

ATTACHMENT A

RESOLUTION NO. 25-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, APPROVING THE ANNUAL AB 1600 DEVELOPMENT IMPACT FEE REPORT FOR FISCAL YEAR 2023-2024

WHEREAS, in 1987 the California State Legislature adopted AB 1600 which established Government Code § 66000-66025 (the “**Mitigation Fee Act**”, which has been subsequently amended) establishing a process by which local agencies may impose development impact fees and capacity charges on new development to finance various public improvements to mitigate the impacts of new development; and

WHEREAS, pursuant to the Mitigation Fee Act, the City Council of the City of Victorville (“**City Council**”) adopted Ordinance No. 1031 (as subsequently amended and currently codified in Victorville Municipal Code Section 16-5.01.080) which established the authority to impose Development Impact Fees (“**DIF**”) and Capacity Charges for Sewer and Water Improvements (“**Capacity Charge(s)**”) on new developments within the City to mitigate the impacts of development upon public infrastructure and various public facilities; and

WHEREAS, Government Code Sections 66006(a) and 66013(c) require all local agencies that collect DIF and Capacity Charges to deposit the fees into separate capital facility accounts in a manner that avoids commingling of DIF and Capacity Charges collected with other funds of the local agency; and

WHEREAS, Government Code Sections 66006(b)(1) and 66013(d) require all local agencies that collect DIF and Capacity Charges to make available for public review a report specifying information about the DIF and Capacity Charge accounts, including but not limited to the amount of fees/charges, the amount collected each year, a list of expenditures from the account, and the beginning and ending balances in each account, within 180 days after the last day of each fiscal year (the “**AB 1600 Report**”); and

WHEREAS, the City of Victorville (“**City**”) hired NBS Government Finance Group to prepare the AB 1600 Report for Fiscal Year 2023-2024, attached hereto as Exhibit A, which substantially contains the information required by Government Code Sections 66006(b)(1) and 66013(d) and has been made available for public review.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS.

SECTION 1. The recitals set forth above are true and correct and are incorporated into this Resolution by reference together with any definitions set forth therein.

SECTION 2. The City Council has conducted a public meeting, pursuant to Government Code Section 66006(b)(2), to review the AB 1600 Report for Fiscal Year 2023-2024, attached hereto as Exhibit A, and incorporated herein by this reference.

SECTION 3. Upon review of the AB 1600 Report for Fiscal Year 2023-2024, the City Council finds that the report contains the information required by Government Code Sections 66006(b)(1) and 66013(d) and outlines the required findings relative to Government Code Section 66001(d)(1), which are incorporated herein by this reference.

SECTION 4. That this Resolution shall take effect immediately upon its adoption.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original resolutions; and shall make a minute of passage and adoption thereof in the records of the proceedings, in the minutes of the meeting at which this Resolution is passed and adopted.

Exhibit A

CITY OF VICTORVILLE

Annual Development Impact Fee Report

Fiscal Year Ended June 30, 2024

December 20, 2024

Prepared by:
NBS
for the
CITY OF VICTORVILLE



City of Victorville



City Officials

Elizabeth Becerra, Mayor

Bob Harriman, Mayor Pro Tem

Tiffany Gaudin, Council Member

Leslie Irving, Council Member

Debra Jones, Council Member

Officers

Jennifer Thompson, City Clerk

Administrative Team

Keith Metzler, City Manager

Tony Camargo, Deputy City Manager

Jenele Davidson, Deputy City Manager

Sophie Smith, Deputy City Manager

Scott Webb, Deputy City Manager

Andre De Bortnowsky, City Attorney

Carmen Cun, Director of Finance/City Treasurer

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Attachment 1 – Residential Development Impact Fee Schedule in effect between July 1, 2023, and December 31, 2023.

Attachment 2 – Residential Development Impact Fee Schedule in effect between January 1, 2024, and June 30, 2024.

Attachment 3 – Non-Residential Development Impact Fee Schedule in effect between July 1, 2023, and February 29, 2024.

Attachment 4 – Non-Residential Development Impact Fee Schedule in effect between March 1, 2024, and June 30, 2024.

1. DEVELOPMENT IMPACT FEE REPORT

The California Mitigation Fee Act (Government Code Sections 66000 et seq.) mandates procedures for administration of impact fee programs, including collection and accounting, reporting, and refunds. Regarding reporting requirements, the Mitigation Fee Act requires annual reporting for each impact fee fund, and a separate five-year reporting process. This report meets the requirements described in 1.1 Annual Report, below. A combined Annual and Five-Year Report will be provided in future years when needed to meet required reporting timelines.

1.1 Annual Report

Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each separate account established to receive impact fee revenues:

1. A brief description of the type of fee in the account or fund; *(report section 2)*
2. The amount of the fee; *(report section 2 and attachment)*
3. The beginning and ending balance of the account or fund; *(report section 3)*
4. The amount of the fees collected and interest earned; *(report section 3)*
5. 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; *(report section 4)*
6. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement; An identification of each public improvement identified in a previous report and whether construction began on the approximate date noted in the previous report. For a project identified for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction. *(report section 4)*
7. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended; *(report section 5)*
8. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f). *(report section 6)*

The annual report must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public, per Section 66006 (b) (2).

Section 66013(d) has similar requirements for capacity charges in that, within 180 days after the close of each fiscal year, the local agency must make available to the public the following information:

1. A description of the charges deposited in the fund; *(report section 2)*
2. The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund; *(report section 3)*
3. The amount of charges collected in that fiscal year; *(report section 3)*
4. An identification of:
 - a. Each public improvement on which charges were expended and the amount of expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used; *(report section 4)*
 - b. Each public improvement on which charges were expended that was completed during that fiscal year; *(report section 4)*
 - c. Each public improvement that is anticipated to be undertaken in the following fiscal year; *(report section 4)*
5. A description of each interfund transfer or loan made from the capital facilities fund, including the public improvement on which the transferred or loaned charges are or 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 fund will receive on the loan. *(report section 5)*

1.2 Five-Year Report

Prior to 1996, The Mitigation Fee Act required that a local agency collecting impact fees was required to expend or commit impact fee revenue within five years or make findings to justify a continued need for the money, otherwise those funds had to be refunded. SB 1693, adopted in 1996 as an amendment to the Mitigation Fee Act, changed that requirement in material ways.

Now, Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006 (b), and every five years thereafter, the local agency shall make all of the following findings for any fee revenue that remains unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee will be put;
2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;

4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

Those findings are to be made in conjunction with the annual reports discussed above. If such findings are not made as required by Section 66001, the local agency could be required to refund the moneys in the account or fund, per Section 66001 (d).

Once the agency determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

2. CURRENT IMPACT FEES & CAPACITY CHARGES

Development impact fees (DIFs) in the City of Victorville are one-time charges levied on new development in Victorville to fund various infrastructure, facilities, vehicles, and equipment. The basis for these impact fees is presented in the several development impact fee study reports:

- Development Impact Fee Justification Study, Regional Drainage Facilities, (Drainage DIF Report), completed by DTA on May 9, 2022 and adopted by City Council June 7, 2022.
- Development Impact Fee Study, Final Report (NBS DIF Report) completed by NBS on May 6, 2022. Fees documented in the DIF Report were adopted by City Council on June 7, 2022.

2.1 Types of Impact Fees, Capacity Charges and Associated Funds

The fees documented in the body of this Annual Development Impact Fee Report (Report) include the following fees listed below. The revenue and expenditures for each fee type is tracked by the City in a separate fund.

Table 1. Impact Fees and Impact Fee Funds

Fund No.	Facility Fee Name	Purpose and Use of the Fee
350	Public Buildings	The purpose of the Public Buildings Impact Fee is to mitigate the impact of new development on the need for public buildings and general government vehicles and equipment in Victorville. Impact fees will be used to provide additional public buildings, vehicles, and equipment to mitigate the impact of new development on the need for those facilities in the City.
351	Fire Safety	The purpose of Fire Protection Facilities Impact Fee is to mitigate the impact of new development on the need for fire facilities provided by the City of Victorville. Impact fees will be used to provide additional fire facilities to mitigate the impact of new development on the need for those facilities in the City.

Fund No.	Facility Fee Name	Purpose and Use of the Fee
352	Roads	<p>The purpose of the Road Improvements Impact Fee is to mitigate the impact of new development on the need for road, bridge, interchange and traffic signal improvements in Victorville. Impact fees calculated in this chapter will be used to provide additional road, bridge, interchange and traffic signal improvements to mitigate the impact of new development on the need for those facilities in the City. The list of eligible improvement projects for roadway projects is included in Table 9.1 of the NBS DIF Report.</p> <p>Note funds 355 and 356, are reported as combined with Fund 352. The purpose of the Fund 355 Nisqualli impact fee is to mitigate the impact of new development within an area served by the I-15 / Nisqualli Rd. / La Mesa Rd. Interchange. Impact fees have been and will be used to pay for the interchange improvements. The purpose of the Fund 356 Goodwill impact fee is to mitigate the impact of new development within an area served by the Goodwill (I-15 / Roy Rogers) Interchange. Impact fees have been and will be used to pay for the interchange improvements.</p>
353	Police	<p>The purpose of Police Facilities Impact Fee is to mitigate the impact of new development on the need for police facilities in Victorville. Impact fee funding will be used to provide additional police facilities to mitigate the impact of new development on the need for those facilities in the City.</p>
354	Parks and Recreation	<p>The purpose of the Parks and Recreation Facilities Impact Fee is to mitigate the impact of new development on the need for parks and recreation facilities in Victorville. Fee revenues will be used to fund additional parks and recreation facilities to mitigate the impacts of new development in the City.</p>
357	Storm Drainage	<p>The purpose of the Storm Drainage Impact Fee is to ensure that all new development pays its fair share of cost of new infrastructure. Impact fee funds will finance new development's share of future drainage facilities to meet the demands of new development in the City through 2050. The list of eligible improvement projects for storm drainage impact fee funding is included in Appendix A of the Drainage DIF Report.</p>

Fund No.	Facility Fee Name	Purpose and Use of the Fee
414 and 415	Water System Improvements	<p>Water Capacity Charges are one-time charges to new development connecting to the City of Victorville/Victorville Water District’s water system. System improvements include water distribution pipelines, additional operational and emergency reservoir storage and additional ground water wells. The list of eligible improvement projects for water capacity fee funding is included in Tables 8.1 and 8.4 of the NBS DIF Report.</p> <p>A component of the Water Capacity Charges also includes the cost of acquiring rights to additional ground water or alternative sources of supply. The water rights component of the overall water system capacity charge will be used to acquire additional ground water rights, or to purchase permanent supplemental water if ground water rights are not available. Revenues may also be used for projects and technology that would provide permanent supplemental water to the basin in lieu of ground water rights.</p>
416	Sewer	<p>The purpose of the sewer capacity charge is to fund the new connections attributable to the impact from new development. Sewer Capacity Charges are one-time charges to new development or existing development first connecting to the City of Victorville’s sewer system. The list of eligible planned capital projects funded by sewer capacity charges is shown in the NBS DIF Report, Appendix D, Figure 6.</p>

2.2 Current Fee Schedule

On June 7, 2022, the Victorville City Council adopted Residential and Non-Residential Development Impact Fees via Resolutions 22-050 and VWD 22-007 using a phased in approach. Year 1 went into effect on January 1, 2023, and Year 2 became effective on January 1, 2024.

On December 19, 2023, the Victorville City Council adopted updated Non-Residential Development Impact Fees via Resolutions 23-100 and VWD 23-015, which went into effect on March 1, 2024.

- **Attachment 1** – Residential Development Impact Fee Schedule in effect between July 1, 2023, and December 31, 2023.
- **Attachment 2** – Residential Development Impact Fee Schedule in effect between January 1, 2024, and June 30, 2024.
- **Attachment 3** – Non-Residential Development Impact Fee Schedule in effect between July 1, 2023, and February 29, 2024.
- **Attachment 4** – Non-Residential Development Impact Fee Schedule in effect between March 1, 2024, and June 30, 2024.

3. FINANCIAL SUMMARY REPORT

The following financial summary provides an annual statement of revenues, and changes in fund balance for each impact fee fund, for the Fiscal Year End June 30, 2024. Figures shown in the table below are unaudited as of the date of this report.

Table 2. Financial Summary Fiscal Year 2024

Fund No.	350 Public Buildings	351 Fire Safety	352, 355, 356 Roads	353 Police	354 Parks and Recreation	357 Storm Drain	414, 415 Water	416 Sewer
REVENUES								
Fees	981,445	212,629	4,135,277	105,755	2,846,939	2,858,050	2,388,668	2,338,212
Interest	7,920	11,693	154,213	21,365	372,550	54,313	201,708	69,859
Total Revenues	989,366	224,322	4,289,490	127,120	3,219,489	2,912,362	2,590,376	2,408,072
Fund Balance, Beginning of the Year¹	(17,364,636)	440,343	13,285,949	1,838,952	18,904,030	5,269,094	22,244,226	2,140,205
Fund Balance, End of the Year¹	(17,007,077)	664,159	11,903,842	1,966,072	21,745,101	5,581,457	24,834,601	4,548,276

¹ Beginning & Ending Fund Balance per financial reports provided by the City's Finance Department.

4. PUBLIC IMPROVEMENTS

This section of the Annual Report identifies each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fees.

Table 3. Public Improvements Fiscal Year 2024

Fund	Fund Name	Proj. #	Project Name	Project Start	Project Finish	Project Phase	Total Project Funding	Development Impact Fees				
								Total Impact Fee Funded Amount	% Impact Fee Funded	Total Prior Year Impact Fee Expenditures	FY 2024 Impact Fee Expenditures	Impact Fee Funding Remaining
352	Road	60005	NISQ/I15 INTERCHANGE-ST CONST	Ongoing	Ongoing	Active	\$ 48,860,904	\$ 22,762,803	47%	\$ 22,785,559	\$ 20,034	\$ (42,790)
352	Road	60013	Green Tree Blvd Extension	FY 2021/22	FY 2023/24	Completed	\$ 80,550,764	\$ 19,005,393	24%	\$ 15,312,239	\$ 534,970	\$ 3,158,184
352	Road	60014	Bear Valley Road Bridge over BNSF Railway	FY 2020/21	FY 2025/26	Active	\$ 23,932,167	\$ 4,703,140	20%	\$ 2,498,008	\$ 2,545,133	\$ (340,001)
352	Road	NA	Local Traffic Signal Improvements	Ongoing	Ongoing	Active	\$ 18,414,000	\$ 18,414,000	100%	\$ 15,808	\$ 23,833	\$ 18,374,359
354	Parks	81034	Eagle Ranch Restroom	FY 2022/23	FY 2024/25	Active	\$ 350,000	\$ 350,000	100%	\$ 917	\$ -	\$ 349,083
354	Parks	80058	Hook Track Lighting	FY 2022/23	FY 2024/25	Active	\$ 530,000	\$ 530,000	100%	\$ 85,560	\$ 360,130	\$ 84,310
TOTAL							\$ 92,087,071	\$ 46,759,943		\$ 25,385,852	\$ 2,949,131	\$ 18,424,960

Government Code Section 66006 (b)(1)(F)(i) also requires Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement.

The City has identified public improvement projects that have sufficient impact fee funds available to complete, including approximate dates (fiscal year) of construction, as follows:

Fund: 354 Parks

Project: 81032 Sports Complex Feasibility Study

- o Project Start: Fiscal Year 2022-23
- o Project Finish: Fiscal Year 2026-27
- o Total Project Funding: \$100,000, 100% DIF

Project: 81004 Dog Park

- Original Estimated Project Start: Fiscal Year 2022-23
- Original Estimated Project Finish: Fiscal Year 2024-25
- Total Project Funding: \$150,000, 100% DIF
- Status as of 6/30/24: This is a component of a larger park project that has grant funding. The project has expenditures for the pre-construction phase that has been fully covered by the grant. The DIF funds will be utilized once construction begins.
 - New Estimated Project Start: 2024-25
 - New Estimated Project Finish: 2026-27

Project: 81006 New Rectangular Fields

- Original Estimated Project Start: Fiscal Year 2022-23
- Original Estimated Project Finish: Fiscal Year 2024-25
- Total Project Funding: \$350,000, 100% DIF
- Status as of 6/30/24: At this time, the City is in the process of acquiring the site for the sports complex. Once site acquisition takes place, the City will move forward with this project.
 - New Estimated Project Start: Fiscal Year 2026-27
 - New Estimated Project Finish: Fiscal Year 2028-29

Project: 81008 New Walking Path

- Original Estimated Project Start Date: Fiscal Year 2024-25
- Original Estimated Project Finish: Fiscal Year 2025-26
- Total Project Funding: \$150,000, 100% DIF
- Status as of 6/30/24: This is a component of a larger park project that has grant funding. The project has expenditures for the pre-construction phase that has been fully covered by the grant. The DIF funds will be utilized once construction begins.
 - New Estimated Project Start: 2024-25
 - New Estimated Project Finish: 2026-27

Project: Trails Master Plan

- Project Start Date: Fiscal Year 2025-26
- Project Finish: Fiscal Year 2026-27
- Total Project Funding: \$50,000, 100% DIF

Government Section 66013(d) has similar requirements for water and wastewater capacity charges to identify each public improvement that is anticipated to be undertaken in the following fiscal year. There will be one future project funded:

Fund 414 - Water Capacity Charges

Project: 74338 Pipeline – Area 28 – MWA Turnout #5

- Project Start: Fiscal Year 2023-24
- Project Finish: Fiscal Year 2024-25
- Total Project Funding: \$4,300,000, 100% DIF
- Status as of 6/30/24: This project has started with design; this is a DIF and rate-funded project. Costs so far have been expended against rate-payer funds and DIF funds will be used once construction begins.
 - New Estimated Project Start: 2024-25
 - New Estimated Project Finish: 2027-28

5. INTERFUND LOANS

The Mitigation Fee Act requires a description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended.

There were no new interfund transfers or loans made between impact fee funds in Fiscal Year 2024. However, two loans were paid off during Fiscal Year 2024. The loan between Fund 358 Street Lighting and Fund 350 Public Buildings, in the amount of \$254,817 and the loan between Fund 359 Fire Hydrant and Fund 350 Public Buildings, in the amount of \$359,474, were repaid by DIF Fund 350 – Public Buildings on 6/30/24. The following table summarizes all active interfund loans to and/or from the City’s impact fee funds.

Table 4. Fiscal Year 2024 Interfund Loan Statuses

Date of Loan	Maturity Date	Purpose of Loan	Original Advance	Lender	Borrower	Balance 06/30/2024	Interest Rate ¹
06/30/11	06/30/26	City Hall Expansion Project #98005	\$ 7,725,000	352 Roads	350 Public Buildings	\$ 7,137,912	1.37%
06/30/11	06/30/26	City Hall Expansion Project #98005	\$ 1,150,000	353 Public Safety	350 Public Buildings	\$ 1,062,602	1.37%
06/30/11	06/30/26	City Hall Expansion Project #98005	\$ 4,375,000	354 Recreation	350 Public Buildings	\$ 4,042,507	1.37%
06/30/11	06/30/26	City Hall Expansion Project #98005	\$ 570,000	352 Roads	350 Public Buildings	\$ 526,681	1.37%
06/30/11	06/30/26	City Hall Expansion Project #98005	\$ 920,000	352 Roads	350 Public Buildings	\$ 850,081	1.37%
06/30/11	06/30/26	City Hall Expansion Project #98005	\$ 3,675,000	357 Storm Drain DIF	350 Public Buildings	\$ 3,395,706	1.37%

¹ Interest Rates are Average and/or Fixed 5-year LAIF rate

6. REFUNDS

The refunding requirements for the Mitigation Fee Act are summarized as follows:

Refunds under the Mitigation Fee Act: If the City determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Government Code Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

As discussed in Section 4 of this report, throughout the Fiscal Year 2022-2023 the City has made progress on several active public improvement projects that are funded by impact fees. Also, through the 2023-24 budgeting process, the City made a determination regarding sufficient funds collected to complete several improvements and a construction schedule has been identified. Therefore, no refunds were made or required.

Disclaimer: In preparing this report and any analysis and findings included herein, NBS has relied on several principal assumptions and considerations regarding financial matters, conditions and events that occurred or may occur in the future. This information and assumptions, including the City's budgets, financial reports, capital project data, and other information were provided by sources we believe to be reliable; however, NBS has not independently verified such information and assumptions. While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary due to unanticipated events and circumstances.

ATTACHMENT 1

City of Victorville Residential Development Impact Fees Master Fee Schedule in effect between July 1, 2023, and December 31, 2023



**CITY OF VICTORVILLE DEVELOPMENT IMPACT FEES
MASTER FEE SCHEDULE**

Adopted 6/7/2022
Residential Development
Year 1 - Effective 1/1/2023

Residential Development	Unit	Parks and Recreation	Fire Protection	Police	Public Buildings	Libraries	Road Improvements	Subtotal [1]	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 5,045.87	\$ 284.20	\$ 291.65	\$ 1,198.47	\$ 252.72	\$ 5,213.41	\$ 12,286.32	\$ 24.57
Multi Family	Dwelling Unit	\$ 4,110.40	\$ 373.95	\$ 206.15	\$ 847.13	\$ 178.39	\$ 3,419.60	\$ 9,135.62	\$ 18.27
Mobile Homes	Dwelling Unit	\$ 3,957.27	\$ 239.32	\$ 180.50	\$ 741.73	\$ 156.09	\$ 3,176.54	\$ 8,451.45	\$ 16.90

[1] Subtotal does not include Water System Capacity fee, Sewer fee and Regional Drainage fee.

Residential Development	Water System Capacity Charge	Admin. Fee (.2% of total)
3/4" Meter	\$ 5,686.59	\$ 11.37
1" Meter	\$ 9,496.61	\$ 18.99
1-1/2" Meter	\$ 18,936.34	\$ 37.87
2" Meter	\$ 30,309.52	\$ 60.62
3" Meter	\$ 56,865.90	\$ 113.73
4" Meter	\$ 94,795.46	\$ 189.59
6" Meter	\$ 189,534.04	\$ 379.07
8" Meter	\$ 303,265.84	\$ 606.53

Residential Development	Unit	Sewer	Admin. Fee (.2% of total)
Single Family	EDU	\$ 979.25	\$ 1.96
Multi Family	EDU	\$ 979.25	\$ 1.96
Mobile Homes	EDU	\$ 979.25	\$ 1.96

Residential Development	Unit	Regional Drainage	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 1,102.44	\$ 2.20
Multi Family	Dwelling Unit	\$ 406.87	\$ 0.81
Mobile Homes	Dwelling Unit	\$ 406.87	\$ 0.81

ATTACHMENT 2

City of Victorville Residential Development Impact Fees Master Fee Schedule in effect between January 1, 2024, and June 30, 2024



CITY OF VICTORVILLE DEVELOPMENT IMPACT FEES

MASTER FEE SCHEDULE

Adopted 6/7/2022

Residential Development

Year 2 - Effective 1/1/2024

Residential Development	Unit	Parks and Recreation	Fire Protection	Police	Public Buildings	Libraries	Road Improvements	Subtotal [2]	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 5,045.87	\$ 284.20	\$ 291.65	\$ 1,198.47	\$ 252.72	\$ 7,152.70	\$ 14,225.61	\$ 28.45
Multi Family	Dwelling Unit	\$ 4,373.68	\$ 373.95	\$ 206.15	\$ 847.13	\$ 178.39	\$ 4,094.58	\$ 10,073.88	\$ 20.15
Mobile Homes	Dwelling Unit	\$ 4,067.42	\$ 239.32	\$ 180.50	\$ 741.73	\$ 156.09	\$ 3,608.46	\$ 8,993.52	\$ 17.99

[2] Subtotal does not include Water System Capacity fee, Sewer fee and Regional Drainage fee.

Residential Development	Water System Capacity Charge	Admin. Fee (.2% of total)
3/4" Meter	\$ 5,686.59	\$ 11.37
1" Meter	\$ 9,496.61	\$ 18.99
1-1/2" Meter	\$ 18,936.34	\$ 37.87
2" Meter	\$ 30,309.52	\$ 60.62
3" Meter	\$ 56,865.90	\$ 113.73
4" Meter	\$ 94,795.46	\$ 189.59
6" Meter	\$ 189,534.04	\$ 379.07
8" Meter	\$ 303,265.84	\$ 606.53

Residential Development	Unit	Sewer	Admin. Fee (.2% of total)
Single Family	EDU	\$ 1,608.50	\$ 3.22
Multi Family	EDU	\$ 1,608.50	\$ 3.22
Mobile Homes	EDU	\$ 1,608.50	\$ 3.22

Residential Development	Unit	Regional Drainage	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 1,558.63	\$ 3.12
Multi Family	Dwelling Unit	\$ 697.92	\$ 1.40
Mobile Homes	Dwelling Unit	\$ 697.92	\$ 1.40

ATTACHMENT 3

City of Victorville Non-Residential Development Impact Fees Master Fee Schedule in effect between July 1, 2023, and February 29, 2024



**CITY OF VICTORVILLE DEVELOPMENT IMPACT FEES
MASTER FEE SCHEDULE**

Adopted 6/7/2022
Non-Residential
Effective 1/1/2023

Non-Residential Development	Unit	Fire Protection	Police	Public Buildings	Road Improvements	Admin. Fee (.2% of total)
Retail/Service Commercial	KSF	\$ 486.13	\$ 104.50	\$ 429.42	\$ 8,600.00	\$ 19.24
Professional Office	KSF	\$ 665.62	\$ 83.60	\$ 343.54	\$ 8,000.00	\$ 18.19
Lodging	Room	\$ 246.80	\$ 46.55	\$ 191.29	\$ 3,694.51	\$ 8.36
Industrial/Business Park	KSF	\$ 52.35	\$ 27.55	\$ 113.21	\$ 4,000.00	\$ 8.39
High-Cube Warehouse	KSF	\$ 7.48	\$ 19.00	\$ 78.08	\$ 972.24	\$ 2.15
Self-Service Storage	KSF	\$ 22.44	\$ 0.95	\$ 3.90	\$ 1,652.81	\$ 3.36
Gasoline/Service Station [5]	Pump	\$ 628.23	\$ 12.35	\$ 50.75	\$ 47,639.71	\$ 96.66
Institutional	KSF	\$ 67.31	\$ 22.80	\$ 93.69	\$ 6,319.55	\$ 13.01
Public Facilities	KSF	\$ 673.10	\$ 83.60	\$ 343.54	\$ 9,139.05	\$ 20.48

Non-Residential Development	Unit	Sewer	Admin. Fee (.2% of total)
Retail/Service Commercial	EDU	\$ 2,867.00	\$ 5.73
Professional Office	EDU	\$ 2,867.00	\$ 5.73
Lodging	EDU	\$ 2,867.00	\$ 5.73
Industrial/Business Park	EDU	\$ 2,867.00	\$ 5.73
High-Cube Warehouse	EDU	\$ 2,867.00	\$ 5.73
Self-Service Storage	EDU	\$ 2,867.00	\$ 5.73
Gasoline/Service Station [5]	EDU	\$ 2,867.00	\$ 5.73
Institutional	EDU	\$ 2,867.00	\$ 5.73
Public Facilities	EDU	\$ 2,867.00	\$ 5.73

Non-Residential Development	Water System Capacity Charge	Admin. Fee (.2% of total)
3/4" Meter	\$ 5,686.59	\$ 11.37
1" Meter	\$ 9,496.61	\$ 18.99
1-1/2" Meter	\$ 18,936.34	\$ 37.87
2" Meter	\$ 30,309.52	\$ 60.62
3" Meter	\$ 56,865.90	\$ 113.73
4" Meter	\$ 94,795.46	\$ 189.59
6" Meter	\$ 189,534.04	\$ 379.07
8" Meter	\$ 303,265.84	\$ 606.53

Non-Residential Development	Unit	Regional Drainage	Admin. Fee (.2% of total)
Retail/Service Commercial	Acre	\$ 22,235.00	\$ 44.47
Professional Office	Acre	\$ 22,235.00	\$ 44.47
Lodging	Acre	\$ 22,235.00	\$ 44.47
Industrial/Business Park	Acre	\$ 22,235.00	\$ 44.47
High-Cube Warehouse	Acre	\$ 22,235.00	\$ 44.47
Self-Service Storage	Acre	\$ 22,235.00	\$ 44.47
Gasoline/Service Station [5]	Acre	\$ 22,235.00	\$ 44.47
Institutional	Acre	\$ 22,235.00	\$ 44.47
Public Facilities	Acre	\$ 22,235.00	\$ 44.47

[5] Canopy only; Convenience store, carwash, etc. calculated separately at Retail/Service Commercial rates.

ATTACHMENT 4

City of Victorville Non-Residential Development Impact Fees Master Fee Schedule in effect between March 1, 2024, and June 30, 2024



**CITY OF VICTORVILLE DEVELOPMENT IMPACT FEES
MASTER FEE SCHEDULE**

Adopted 12/19/2023
Non-Residential
Effective 3/1/2024

Non-Residential Development	Unit	Fire Protection	Police	Public Buildings	Road Improvements	Admin. Fee (.2% of total)
Retail/Service Commercial	KSF	\$ 508.35	\$ 109.28	\$ 449.04	\$ 8,993.02	\$ 20.12
Professional Office	KSF	\$ 696.04	\$ 87.42	\$ 359.24	\$ 8,365.60	\$ 19.02
Lodging	Room	\$ 258.08	\$ 48.68	\$ 200.03	\$ 3,863.35	\$ 8.74
Industrial/Business Park	KSF	\$ 54.74	\$ 28.81	\$ 118.38	\$ 4,182.80	\$ 8.77
High-Cube Warehouse	KSF	\$ 7.82	\$ 19.87	\$ 81.65	\$ 1,016.67	\$ 2.25
Self-Service Storage	KSF	\$ 23.47	\$ 0.99	\$ 4.08	\$ 1,728.34	\$ 3.51
Gasoline/Service Station [5]	Pump	\$ 656.94	\$ 12.91	\$ 53.07	\$ 49,816.84	\$ 101.08
Institutional	KSF	\$ 70.39	\$ 23.84	\$ 97.97	\$ 6,608.35	\$ 13.60
Public Facilities	KSF	\$ 703.86	\$ 87.42	\$ 343.54	\$ 9,556.70	\$ 21.38

Non-Residential Development	Unit	Sewer	Admin. Fee (.2% of total)
Retail/Service Commercial	EDU	\$ 2,998.02	\$ 6.00
Professional Office	EDU	\$ 2,998.02	\$ 6.00
Lodging	EDU	\$ 2,998.02	\$ 6.00
Industrial/Business Park	EDU	\$ 2,998.02	\$ 6.00
High-Cube Warehouse	EDU	\$ 2,998.02	\$ 6.00
Self-Service Storage	EDU	\$ 2,998.02	\$ 6.00
Gasoline/Service Station [5]	EDU	\$ 2,998.02	\$ 6.00
Institutional	EDU	\$ 2,998.02	\$ 6.00
Public Facilities	EDU	\$ 2,998.02	\$ 6.00

Non-Residential Development	Water System Capacity Charge	Admin. Fee (.2% of total)
3/4" Meter	\$ 5,946.47	\$ 11.89
1" Meter	\$ 9,930.61	\$ 19.86
1-1/2" Meter	\$ 19,801.73	\$ 39.60
2" Meter	\$ 31,694.67	\$ 63.39
3" Meter	\$ 59,464.67	\$ 118.93
4" Meter	\$ 99,127.61	\$ 198.26
6" Meter	\$ 198,195.75	\$ 396.39
8" Meter	\$ 317,125.09	\$ 634.25

Non-Residential Development	Unit	Regional Drainage	Admin. Fee (.2% of total)
Retail/Service Commercial	Acre	\$ 23,251.14	\$ 46.50
Professional Office	Acre	\$ 23,251.14	\$ 46.50
Lodging	Acre	\$ 23,251.14	\$ 46.50
Industrial/Business Park	Acre	\$ 23,251.14	\$ 46.50
High-Cube Warehouse	Acre	\$ 23,251.14	\$ 46.50
Self-Service Storage	Acre	\$ 23,251.14	\$ 46.50
Gasoline/Service Station [5]	Acre	\$ 23,251.14	\$ 46.50
Institutional	Acre	\$ 23,251.14	\$ 46.50
Public Facilities	Acre	\$ 23,251.14	\$ 46.50

[5] Canopy only; Convenience store, carwash, etc. calculated separately at Retail/Service Commercial rates.