

# Town of Yucca Valley



## ANNUAL AND FIVE-YEAR DEVELOPMENT IMPACT FEE REPORT (AB1600)

Fiscal Year Ended June 30, 2021

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**ELECTED AND APPOINTED OFFICIALS**

**TOWN COUNCIL ELECTED OFFICIALS**

Merl Abel..... Mayor  
Jim Schooler..... Mayor Pro Tem  
Rick Denison..... Council Member  
Jeff Drozd..... Council Member  
Robert Lombardo..... Council Member

**APPOINTED OFFICIALS**

Curtis Yakimow..... Town Manager  
Shane Stueckle..... Deputy Town Manager  
Debra Breidenbach-Sterling..... Human Resources and Risk Manager  
Lesley Copeland..... Town Clerk  
Thomas Jex..... Town Attorney  
Sue Earnest..... Community Services Manager





## **TRANSMITTAL LETTER**

December 21, 2021

Honorable Mayor and Council,

State law requires any local agency that imposes development impact fees to prepare a five year report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66000 et seq., as amended by the Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for the Town of Yucca Valley, California for the Fiscal Year (FY) ended June 30, 2021.

DIFs are charged by the local government agencies in connection with the 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. The legal requirements for enactment of a DIF program are set forth in Government Code Sections 66000-66025 (the "Mitigation Fee Act"), commonly referred to as "AB 1600 requirements".

In Yucca Valley, DIFs are collected on or before the issuance of building permit or the date the certificate of occupancy is issued, for the purpose of mitigating the impacts caused by new development on Town 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 has been established to account for the impact of new development on each of the following types of facilities: General Facilities, Park Facilities, Trails, Storm Drains, Streets and Traffic.

California Government Code section 66006 (b) (2) requires the Town to prepare and make available to the public the DIF Report within 180 days after the last day of each fiscal year. The Town Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. This report was posted on the Town's website and filed with the Town Clerk's Office and available for public review on December 7, 2021.

Respectfully submitted,

Curtis Yakimow  
Town Manager



**LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEE REPORTING**

**A. California Government Code Section 66006 (b)**

Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 DIF on new development. Annually, for each separate fund established for the collection and expenditure of DIFs, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the information shown below for the most recent fiscal year.

- A brief description of the fee;
- The amount of the fee;
- The beginning and ending balance of the account or fund;
- The amount of the fees collected and the interest earned;
- 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;
- 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; and
- The amount of refunds made due to insufficient 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, 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; and

- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or 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 Town biennially produces a five-year CIP, which helps to maintain and support the Town's Strategic Plan. The five-year CIP identifies situations where infrastructure is needed to accommodate the planned development.

### **D. Establishing a Reasonable Relationship Between the Fee and the Purpose for Which It Is Charged**

On October 5, 2010, the Town Council adopted the development impact fee (DIF) update, after consideration of the Development Impact Fee nexus study to support development within the Town through 2025. The updated DIFs are applied to new or expanded commercial development, new residential development, and upon uses which intensify the use of existing commercial or residential structures. Adjustment to the fees is reviewed by the Town Council annually in accordance with Town of Yucca Valley Ordinance No. 173. The DIF's nexus study sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs for those improvements based on the current General Plan. Comprehensive updates to the fees are completed on an as-needed basis to ensure the amount continues to reflect the appropriate fee in relation to updated costs.

### **E. Funding of Infrastructure**

The FY 2020-21 adopted budget coincides with 5-year Capital Improvement Programs adopted by Town Council on August 18, 2020. The CIP identifies all funding sources and amounts for individual projects for the five year period through FY 2024-25. The CIP is updated biennially 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 fee based on the type of project. The percentage of use associated with existing residents or businesses is funded from other appropriate sources as outlined in the CIP. Estimated construction start dates for projects are adjusted, as needed, to reflect the needs of the community.

## ***DESCRIPTION AND PURPOSE OF DEVELOPMENT IMPACT FEES***

The Town collects DIFs to offset and address the impacts of new development on facilities and infrastructure. Currently, there are five DIF categories: General Facilities, Park Facilities, Trails, Storm Drains, Streets and Traffic. Two main principles are applied for each fee type:

- 1) The Town aims to maintain the existing level of service as the Town continues to grow; and
- 2) New development should pay its fair share of the Town's infrastructure needs.

General Facilities – To provide for the expansion, design and construction of general public facilities. The purpose of the fees is to ensure that new development funds its fair share of general public facilities, based on planned facilities referenced in the 2010 development impact fee update and study. General facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the Town's service population, including residents and workers.

Park Facilities – To provide for the development of parks to add to the system of park and recreation facilities. The purpose of the Parks and Recreation impact fee is to generate revenue to fund the park facilities necessary to mitigate the impacts of new residential developments on the residents and businesses in the Town of Yucca Valley. Residents of Yucca Valley use park and recreation facilities. The fees advance a legitimate Town interest by enabling the Town to provide park and recreation facilities to its residents.

Trails – To provide for the development and expansion of trails within the Town. The purpose of the Trails impact fee is to generate revenue to fund the trails and facilities necessary to mitigate the impacts of new residential developments on the residents and businesses in the Town of Yucca Valley. Residents of Yucca Valley use trails and related facilities and is considered an essential feature to residents of the desert area. The fees advance a legitimate Town interest by enabling the Town to provide trail improvements and facilities to its residents.

Storm Drains – To provide for storm drains and facilities to accommodate the weather and increase in traffic generated by new development. The purpose of this fee is to protect the health, safety and general welfare of the Town's population and to mitigate the storm water run-off impacts caused by new development and weather accommodation. The storm drainage facilities fee shall be used to finance the cost of storm drainage projects including, without limitation, channels and storm drains.

Streets and Traffic – To provide for street and traffic improvements to accommodate the increase in traffic generated by new development as specified in the nexus study. The purpose of this fee is to ensure that new development funds its fair share of transportation facilities, including roadway segments and intersection improvements. The need for street improvements is based on the trip demand placed on the system by new development.

## FEE SCHEDULE

- The fee levels are annually reviewed by the Yucca Valley Town Council. The table below lists maximum fees permissible as of October 18, 2011.

	General Facilities	Parks	Trails	Storm Drains	Streets & Traffic	Total
<b>Residential</b>						
SFR	\$ 1,181	\$ 2,568	\$ 458	\$ 2,632	\$ 2,242	\$ 9,081
MFR	\$ 913	\$ 1,980	\$ 354	\$ 1,316	\$ 1,789	\$ 6,352
<b>Non-Residential</b>						
Commercial	\$ 264	N/A	N/A	\$ 1,737	\$ 5,734	\$ 7,735
Office	\$ 352	N/A	N/A	\$ 1,816	\$ 4,915	\$ 7,083
Industrial	\$ 176	N/A	N/A	\$ 1,211	\$ 1,789	\$ 3,176

- The fee amounts per Resolution 11-46 adopted on October 18, 2011 are as follows:

### Fee Amounts (Resolution 11-46, 10/18/11)

Subdivision; SFR Development	\$ 9,081.00	per unit	
Infill; SFR Development	\$ 2,568.00	per unit	allocated to Park Facilities
Multi-Family Development	\$ 3,600.00	per unit	
Commercial, Office & Industrial	\$ 1.00	per Sq. Ft.	Up to 3,000 Sq. Ft.
	\$ 2.00	per Sq. Ft.	3,001 - 5,000 Sq. Ft.
	\$ 4.00	per Sq. Ft.	5,001-10,000 Sq. Ft.
	\$ 7.74	per Sq. Ft.	10,001 and over Sq. Ft.
Industrial Development Capped at	\$ 3.18	per Sq. Ft.	
Office Development Capped at	\$ 7.08	per Sq. Ft.	





**Town of Yucca Valley  
Financial Summary Report  
Development Impact Fees**

**Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Year Ended June 30, 2021**

	Facility	Parks	Streets/Traffic	Drainage	Trails	Totals
Beginning Balance as of 7/1/20	\$ 116,324	\$ 326,519	\$ 1,003,649	\$ 908,357	\$ 53,934	\$ 2,408,783
Revenue						
Fees	18,456	154,132	143,777	65,121	5,035	386,521
Interest	(97)	(258)	(603)	(490)	(30)	(1,478)
Total Revenue	18,359	153,874	143,174	64,631	5,005	385,043
Expenditures						
Yucca Trail to Palomar	-	-	(423,411)	-	-	(423,411)
Indirect Costs	(329)	(872)	(2,041)	(1,657)	(101)	(5,000)
Total Expenditures	(329)	(872)	(425,453)	(1,657)	(101)	(428,411)
Transfers						
To General Fund- Animal Shelter	(54,000)	-	-	-	-	(54,000)
To Fund 526 - HISIP	-	-	(478,761)	-	-	(478,761)
Total Transfers	(54,000)	-	(478,761)	-	-	(532,761)
Ending Fund Balance as of 6/30/21	80,354	479,522	242,609	971,331	58,838	1,832,654
Loan Receivable - Senior Housing			259,805	311,900		571,705
Ending Cash Balance	\$ 80,354	\$ 479,522	\$ 502,414	\$ 1,283,231	\$ 58,838	\$ 2,404,359



**TOWN OF YUCCA VALLEY**  
**Financial Summary Report**  
**Development Impact Fee – General Facility**

**Statement of Revenues, Expenditures and Changes in Fund Balance**  
 Last Five Fiscal Years

	<u>FY 2016/17</u>	<u>FY 2017/18</u>	<u>FY2018/19</u>	<u>FY2019/20</u>	<u>FY2020/21</u>
<b>REVENUES</b>					
Fees	\$ 11,282	\$ 14,957	\$ 5,905	\$ 2,362	\$ 18,456
Interest	1,167	1,926	3,146	1,908	(97)
<b>Total Revenues</b>	<u>12,449</u>	<u>16,883</u>	<u>9,051</u>	<u>4,270</u>	<u>18,359</u>
<b>EXPENDITURES</b>					
Expenditures	-	(1,673)	(92)	(303)	(329)
<b>Total Expenditures</b>	<u>-</u>	<u>(1,673)</u>	<u>(92)</u>	<u>(303)</u>	<u>(329)</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>					
Transfers In (Out)	(53,963)	(53,963)	(54,000)	(54,000)	(54,000)
Fund Balance, Beginning of Year	291,665	250,151	211,397	166,356	116,324
<b>Fund Balance, End of Year</b>	<u>\$ 250,151</u>	<u>\$ 211,397</u>	<u>\$ 166,356</u>	<u>\$ 116,324</u>	<u>\$ 80,354</u>

**Five-Year Revenue Test Using First In First Out Method**

Available Revenue Current Year	\$ 12,449	\$ 16,883	\$ 9,051	\$ 4,270	\$ 18,359
Available Revenue Prior Fiscal Year (2-yr Old Funds)	736	12,449	16,883	9,051	4,270
Available Revenue Prior Fiscal Year (3-yr Old Funds)	44,629	736	12,449	16,883	9,051
Available Revenue Prior Fiscal Year (4-yr Old Funds)	46,305	44,629	736	12,449	16,883
Available Revenue Prior Fiscal Year (5-yr Old Funds)	146,032	46,305	44,629	736	12,449
Available Revenue Greater than Five Prior Fiscal Years	-	90,395	82,609	72,935	19,342
<b>Total Revenue Available</b>	<u>\$ 250,151</u>	<u>\$ 211,397</u>	<u>\$ 166,357</u>	<u>\$ 116,324</u>	<u>\$ 80,354</u>
	\$ (0)	\$ 0	\$ (0)	\$ (0)	\$ 0

**Result: Five-year revenue test met in accordance with Government Code 66001 (d).**

**Notes:**

<sup>1</sup> In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

<sup>2</sup> General Facility Fund reports money being held past the fifth year of first deposit. The Town intends to use funds for Town Hall Reorganization project scheduled per the CIP.



**TOWN OF YUCCA VALLEY**  
**Financial Summary Report**  
**Development Impact Fee – Parks**

**Statement of Revenues, Expenditures and Changes in Fund Balance**  
 Last Five Fiscal Years

	FY 2016/17	FY 2017/18	FY2018/19	FY2019/20	FY2020/21
<b>REVENUES</b>					
Fees	\$ 48,802	\$ 102,748	\$ 79,634	\$ 97,622	\$ 154,132
Interest	214	1,154	3,462	3,857	(258)
<b>Total Revenues</b>	<u>49,016</u>	<u>103,902</u>	<u>83,096</u>	<u>101,479</u>	<u>153,874</u>
<b>EXPENDITURES</b>					
Expenditures	-	(1,003)	(101)	(612)	(872)
<b>Total Expenditures</b>	<u>-</u>	<u>(1,003)</u>	<u>(101)</u>	<u>(612)</u>	<u>(872)</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>					
Transfers In (Out)	-	-	-	-	-
Fund Balance, Beginning of Year	(9,257)	39,759	142,658	225,653	326,519
<b>Fund Balance, End of Year</b>	<u>\$ 39,759</u>	<u>\$ 142,658</u>	<u>\$ 225,653</u>	<u>\$ 326,519</u>	<u>\$ 479,522</u>

**Five-Year Revenue Test Using First In First Out Method**

Available Revenue Current Year	\$ 39,759	\$ 103,902	\$ 83,096	\$ 101,479	\$ 153,874
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	38,756	103,902	83,096	101,479
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	38,655	103,902	83,096
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	38,043	92,929
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	48,144
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
<b>Total Revenue Available</b>	<u>\$ 39,759</u>	<u>\$ 142,658</u>	<u>\$ 225,653</u>	<u>\$ 326,519</u>	<u>\$ 479,522</u>
	\$ (0)	\$ 0	\$ 0	\$ (0)	\$ 0

**Result: Five-year revenue test met in accordance with Government Code 66001 (d).**

**Notes:**

<sup>1</sup> In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.



**TOWN OF YUCCA VALLEY**  
**Financial Summary Report**  
**Development Impact Fee – Streets**

**Statement of Revenues, Expenditures and Changes in Fund Balance**  
 Last Five Fiscal Years

	FY 2016/17	FY 2017/18	FY2018/19	FY2019/20	FY2020/21
<b>REVENUES</b>					
Fees	\$ 36,280	\$ 46,259	\$ 11,210	\$ 4,484	\$ 143,777
Interest	4,248	8,384	15,133	11,504	(603)
<b>Total Revenues</b>	<u>40,529</u>	<u>54,643</u>	<u>26,343</u>	<u>15,988</u>	<u>143,174</u>
<b>EXPENDITURES</b>					
Expenditures	-	(57,574)	(9,014)	(5,449)	(425,453)
<b>Total Expenditures</b>	<u>-</u>	<u>(57,574)</u>	<u>(9,014)</u>	<u>(5,449)</u>	<u>(425,453)</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>					
Transfers In (Out)	-	(71,239)	(40,000)	-	(478,761)
Fund Balance, Beginning of Year	1,049,421	1,089,950	1,015,779	993,109	1,003,649
<b>Fund Balance, End of Year</b>	<u>\$ 1,089,950</u>	<u>\$ 1,015,779</u>	<u>\$ 993,109</u>	<u>\$ 1,003,649</u>	<u>\$ 242,609</u>

**Five-Year Revenue Test Using First In First Out Method**

Available Revenue Current Year	\$ 40,529	\$ 54,643	\$ 26,343	\$ 15,988	\$ 143,174
Available Revenue Prior Fiscal Year (2-yr Old Funds)	2,271	40,529	54,643	26,343	15,988
Available Revenue Prior Fiscal Year (3-yr Old Funds)	44,629	2,271	40,529	54,643	26,343
Available Revenue Prior Fiscal Year (4-yr Old Funds)	153,919	44,629	2,271	40,529	54,643
Available Revenue Prior Fiscal Year (5-yr Old Funds)	126,846	153,919	44,629	2,271	2,461
Available Revenue Greater than Five Prior Fiscal Years	721,756	719,788	824,694	863,874	-
<b>Total Revenue Available</b>	<u>\$ 1,089,950</u>	<u>\$ 1,015,779</u>	<u>\$ 993,109</u>	<u>\$ 1,003,649</u>	<u>\$ 242,609</u>
	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ (0)

**Result: Five-year revenue test met in accordance with Government Code 66001 (d).**

**Notes:**

<sup>1</sup> In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year

<sup>2</sup> Streets Fund reports money being held past the fifth year of first deposit. The Town intends to use funds for various streets projects scheduled for FY20-21. Any funds not expended by the scheduled projects are to be accumulated for sufficient balance for upcoming projects scheduled in the Town's CIP.



**TOWN OF YUCCA VALLEY**  
**Financial Summary Report**  
**Development Impact Fee – Drainage**

**Statement of Revenues, Expenditures and Changes in Fund Balance**  
 Last Five Fiscal Years

	FY 2016/17	FY 2017/18	FY2018/19	FY2019/20	FY2020/21
<b>REVENUES</b>					
Fees	\$ 28,693	\$ 37,600	\$ 13,160	\$ 5,264	\$ 65,121
Interest	2,825	6,134	12,437	9,926	(490)
<b>Total Revenues</b>	<u>31,518</u>	<u>43,733</u>	<u>25,597</u>	<u>15,190</u>	<u>64,631</u>
<b>EXPENDITURES</b>					
Expenditures	-	(5,329)	(363)	(1,576)	(1,657)
<b>Total Expenditures</b>	<u>-</u>	<u>(5,329)</u>	<u>(363)</u>	<u>(1,576)</u>	<u>(1,657)</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>					
Transfers In (Out)	69,645	-	-	-	-
Fund Balance, Beginning of Year	729,942	831,105	869,509	894,743	908,357
<b>Fund Balance, End of Year</b>	<u>\$ 831,105</u>	<u>\$ 869,509</u>	<u>\$ 894,743</u>	<u>\$ 908,357</u>	<u>\$ 971,331</u>

**Five-Year Revenue Test Using First In First Out Method**

Available Revenue Current Year	\$ 31,518	\$ 43,733	\$ 25,597	\$ 15,190	\$ 64,631
Available Revenue Prior Fiscal Year (2-yr Old Funds)	1,501	31,518	43,733	25,597	15,190
Available Revenue Prior Fiscal Year (3-yr Old Funds)	44,629	1,501	31,518	43,733	25,597
Available Revenue Prior Fiscal Year (4-yr Old Funds)	100,641	44,629	1,501	31,518	43,733
Available Revenue Prior Fiscal Year (5-yr Old Funds)	358,709	100,641	44,629	1,501	31,518
Available Revenue Greater than Five Prior Fiscal Years	294,106	647,486	747,764	790,817	790,662
<b>Total Revenue Available</b>	<u>\$ 831,105</u>	<u>\$ 869,509</u>	<u>\$ 894,743</u>	<u>\$ 908,357</u>	<u>\$ 971,331</u>
	\$ 1	\$ 0	\$ 1	\$ 1	\$ (0)

**Result: Five-year revenue test met in accordance with Government Code 66001 (d).**

**Notes:**

<sup>1</sup> In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

<sup>2</sup> Drainage Fund reports money being held past the fifth year of first deposit. The Town intends to use funds for various drainage projects scheduled for FY20-21. Any funds not expended by the scheduled projects are to be accumulated for sufficient balance for upcoming projects scheduled in the Town's CIP.



**TOWN OF YUCCA VALLEY**  
**Financial Summary Report**  
**Development Impact Fee – Trails**

**Statement of Revenues, Expenditures and Changes in Fund Balance**  
 Last Five Fiscal Years

	FY 2016/17	FY 2017/18	FY2018/19	FY2019/20	FY2020/21
<b>REVENUES</b>					
Fees	\$ 4,122	\$ 5,496	\$ 2,290	\$ 914	\$ 5,035
Interest	164	351	734	593	(30)
<b>Total Revenues</b>	<u>4,286</u>	<u>5,847</u>	<u>3,024</u>	<u>1,507</u>	<u>5,005</u>
<b>EXPENDITURES</b>					
Expenditures	-	(305)	(21)	(94)	(101)
<b>Total Expenditures</b>	<u>-</u>	<u>(305)</u>	<u>(21)</u>	<u>(94)</u>	<u>(101)</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>					
Transfers In (Out)	-	-	-	-	-
Fund Balance, Beginning of Year	39,691	43,977	49,519	52,521	53,934
<b>Fund Balance, End of Year</b>	<u>\$ 43,977</u>	<u>\$ 49,519</u>	<u>\$ 52,521</u>	<u>\$ 53,934</u>	<u>\$ 58,838</u>

**Five-Year Revenue Test Using First In First Out Method**

Available Revenue Current Year	\$ 4,286	\$ 5,847	\$ 3,024	\$ 1,507	\$ 5,005
Available Revenue Prior Fiscal Year (2-yr Old Funds)	82	4,286	5,847	3,024	1,507
Available Revenue Prior Fiscal Year (3-yr Old Funds)	39,609	82	4,286	5,847	3,024
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	39,303	82	4,286	5,847
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	39,282	82	4,286
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	39,188	39,169
<b>Total Revenue Available</b>	<u>\$ 43,977</u>	<u>\$ 49,519</u>	<u>\$ 52,521</u>	<u>\$ 53,934</u>	<u>\$ 58,838</u>
	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ 0

**Result: Five-year revenue test met in accordance with Government Code 66001 (d).**

**Notes:**

<sup>1</sup> In using the revenue and expenditures reports to report fees that have been held past the fifth year of the first deposit, the total expenditures and transfers out over the five-year period must add together. The computed total must be subtracted from the earliest fund balance plus any transfers in for that year.

<sup>2</sup> Trails Fund reports money being held past the fifth year of first deposit. The Town intends to use funds for future trail projects as funds are accumulated for sufficient balance.



**NOTES TO THE DEVELOPMENT IMPACT FEE REPORT**

The Notes address two items required by California Government Code Section 66006 (b).

**Note 1 – Note Receivable – Senior Housing Project**

In March 2012, the Town Council approved an Affordable Housing Development Agreement to defer the payment of the related Development Impact Fees in addition to financing a portion of the Senior Housing Apartments (project) for a total loan amount of \$2,925,000. The purpose of the loan is to fund construction of the Yucca Valley Senior Apartments through the Yucca Valley Senior Housing Partners, LP. The loan bears simple interest at an annual rate of one-half of one percent per annum until repaid in full. The loan is repayable to the Town with residual receipts after completion of the project. Interest accrued on the Note of June 30, 2021 is \$115,775. The principle outstanding balance of the Note receivable at June 30, 2021 is \$2,925,000. As of June 30, 2021 the following DIF funds receivable balances are:

- Streets/Traffic Fund: \$259,805
- Drainage Fund: \$311,900

**Note 2 – Interfund Transfer**

Transfers between funds during fiscal year ended June 30, 2021 were as follows:

<u>Transfer from DIF Fund</u>	<u>Transfer to Fund</u>	<u>Project</u>	<u>Amount</u>
General Facility	General Fund	Animal Shelter Facility	\$ 54,000.00
Streets	HSIP	Yucca Trail/Warren Vista	\$478,761.00



**DEVELOPMENT IMPACT FEE PROJECTS IDENTIFICATION**

The Development Impact Fees and Development Agreement Fee projects identification table 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.

**TOWN OF YUCCA VALLEY  
DEVELOPMENT IMPACT FEE AND DEVELOPMENT AGREEMENT FEE PROJECT IDENTIFICATION  
As of June 30, 2021**

DIF Source: Streets and Drainage

Project Number	Current Projects	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Budget to Date	Additional Funding Source	Estimated % of Project Funded with Fees
7000	SR62 to Warren Vista Design	Engineering			\$ 147,473	N/A	100%
8968	Onaga-Kickapoo to Camino del Cielo	Engineering	7/1/2026	6/30/2027	50,000	N/A	100%
8969	Yucca Trail/Palomar Improvements	Construction	11/30/2020	8/17/2021	514,700	N/A	100%
8971	Yucca Trail/Warren Vista	Completed	11/30/2020	5/4/2021	1,245,532	Fund 526 HSIP	42%
					<u>\$ 1,957,705</u>		