

Mitigation Fee Report
as of June 30, 2019
for the
City of Colton, CA

Publication Date: April 10, 2020

Copyright, 2020 by Revenue & Cost Specialists, LLC

All rights reserved. No part of this work covered by the copyright hereon may be reproduced or copied in any form or by any means — graphic, electronic, mechanical, including any photocopying, recording, taping or information storage and retrieval systems — without written permission of:

*Revenue & Cost Specialists, LLC
1519 East Chapman Avenue, Suite C
Fullerton, California 92831
(714) 992-9020*

REVENUE & COST SPECIALISTS, L.L.C.
1519 Chapman Avenue, Suite C
Fullerton, California 92831
(714) 992-9020

April 10, 2020

William R. Smith, City Manager
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

Attached is the cumulative annual Mitigation Fee Report for FY 2017-2018 and FY 2018-2019 and the second 5th Year Mitigation Fee Report as of June 30, 2019, prepared for the City. RCS would like to thank staff, especially Eva Elias in the Water & Wastewater Department, for supplying the financial information on which this report is based.

Please note that the appendices from the Annual & 5th Year Mitigation Fee Report as of June 30, 2014 are included by reference and are referred to in the text as "Initial Report."

This report should be received by the City Council and the issues raised by the Summary of Findings on page 3 should be addressed.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Rick Kermer".

RICK KERMER
President

REPORT SUMMARY

The following is a definition of development impact fees (DIFs) written for the League of California Cities - City Attorney Department:

“A development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project (Gov. Code § 66000(b).) The legal requirements for enactment of development impact fee program are set forth in Government Code §§ 66000-66025 (the ‘Mitigation Fee Act’), the bulk of which were adopted as 1987’s AB 1600 and thus are commonly referred to as ‘AB 1600 requirements.’ A development impact fee is not a tax or special assessment; by its definition, a fee is voluntary and must be reasonably related to the cost of the service provided by the local agency. If a development impact fee does not relate to the impact created by development or exceeds the reasonable cost of providing the public service, then the fee may be declared a special tax and must then be subject to a two-thirds voter approval. (Cal. Const., Art. XIII A, § 4.)”¹

Government Code Sections 66000 through 66008 are found in Appendix A of the Initial Report.

For each account or fund established under the Mitigation Fee Act, the following information is required to be reported annually within 180 days after the end of the fiscal year: (The following is a paraphrase of GC § 66006(b)(1) with actions taken.)

1. A brief description of the type of fee in the account or fund.
-Found in the discussion for each fee.
2. The amount of the fee.
-Found in the discussion for each fee.
3. The beginning and ending balance of the account or fund.
-Annual balances found on the Summary of Fund Revenues & Expenditures for each DIF.

¹*A Short Overview of Development Impact Fees*, Brown, Peter N. & Lyons, Graham, League of California Cities, 2003

4. The amount of the fees collected and the interest earned.
-Annual balances found on the Summary of Fund Revenues & Expenditures for each DIF.
5. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
-Project detail when available is found on the Summary of Expenditures for each DIF. The percentage of the cost that was funded with fees is 100% unless otherwise stated.
6. 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.
-This information should be provided by staff.
7. 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.
- No loans covered by new revenues.
8. Any required refunds made.
-This section does not apply.

In addition to the above reporting requirements, every five years following the first deposit into the account or fund and every five years thereafter, additional findings are required. These additional findings are for Fiscal Year 2018-2019. Staff is undertaking a new Development Impact Fee Study which will address the following requirements:

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

SUMMARY OF FINDINGS

The following summarizes the findings of this Report:

FINDING #1 -- By combining Quimby Fees, Parks Impact Fees, State Parks Grants and donations within Fund 248, the accounting for any one of these items becomes difficult. It is recommended that the revenues and expenditures for park impact fees be in their own fund so that there is a natural match-up of revenues with projects.

FINDING #2 – By combining the original Traffic Impact Fee with the SANBAG Fee, the City’s accounting system does not give a clear picture of the individual fees. It is recommended that each impact fee be in its own fund.

FINDING #3 – Subsequent to June 30, 2019, the City Council adopted revised Development Impact Fees which addresses the comments that Funds 250, 251, 252 & 253 have insufficient monies for their intended capital projects.

FINDING #4 – Library Development Impact Fees were last spent in FY 2001-2002. It could be that the expenditures to-date were for “...additional library books...” and that all subsequent collections were intended for library capital projects. If this is the case, the City should confirm that monies accumulated since that year were encumbered for library capital improvements.³

OVERALL SUMMARY SCHEDULE OF REVENUES & EXPENDITURES

The schedule on the following page shows all of the DIFs.

DETAIL FOR INDIVIDUAL DIFs

The detail for each fee follows the Summary schedule in sequence by fund number:

	<u>page</u>
Fund 248 - Park Development Fund.....	5
Fund 249 - Traffic Impact Fund.....	11
Fund 250 - Library Facility Fund.....	18
Fund 251 - Civic Center Development Fee.....	24
Fund 252 - Fire Facility Development Fee.....	30
Fund 253 - Police Facility Development Fee.....	36

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
BY
DEVELOPMENT IMPACT FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

CAPITAL FACILITIES FUNDS	PRIOR BALANCE	REVENUES				EXPENDITURES			AVAILABLE BALANCE
		DIF	OTHER DIF/ NON-DIF REV.	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PARK DEVELOPMENT (248) FUND	\$0.00	\$1,933,956.57	\$923,303.44	\$506,451.19	\$3,363,711.20	\$1,750,640.85	\$0.00	\$1,750,640.85	\$1,613,070.35
TRAFFIC IMPACT (249) FUND	\$0.00	\$6,258,085.59	\$7,523,213.68	\$1,299,696.33	\$15,080,995.60	\$6,726,753.20	\$0.00	\$6,726,753.20	\$8,354,242.40
LIBRARY DEVELOPMENT IMPACT (250) FUND	\$0.00	\$283,103.25	\$0.00	\$18,739.14	\$301,842.39	\$40,236.23	\$0.00	\$40,236.23	\$261,606.16
CIVIC CENTER DEVELOPMENT IMPACT (251) FUND	\$0.00	\$188,974.20	\$0.00	\$8,051.83	\$207,026.03	\$94,199.99	\$0.00	\$94,199.99	\$112,826.04
FIRE PROTECTION DEVELOPMENT IMPACT FEE	\$0.00	\$259,070.05	\$0.00	\$11,693.49	\$280,763.54	\$115,733.68	\$0.00	\$115,733.68	\$165,029.86
LAW ENFORCEMENT DEVELOPMENT IMPACT FEE	\$0.00	\$388,812.13	\$0.00	\$14,954.87	\$403,767.00	\$203,892.63	\$0.00	\$203,892.63	\$199,874.37
SUMMARY	\$0.00	\$7,398,045.22	\$7,523,213.68	\$1,353,135.66	\$16,274,394.56	\$7,180,815.73	\$0.00	\$7,180,815.73	\$9,093,578.83

Note:
The Traffic Impact Fund information begins with FY 1995-96.

PARK DEVELOPMENT FUND

FUND 248

Note: Includes Quimby Fees

OVERVIEW

The City adopted a Parks Development Impact Fee (DIF) by Ordinance O-02-00 on March 21, 2000 (Appendix B - Initial Report). The adopted fees were effective on July 1, 2000. The fees were deposited into an existing fund (248) which was established earlier to account for the City's Quimby fees. There was no separation of the revenue accounts for the two fees until fiscal year 2008-09.

There is no indication in the accounting records which projects were paid from Quimby Fees and which projects were paid from Park Impact Fees. Consequently, it is impossible to separate accounting for the two revenue sources.

Since the balance of Quimby monies is unknown prior to the City separating the Quimby and Parks DIF monies in fiscal year 2008-09, it is also unknown whether any monies in the current fund balance are Quimby monies. Fortunately, there is no time requirement on the expenditure of Quimby monies.

The fund balance as of June 30, 2019, in the Parks Fund (248) is \$1,613,070 prior to any year-end adjustments. The oldest money in the Fund is \$191,970 for fiscal year 2011-12. Given the amount of Quimby monies, it is apparent that the City has no Parks DIF monies that are more than 5-years old.

The Ordinance that established the Parks DIF (O-02-00) directed staff in Article 3 "...to commission a comprehensive citywide master plan and needs assessment studies for parks with the goal of establishing future park fees." Since the City has commissioned a new Development Impact Fee Report, it is expected to address the Council's directive from March, 2000.

SCHEDULE OF PARK DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00	O-09-08	Current
Residential (per Unit)			
Single Family Housing	\$936	\$5,636	\$5,636
Multiple Family Housing	\$831	\$3,593	\$3,593
Mobile Homes		\$4,073	\$4,073
Second Residential Units		\$1,497	\$1,497
Nonresidential (per Sq.Ft.)			
Retail/Other	Ord. 1522	\$0.28	\$0.28
Office	Ord. 1522	\$0.46	\$0.46
Industrial	Ord. 1522	\$0.19	\$0.19

PARK DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. Some of the projects were actually accounted for in the Capital Projects Fund (457) and the Parks Fund reimbursed the Capital Projects Fund.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
FOR
PARK DEVELOPMENT IMPACT (248) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

EXPENDITURES	PRIOR YRS	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL
Capital Projects - Prior Years	\$342,715.68		(\$122,341.12)						\$50,118.05						\$270,492.61
Capital Project #6955 & 6957	\$719,333.05														\$719,333.05
Capital Project #0543 & 0544	\$2,798.58	\$82,156.69													\$84,955.27
Colton Middle School Lighting	\$40,406.91														\$40,406.91
McKinley Park Restroom										\$99,408.67	\$776.56	\$4,193.98	\$2,000.00	\$32,282.34	\$106,379.21
Parks Repair Project									\$17,999.60				\$3,071.87		\$35,354.21
Capital Project #6203															\$17,999.60
Colton Bike Lane (FD 457)		\$60,657.92	\$69,342.08												\$130,000.00
Elizabeth David Park (FD 450)		\$90,000.59	\$90,000.59												\$90,000.59
LaC. Multi-Use Pk (FD 450)		\$41,964.25		\$18,348.60									\$5,100.34		\$85,413.19
Chavez Pk.P'gd Imp.(FD 450)							\$30,474.00								\$30,474.00
Colton Sports Complex														\$159,832.01	\$159,832.01
															\$0.00
															\$0.00
TOTAL	\$1,105,254.22	\$142,814.61	\$78,965.80	\$0.00	\$18,348.60	\$0.00	\$0.00	\$30,474.00	\$68,117.65	\$99,408.67	\$776.56	\$4,193.98	\$10,172.21	\$192,114.35	\$1,750,640.85

APPLIED TO FISCAL YEAR	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL	
PRIOR YEARS														\$1,271,465.76	
FY 2006-07	\$1,105,254.22	\$142,814.61	\$23,416.93	\$429.87										\$55,978.74	
FY 2007-08		\$55,548.87	\$55,548.87	\$17,918.73			\$14,663.06							\$32,581.79	
FY 2008-09							\$14,564.93							\$14,564.93	
FY 2009-10							\$1,246.01	\$68,117.65	\$36,059.09					\$105,422.95	
FY 2010-11									\$57,045.31					\$57,045.31	
FY 2011-12									\$6,304.27	\$776.56	\$4,193.98	\$10,172.21	\$26,581.03	\$48,028.05	
FY 2012-13													\$116,091.76	\$116,091.76	
FY 2013-14													\$49,441.54	\$49,441.54	
FY 2014-15														\$0.00	
FY 2015-16														\$0.00	
FY 2016-17														\$0.00	
FY 2017-18														\$0.00	
FY 2018-19														\$0.00	
APPLIED TOTAL	\$1,105,254.22	\$142,814.61	\$78,965.80	\$0.00	\$18,348.60	\$0.00	\$0.00	\$30,474.00	\$68,117.65	\$99,408.67	\$776.56	\$4,193.98	\$10,172.21	\$192,114.35	\$1,750,640.85

PARKS REVENUE & EXPENDITURE SUMMARY SCHEDULE

The schedule on the next page summarizes the revenues received by the fund in each fiscal year and the expenditures paid with those revenues. The expenditures for each fiscal year come from the bottom part of the prior schedule.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

1) By combining Quimby Fees, Parks Impact Fees, State Parks Grants and donations, the accounting for any one of these items becomes difficult. It is recommended that the revenues and expenditures for park impact fees be in their own fund so that there is a natural match-up of revenues with projects.

2) As this is the second 5-Year Report, it is clear that Park Impact Fees have been spent within the five-year period required by law.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
PARK DEVELOPMENT (248) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

FISCAL YEAR	PRIOR BALANCE	REVENUES (248-6730/6732)				EXPENDITURES BY YEAR OF FUNDING				AVAILABLE BALANCE
		PARK DIF	PARK GRANT/ QUIMBY	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL		
PRIOR YRS	\$0.00	\$361,261.97	\$467,026.79	\$443,197.00	\$1,271,485.76	\$1,271,485.76		\$1,271,485.76	\$0.00	
2006-07	\$0.00	\$51,410.00		\$4,568.74	\$55,978.74	\$55,978.74		\$55,978.74	\$0.00	
2007-08	\$0.00	\$31,714.00		\$867.79	\$32,581.79	\$32,581.79		\$32,581.79	\$0.00	
2008-09	\$0.00	\$12,375.00	\$1,886.00	\$303.93	\$14,564.93	\$14,564.93		\$14,564.93	\$0.00	
2009-10	\$0.00	\$69,429.00	\$35,752.00	\$241.95	\$105,422.95	\$105,422.95		\$105,422.95	\$0.00	
2010-11	\$0.00	\$36,495.00	\$19,716.00	\$834.31	\$57,045.31	\$57,045.31		\$57,045.31	\$0.00	
2011-12	\$0.00	\$33,618.40	\$13,796.65	\$613.00	\$48,028.05	\$48,028.05		\$48,028.05	\$0.00	
2012-13	\$0.00	\$87,445.70	\$27,872.00	\$774.08	\$116,091.78	\$116,091.78		\$116,091.78	\$0.00	
2013-14	\$0.00	\$189,089.77	\$51,448.00	\$874.27	\$241,412.04	\$49,441.54		\$49,441.54	\$191,970.50	
2014-15	\$191,970.50	\$8,470.00		\$1,507.06	\$9,977.06	\$0.00		\$0.00	\$201,947.56	
2015-16	\$201,947.56	\$58,901.00	\$17,148.00	\$2,159.62	\$78,208.62	\$0.00		\$0.00	\$280,156.18	
2016-17	\$280,156.18	\$222,838.44	\$17,148.00	\$935.72	\$240,922.16	\$0.00		\$0.00	\$521,078.34	
2017-18	\$521,078.34	\$372,221.03	\$151,474.00	\$5,838.60	\$529,533.63	\$0.00		\$0.00	\$1,050,611.97	
2018-19	\$1,050,611.97	\$398,687.26	\$120,036.00	\$43,735.12	\$562,458.38	\$0.00		\$0.00	\$1,613,070.35	

SUMMARY	\$0.00	\$1,933,956.57	\$923,303.44	\$506,451.19	\$3,363,711.20	\$1,750,640.85	\$0.00	\$1,750,640.85	\$1,613,070.35
---------	--------	----------------	--------------	--------------	----------------	----------------	--------	----------------	----------------

TRAFFIC IMPACT FUND

FUND 249

Includes:

Long Range Developer Traffic Impact Fees
Nexus Infrastructure (“SANBAG”)

OVERVIEW

Traffic Impact Fees were collected by the City since at least the early 1990's. The initial study was probably the Mohle, Grover and Associates study in 1993 which was revised and updated by City staff in 1999. With the State's passage of AB 1600, the City adopted conforming fees in Ordinance O-02-00. This Ordinance was adopted on March 21, 2000 and became effective on July 1, 2000. To avoid confusion with newer fees, this group of fees is referred to as the Long Range Developer Traffic Impact Fees or Traffic Impact Fees.

On September 19, 2006, the Council adopted Ordinance O-14-06 (Appendix C - Initial Report) which updated the Traffic Impact Fees adopted by Ordinance O-02-00 and added a new group of circulation fees for arterial, interchange and railroad crossing improvements. These new fees were based on a nexus study commissioned by SANBAG which apportioned the fees to all cities in the county. These fees are referred to as the Infrastructure Fees, the Nexus Infrastructure Fees or the SANBAG Fees.

Both fees have been accounted for in the same fund. Although the revenues were posted to separate revenue accounts, no effort was made to associate interest earnings or projects with the different revenues. Consequently, both fees are treated jointly.

TRAFFIC IMPACT FEE RATE HISTORY

The following schedule shows the history of this fee since its first adoption under the provisions of AB 1600. A previous fee had been in effect since 1993.

	O-02-00 ²	O-14-06	Current
Residential (per Unit)			
Single Family Housing	\$940	\$1,381.80	\$1,381.80
Multiple Family Housing-Apartments	\$570	\$837.90	\$837.90
Multiple Family Housing-Condos	\$550	\$808.50	\$808.50
Mobile Home		\$661.50	\$661.50
Nonresidential			
Commercial: C1 & C2	Var.-See Ord.	Var.-See Ord.	See Fee Sch.
Office Business Park	Var.-See Ord.	Var.-See Ord.	See Fee Sch.
Industrial: M1 & M2	Var.-See Ord.	Var.-See Ord.	See Fee Sch.
Industrial Park	Var.-See Ord.	Var.-See Ord.	See Fee Sch.

Ordinance O-02-00 is found in Appendix B; Ordinance O-14-06 is found in Appendix C; and the Current Fees are found in Appendix D - all in the Initial Report.

The current fee schedule lists sixty-two (62) distinct categories of land use subject to different fees. The different fees utilize nine (9) different units of measure with the most common being dwelling-units and 1,000 square feet.

2) Fee is based on development unit which is a dwelling unit for residential and 1,000 square feet of building area for commercial and industrial.

SANBAG FEE RATE HISTORY

The following schedule shows the history of this fee since its adoption on September 5, 2006 by Ordinance O-14-06:

	O-14-06	Current
Residential (per Unit)		
Single Family Housing	\$3,149	\$4,007
Multiple Family Housing	\$1,928	\$2,453
Nonresidential (per 1,000 sq.ft.)		
Retail	\$6,360	\$8,093
Office	\$3,030	\$3,856
Industrial	\$1,546	\$1,967

Ordinance O-14-06 is found in Appendix C; and the Current Fees are found in Appendix D - both Appendices in the Initial Report.

The projects for these fees are enumerated and annually updated by the ENR construction cost tables without the need for an ordinance to revise them.

IMPACT FEE EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were mostly accounted for in Fund 249 (Traffic Impact Fund). The projects are identified with as much information as was available in the accounting reports without going into the detail.

The bottom part of the schedule on the next page shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

No effort was made in the accounting records to distinguish the funding source for the projects.

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year by each fee and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

PROJECTS FUNDED WITH DIFs

Projects for both DIFs are found in the staff report for Ordinance O-14-06 which is found in Appendix C of the Initial Report.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

1) By combining the original Traffic Impact Fee with the SANBAG Fee, the City's accounting system does not give a clear picture of the individual fees. It is recommended that each impact fee be in its own fund.

2) As this is the second 5-Year Report, it is clear that Traffic Impact Fees and SANBAG Fees have been spent within the five-year period required by law.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
TRAFFIC IMPACT (249) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

FISCAL YEAR	PRIOR BALANCE	REVENUES (249-67317829)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		LOCAL TRAF. DIF	NEXUS INFRA. DIF	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$2,260,790.08		\$757,202.73	\$3,017,992.81	\$3,017,992.81		\$3,017,992.81	\$0.00
2006-07	\$0.00	\$200,590.07		\$65,603.66	\$266,193.73	\$266,193.73		\$266,193.73	\$0.00
2007-08	\$0.00	\$250,579.42		\$26,212.11	\$276,791.53	\$276,791.53		\$276,791.53	\$0.00
2008-09	\$0.00	\$111,545.31	\$178,785.30	\$26,054.73	\$316,385.34	\$316,385.34		\$316,385.34	\$0.00
2009-10	\$0.00	\$16,545.43	\$138,657.70	\$15,923.74	\$171,126.87	\$171,126.87		\$171,126.87	\$0.00
2010-11	\$0.00	\$15,623.00	\$206,800.23	\$5,493.16	\$227,916.39	\$227,916.39		\$227,916.39	\$0.00
2011-12	\$0.00	\$3,642.00	\$39,554.20	\$681.17	\$43,877.37	\$43,877.37		\$43,877.37	\$0.00
2012-13	\$0.00	\$124,917.07	\$406,514.50	\$831.62	\$532,263.19	\$532,263.19		\$532,263.19	\$0.00
2013-14	\$0.00	\$485,460.00	\$1,090,379.67	\$3,715.30	\$1,579,554.97	\$1,579,554.97		\$1,579,554.97	\$0.00
2014-15	\$0.00	\$39,046.83	\$75,620.47	\$6,527.39	\$121,194.69	\$121,194.69		\$121,194.69	\$0.00
2015-16	\$0.00	\$117,983.00	\$255,168.76	\$9,278.79	\$382,430.55	\$173,456.31		\$173,456.31	\$208,974.24
2016-17	\$208,974.24	\$1,118,414.00	\$2,266,413.00	\$149,225.83	\$3,534,052.83	\$0.00		\$0.00	\$3,743,027.07
2017-18	\$3,743,027.07	\$460,847.51	\$966,468.00	\$23,735.94	\$1,451,051.45	\$0.00		\$0.00	\$5,194,078.52
2018-19	\$5,194,078.52	\$1,052,101.87	\$1,898,851.85	\$209,210.16	\$3,160,163.88	\$0.00		\$0.00	\$8,354,242.40
SUMMARY	\$0.00	\$6,258,085.59	\$7,523,213.68	\$1,299,696.33	\$15,080,995.60	\$6,726,753.20	\$0.00	\$6,726,753.20	\$8,354,242.40

LIBRARY DIF

FUND 250

OVERVIEW

DIFs were established for the Library by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The adopted fees were effective on July 1, 2000. The fees were based on the Topping Jacquess Capital Infrastructure Study which was completed in November 1997 and reviewed by several groups including the Planning Commission and the Capital Projects Team before being submitted to the City Council for adoption.

The enabling Ordinance stated that "...The development of residential, commercial and industrial property in the City will create a need for significant library building and land area expansion to meet future user demands and additional library books to maintain the current level of service..." (Ord. O-02-00, Sec. 9A, in Appendix B of the Initial Report)

The Study indicated that the library needs would cost \$2,278,064.

Nineteen years after the adoption of these fees, the City has collected, with interest, \$301,842 or a little more than 13% of its goal.

SCHEDULE OF LIBRARY DIF RATE HISTORY

The following schedule shows the history of this fee which has remained unchanged since its adoption:

	O-02-00 ³	Current
Residential (per Unit)		
Single Family Housing	\$215	\$215
Multiple Family Housing	\$191	\$191
Mobile Homes		
Second Residential Units		
Nonresidential		
Commercial: C1 & C2	\$59	\$59
Office Business Park	\$43	\$43
Industrial: M1 & M2	\$23	\$23
Industrial Park	\$35	\$35

3) Fee is based on development unit which is a dwelling unit for residential and 1,000 square feet of building area for commercial and industrial.

LIBRARY DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the Capital Projects Fund (450). The Library Development Fee Fund (250) then reimbursed the Capital Projects Fund. The total expenditures for Library DIF projects as of June 30, 2019 is still \$40,183.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

1) Library Development Impact Fees were last spent in FY 2001-2002. It could be that the expenditures to-date were for "...additional library books..." and that all subsequent collections were intended for library capital projects. If this is the case, the City should confirm that monies accumulated since that year were encumbered for library capital improvements.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
LIBRARY DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6738: 3148)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$118,433.28	\$3,494.40	\$121,927.68	\$40,236.23		\$40,236.23	\$81,691.45	
2006-07	\$81,691.45	\$14,622.00	\$3,166.06	\$17,788.06	\$0.00		\$0.00	\$99,479.51	
2007-08	\$99,479.51	\$8,637.00	\$596.23	\$9,233.23	\$0.00		\$0.00	\$108,712.74	
2008-09	\$108,712.74	\$2,364.08	\$238.59	\$2,602.67	\$0.00		\$0.00	\$111,315.41	
2009-10	\$111,315.41	\$4,343.00	\$57.08	\$4,400.08	\$0.00		\$0.00	\$115,715.49	
2010-11	\$115,715.49	\$2,126.00	\$115.74	\$2,241.74	\$0.00		\$0.00	\$117,957.23	
2011-12	\$117,957.23	\$2,448.00	\$77.01	\$2,525.01	\$0.00		\$0.00	\$120,482.24	
2012-13	\$120,482.24	\$6,941.75	\$47.76	\$6,989.51	\$0.00		\$0.00	\$127,471.75	
2013-14	\$127,471.75	\$24,299.18	\$90.27	\$24,389.45	\$0.00		\$0.00	\$151,861.20	
2014-15	\$151,861.20	\$5,003.74	\$611.05	\$5,614.79	\$0.00		\$0.00	\$157,475.99	
2015-16	\$157,475.99	\$4,141.13	\$763.64	\$4,904.77	\$0.00		\$0.00	\$162,380.76	
2016-17	\$162,380.76	\$34,433.00	\$1,151.31	\$35,584.31	\$0.00		\$0.00	\$197,965.07	
2017-18	\$197,965.07	\$25,112.00	\$1,111.37	\$26,223.37	\$0.00		\$0.00	\$224,188.44	
2018-19	\$224,188.44	\$30,199.09	\$7,218.63	\$37,417.72	\$0.00		\$0.00	\$261,606.16	

SUMMARY	\$0.00	\$283,103.25	\$0.00	\$18,739.14	\$301,842.39	\$40,236.23	\$0.00	\$40,236.23	\$261,606.16
---------	--------	--------------	--------	-------------	--------------	-------------	--------	-------------	--------------

CIVIC CENTER DIF

FUND 251

OVERVIEW

DIFs were established for the Civic Center by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The adopted fees were effective on July 1, 2000. The fees were based on the Topping Jacquess Capital Infrastructure Study which was completed in November 1997 and reviewed by several groups including the Planning Commission and the Capital Projects Team before being submitted to the City Council for adoption.

The enabling Ordinance stated that "...The development of property in the City will create a need for expansion and remodeling of the civic center to accommodate the additional City staff to maintain the current level of service..." (Ord. O-02-00, Sec. 7A, Appendix B - Initial Report)

Although the enabling Ordinance does not list civic center projects, the Study indicated that there was \$1,264,151 in costs that could be allocated to and collected from new development. This amount is specifically mentioned to be in addition to the existing City taxpayers financing of existing deficiencies. Nineteen years after the adoption of these fees, the City has collected, with interest, \$207,026 or a little over 16% of its goal.

SCHEDULE OF CIVIC CENTER DIF RATE HISTORY

The following schedule shows the history of this fee which has remained unchanged since its adoption:

	O-02-00 ⁴	Current
Residential (per Unit)		
Single Family Housing	\$77	\$77
Multiple Family Housing	\$67	\$67
Mobile Homes		
Second Residential Units		
Nonresidential		
Commercial: C1 & C2	\$65	\$65
Office Business Park	\$71	\$71
Industrial: M1 & M2	\$26	\$26
Industrial Park	\$39	\$39

4) Fee is based on development unit which is a dwelling unit for residential and 1,000 square feet of building area for commercial and industrial.

CIVIC CENTER DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the General Fund and in the Capital Projects Fund (450). The New Facilities Development Fee Fund (250) then reimbursed the respective funds. The total expenditures for Civic Center DIF projects as of June 30, 2019 was \$94,200.

The bottom part of the schedule on the next page shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

1) Given that less than 17% of the original revenue goal has been collected in nineteen years, the City Council should review future Civic Center DIF projects to assure that the revenues will be adequate for future project costs.

2) As the second 5-Year Report, it is clear that Civic Center DIFs have been spent or encumbered within the five-year period required by law.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
CIVIC CENTER DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6736: 3146)					EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL		
PRIOR YRS	\$0.00	\$62,341.42		\$1,963.34	\$64,304.76	\$64,304.76		\$64,304.76	\$0.00	
2006-07	\$0.00	\$7,225.00		\$1,564.41	\$8,789.41	\$8,789.41		\$8,789.41	\$0.00	
2007-08	\$0.00	\$3,909.00		\$269.85	\$4,178.85	\$4,178.85		\$4,178.85	\$0.00	
2008-09	\$0.00	\$2,058.96		\$207.79	\$2,266.75	\$2,266.75		\$2,266.75	\$0.00	
2009-10	\$0.00	\$1,534.00		\$20.17	\$1,554.17	\$1,554.17		\$1,554.17	\$0.00	
2010-11	\$0.00	\$760.00		\$41.37	\$801.37	\$801.37		\$801.37	\$0.00	
2011-12	\$0.00	\$864.00		\$27.18	\$891.18	\$891.18		\$891.18	\$0.00	
2012-13	\$0.00	\$5,687.23		\$39.12	\$5,726.35	\$5,726.35		\$5,726.35	\$0.00	
2013-14	\$0.00	\$21,063.85		\$78.26	\$21,142.11	\$21,142.11		\$21,142.11	\$15,454.96	
2014-15	\$15,454.96	\$4,232.00		\$18.83	\$4,250.83	\$4,250.83		\$4,250.83	\$19,705.79	
2015-16	\$19,705.79	\$4,013.00		\$98.29	\$4,111.29	\$4,111.29		\$4,111.29	\$23,817.08	
2016-17	\$23,817.08	\$35,712.28		\$316.25	\$36,028.53	\$36,028.53		\$36,028.53	\$59,845.61	
2017-18	\$59,845.61	\$20,213.00		\$346.65	\$20,559.65	\$20,559.65		\$20,559.65	\$80,405.26	
2018-19	\$80,405.26	\$29,360.46		\$3,060.32	\$32,420.78	\$32,420.78		\$32,420.78	\$112,826.04	

SUMMARY	\$0.00	\$198,974.20	\$0.00	\$8,051.83	\$207,026.03	\$94,199.99	\$0.00	\$94,199.99	\$112,826.04
---------	--------	--------------	--------	------------	--------------	-------------	--------	-------------	--------------

FIRE PROTECTION DIF

FUND 252

OVERVIEW

DIFs were established for Fire Protection by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The adopted fees were effective on July 1, 2000. The fees were based on the Topping Jacquess Capital Infrastructure Study which was completed in November 1997 and reviewed by several groups including the Planning Commission and the Capital Projects Team before being submitted to the City Council for adoption.

The enabling Ordinance stated that "...The development of property in the City will create a need for an additional fire station to meet the City's fire protection needs at build out and maintain the current level of service..." (Ord. O-02-00, Sec. 8A)

The Study indicated that a new fire station would cost \$1,750,180 in FY 2000 dollars.

Nineteen years after the adoption of these fees, the City has collected, with interest, \$280,764 or about 16% of its goal.

SCHEDULE OF FIRE PROTECTION DIF RATE HISTORY

The following schedule shows the history of this fee which has remained unchanged since its adoption:

	O-02-00 ⁵	Current
Residential (per Unit)		
Single Family Housing	\$106	\$106
Multiple Family Housing	\$93	\$93
Mobile Homes		
Second Residential Units		
Nonresidential		
Commercial: C1 & C2	\$90	\$90
Office Business Park	\$98	\$98
Industrial: M1 & M2	\$36	\$36
Industrial Park	\$54	\$54

5) Fee is based on development unit which is a dwelling unit for residential and 1,000 square feet of building area for commercial and industrial.

FIRE PROTECTION DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the General Fund and in the Capital Projects Fund (450). The New Facilities Development Fee Fund (250) then reimbursed the respective funds. The total expenditures for Fire Protection DIF projects as of June 30, 2019 was basically unchanged at \$115,734.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) Given that about 16% of the original revenue goal has been collected in nineteen years, the City Council should adjust the DIF's or change the project goals.

- 3) As the second 5-Year Report, it is clear that Fire Protection DIFs have been spent or encumbered within the five-year period required by law.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
FIRE PROTECTION DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6737: 3147)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$86,221.82		\$2,713.70	\$88,935.52	\$88,935.52		\$88,935.52	\$0.00
2006-07	\$0.00	\$10,077.00		\$2,181.95	\$12,258.95	\$12,258.95		\$12,258.95	\$0.00
2007-08	\$0.00	\$5,493.00		\$379.19	\$5,872.19	\$5,872.19		\$5,872.19	\$0.00
2008-09	\$0.00	\$2,851.56		\$287.78	\$3,139.34	\$3,139.34		\$3,139.34	\$0.00
2009-10	\$0.00	\$2,218.00		\$29.15	\$2,247.15	\$2,247.15		\$2,247.15	\$0.00
2010-11	\$0.00	\$1,047.00		\$57.00	\$1,104.00	\$1,104.00		\$1,104.00	\$0.00
2011-12	\$0.00	\$1,203.00		\$37.84	\$1,240.84	\$1,240.84		\$1,240.84	\$0.00
2012-13	\$0.00	\$7,866.62		\$54.12	\$7,920.74	\$7,920.74		\$935.69	\$6,985.05
2013-14	\$6,985.05	\$29,157.72		\$108.32	\$29,266.04	\$29,266.04		\$0.00	\$36,251.09
2014-15	\$36,251.09	\$5,942.00		\$41.85	\$5,983.85	\$5,983.85		\$0.00	\$42,234.94
2015-16	\$42,234.94	\$4,186.53		\$202.00	\$4,388.53	\$4,388.53		\$0.00	\$46,623.47
2016-17	\$46,623.47	\$49,408.86		\$519.70	\$49,928.56	\$49,928.56		\$0.00	\$96,552.03
2017-18	\$96,552.03	\$24,470.00		\$543.73	\$25,013.73	\$25,013.73		\$0.00	\$121,565.76
2018-19	\$121,565.76	\$38,926.94		\$4,537.16	\$43,464.10	\$43,464.10		\$0.00	\$165,029.86
SUMMARY	\$0.00	\$269,070.05	\$0.00	\$11,693.49	\$280,763.54	\$115,733.68	\$0.00	\$115,733.68	\$165,029.86

LAW ENFORCEMENT DIF
FUND 253

OVERVIEW

DIFs were established for Law Enforcement by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The adopted fees were effective on July 1, 2000. The fees were based on the Topping Jacquess Capital Infrastructure Study which was completed in November 1997 and reviewed by several groups including the Planning Commission and the Capital Projects Team before being submitted to the City Council for adoption.

The enabling Ordinance stated that "...The development of property in the City will create a need for expansion of the current police station to accommodate 49 additional employees and purchase of 26 new vehicles to maintain the current level of service..." (Ord. O-02-00, Sec. 10A)

The Study indicated that the police station would cost \$2,452,616 in FY2000 dollars.

Nineteen years after the adoption of these fees, the City has collected, with interest, \$403,767 or about 16.5% of its goal.

SCHEDULE OF LAW ENFORCEMENT DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00 ⁶	Current
Residential (per Unit)		
Single Family Housing	\$149	\$149
Multiple Family Housing	\$131	\$131
Mobile Homes		
Second Residential Units		
Nonresidential		
Commercial: C1 & C2	\$126	\$126
Office Business Park	\$138	\$138
Industrial: M1 & M2	\$50	\$50
Industrial Park	\$76	\$76

⁶) Fee is based on development unit which is a dwelling unit for residential and 1,000 square feet of building area for commercial and industrial.

LAW ENFORCEMENT DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the General Fund and in the Capital Projects Fund (450). The New Facilities Development Fee Fund (250) then reimbursed the respective funds. The total expenditures for Law Enforcement DIF projects as of June 30, 2019 was \$203,893.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) Given that about 16.5% of the original revenue goal has been collected in nineteen years, the City Council should adjust the DIF's or change the project goals.

- 3) As the second 5-Year Report, it is clear that Law Enforcement DIFs have been spent or encumbered within the five-year period required by law.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
LAW ENFORCEMENT DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2018-2019

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6739: 3149)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$125,436.75	\$3,924.14	\$129,360.89	\$129,360.89	\$129,360.89	\$129,360.89	\$0.00	
2006-07	\$0.00	\$14,096.00	\$3,052.17	\$17,148.17	\$17,148.17	\$17,148.17	\$17,148.17	\$0.00	
2007-08	\$0.00	\$7,701.00	\$531.62	\$8,232.62	\$8,232.62	\$8,232.62	\$8,232.62	\$0.00	
2008-09	\$0.00	\$3,967.00	\$400.36	\$4,367.36	\$4,367.36	\$4,367.36	\$4,367.36	\$0.00	
2009-10	\$0.00	\$3,118.00	\$40.98	\$3,158.98	\$3,158.98	\$3,158.98	\$3,158.98	\$0.00	
2010-11	\$0.00	\$1,472.00	\$80.14	\$1,552.14	\$1,552.14	\$1,552.14	\$1,552.14	\$0.00	
2011-12	\$0.00	\$1,691.00	\$53.19	\$1,744.19	\$1,744.19	\$1,744.19	\$1,744.19	\$0.00	
2012-13	\$0.00	\$10,950.47	\$75.34	\$11,025.81	\$11,025.81	\$11,025.81	\$11,025.81	\$0.00	
2013-14	\$0.00	\$41,029.79	\$152.43	\$41,182.22	\$41,182.22	\$27,302.47	\$27,302.47	\$13,879.75	
2014-15	\$13,879.75	\$8,458.00	\$19.95	\$8,477.95	\$8,477.95	\$0.00	\$0.00	\$22,357.70	
2015-16	\$22,357.70	\$7,948.90	\$115.29	\$8,064.19	\$8,064.19	\$0.00	\$0.00	\$30,421.89	
2016-17	\$30,421.89	\$69,332.67	\$524.33	\$69,857.00	\$69,857.00	\$0.00	\$0.00	\$100,278.89	
2017-18	\$100,278.89	\$39,032.00	\$600.30	\$39,632.30	\$39,632.30	\$0.00	\$0.00	\$139,911.19	
2018-19	\$139,911.19	\$54,578.55	\$5,384.63	\$59,963.18	\$59,963.18	\$0.00	\$0.00	\$199,874.37	

SUMMARY	\$0.00	\$388,812.13	\$0.00	\$14,954.87	\$403,767.00	\$203,892.63	\$0.00	\$203,892.63	\$199,874.37
---------	--------	--------------	--------	-------------	--------------	--------------	--------	--------------	--------------