City Hall ADA Remodel	65,579
			<u>\$ 186,129</u>
Parks and Recreation	Capital Projects	Promenade Upgrade	43,898
		LGI Neighborhood Park	501,777
			<u>\$ 545,675</u>



DEVELOPMENT IMPACT FEE PROJECT IDENTIFICATION

The Development Impact Fee Project Identification table, on page 15, 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 FY2022/23 from page 126 to 156 on the City's website at <http://riovistacity.com/>



DEVELOPMENT IMPACT FEE PROJECT IDENTIFICATION

Development Impact Fee Project Identification As of June 30, 2022

Project Number	Current Projects	Project Phase	Construction		Estimated Project Cost ⁽¹⁾	Development Impact Fees		Estimated % of Project Funded with Fees ⁽²⁾
			Estimated Construction Start Date	Estimated Completion Date		Budget To Date ⁽¹⁾	Funding To Date ⁽¹⁾	
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	2025/26	2027/28	8,500,000	783,640	109,668	9%
	Total Parks and Recreation Impact Fee				\$ 8,500,000	\$ 783,640	\$ 109,668	
Municipal Improvement Impact Fund								
	CC002 City Hall ADA Remodel	Construction	2018/19	2022/23	250,000	250,000	195,155	100%
	PW006 Citywide Energy Efficiency Program	Construction	2018/19	2022/23	3,577,189	1,754,300	479,888	49%
	PW028 Fire Modular Building & Pavement	Preliminary	2022/23	2023/24	5,800,000	5,800,000	1,700,000	100%
	Total Municipal Improvement Impact Fee				\$ 9,627,189	\$ 7,804,300	\$ 2,375,043	
General Plan Revision Impact Fund								
	GP001 General Plan Revision ⁽³⁾	Preliminary	2021/22	2023/24	646,000	160,810	160,810	25%
	Total General Plan Revision Impact Fee				\$ 646,000	\$ 160,810	\$ 160,810	
Total Project Funding					\$ 96,773,189	\$ 9,148,750	\$ 3,045,520	

- (1) Estimated Project Cost, Budget to Date and Funding to Date amounts are from the FY2022-23 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 FY2022/23.
- (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.