

# Town of Yucca Valley



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

Fiscal Year Ended June 30, 2024

*Draft for Public Review 12/2/2024*

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## **DEVELOPMENT IMPACT FEE**

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**ELECTED AND APPOINTED OFFICIALS**

**TOWN COUNCIL ELECTED OFFICIALS**

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

**APPOINTED OFFICIALS**

Curtis Yakimow ..... Town Manager  
Thomas Jex ..... Town Attorney





## **TRANSMITTAL LETTER**

December 1, 2024

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, Assembly Bill (AB) 516, 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, 2024.

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 2, 2024.

Respectfully submitted,

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Curtis Yakimow  
Town Manager

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Jordan Gumbish  
Finance 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;
- An identification of each public improvement identified in a previous report and whether construction began on the approximate date noted in the previous report;
- A description of projects 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;
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan;
- The amount of refunds made due to 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;
- An identification of the number of people or entities that received refunds of Mitigation Fee Act fees.

**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 2022-24 adopted budget coincides with 5-year Capital Improvement Programs adopted by Town Council on August 24, 2021. The CIP identifies all funding sources and amounts for individual projects for the five-year period through FY 2025-26. 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, 2024**

	<u>Facility</u>	<u>Parks</u>	<u>Streets/Traffic</u>	<u>Drainage</u>	<u>Trails</u>	<u>Totals</u>
Beginning Balance as of 7/1/23	\$ (24,513)	\$ 681,414	\$ 658,117	\$ 999,269	\$ 58,948	\$ 2,373,236
Revenue						
Fees	2,902	131,477	12,834	6,143	1,003	154,359
Interest	(110)	4,043	3,341	4,772	286	12,332
Total Revenue	2,792	135,520	16,175	10,915	1,289	166,691
Expenditures						
Yucca Trail to Palomar	-	-	-	-	-	-
Indirect Costs	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-
Transfers						
To General Fund- Animal Shelter	(54,000)	-	-	-	-	(54,000)
From Fund 526 - HISIP	-	-	(12,379)	-	-	(12,379)
Total Transfers	(54,000)	-	(12,379)	-	-	(66,379)
Ending Fund Balance as of 6/30/24	(75,721)	816,934	661,913	1,010,184	60,237	2,473,548
Loan Receivable - Senior Housing			(263,540)	(316,415)		(579,955)
Ending Cash Balance	\$ (75,721)	\$ 816,934	\$ 398,373	\$ 693,769	\$ 60,237	\$ 1,893,593



**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>FY2019/20</u>	<u>FY2020/21</u>	<u>FY2021/22</u>	<u>FY2022/23</u>	<u>FY2023/24</u>
<b>REVENUES</b>					
<b>Fees</b>	\$ 2,362	\$ 18,456	\$ 3,295	\$ 107	\$ 2,902
<b>Interest</b>	1,908	(97)	(380)	111	(110)
<b>Total Revenues</b>	<u>4,270</u>	<u>18,359</u>	<u>2,915</u>	<u>218</u>	<u>2,792</u>
<b>EXPENDITURES</b>					
<b>Expenditures</b>	(303)	(329)	-	-	-
<b>Total Expenditures</b>	<u>(303)</u>	<u>(329)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>4,573</u>	<u>18,688</u>	<u>2,915</u>	<u>218</u>	<u>2,792</u>
<b>Transfers In (Out)</b>	(54,000)	(54,000)	(54,000)	(54,000)	(54,000)
<b>Fund Balance, Beginning of Year</b>	166,356	116,324	80,354	29,269	(24,513)
<b>Fund Balance, End of Year</b>	<u>\$ 116,324</u>	<u>\$ 80,354</u>	<u>\$ 29,269</u>	<u>\$ (24,513)</u>	<u>\$ (75,721)</u>

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

Available Revenue Current Year	\$ 4,270	\$ 18,539	\$ 2,915	\$ -	\$ -
Available Revenue Prior Fiscal Year (2-yr Old Funds)	\$ 9,051	4,270	26,354	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	16,883	9,051	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	12,449	16,883	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	736	12,449	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	72,936	19,162	-	-	-
<b>Total Revenue Available</b>	<u>\$ 116,324</u>	<u>\$ 80,354</u>	<u>\$ 29,269</u>	<u>\$ -</u>	<u>\$ -</u>

**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 – Parks**

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

	<u>FY2019/20</u>	<u>FY2020/21</u>	<u>FY2021/22</u>	<u>FY2022/23</u>	<u>FY2023/24</u>
<b>REVENUES</b>					
<b>Fees</b>	\$ 97,622	\$ 154,132	\$ 110,467	\$ 89,915	\$ 131,477
<b>Interest</b>	3,857	(258)	(1,209)	2,719	4,043
<b>Total Revenues</b>	<u>101,479</u>	<u>153,874</u>	<u>109,258</u>	<u>92,634</u>	<u>135,520</u>
<b>EXPENDITURES</b>					
<b>Expenditures</b>	(612)	(872)	-	-	-
<b>Total Expenditures</b>	<u>(612)</u>	<u>(872)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>102,091</u>	<u>154,746</u>	<u>109,258</u>	<u>92,634</u>	<u>135,520</u>
<b>Transfers In (Out)</b>	-	-	-	-	-
<b>Fund Balance, Beginning of Year</b>	225,653	326,519	479,522	588,780	681,414
<b>Fund Balance, End of Year</b>	<u>\$ 326,519</u>	<u>\$ 479,522</u>	<u>\$ 588,780</u>	<u>\$ 681,414</u>	<u>\$ 816,934</u>

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

Available Revenue Current Year	\$ 101,479	\$ 153,874	\$ 109,258	\$ 92,634	\$ 135,520
Available Revenue Prior Fiscal Year (2-yr Old Funds)	83,096	101,479	153,874	109,258	92,634
Available Revenue Prior Fiscal Year (3-yr Old Funds)	103,902	83,096	101,479	153,874	109,258
Available Revenue Prior Fiscal Year (4-yr Old Funds)	38,043	103,902	83,096	101,479	153,874
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	37,171	103,902	83,096	101,479
Available Revenue Greater than Five Prior Fiscal Years	-	-	37,171	141,073	224,169
<b>Total Revenue Available</b>	<u>\$ 326,519</u>	<u>\$ 479,522</u>	<u>\$ 588,780</u>	<u>\$ 681,414</u>	<u>\$ 816,934</u>

**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> Park Fund reports money being held past the fifth year of first deposit. The Town intends to use funds for the Aquatic and Recreation Facility/Sports Complex project scheduled for FY24-25. 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 – Streets**

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

	<u>FY2019/20</u>	<u>FY2020/21</u>	<u>FY2021/22</u>	<u>FY2022/23</u>	<u>FY2023/24</u>
<b>REVENUES</b>					
Fees	\$ 4,484	\$ 143,777	\$ 81,265	\$ 2,634	\$ 12,834
Interest	11,504	(603)	(2,476)	2,620	3,341
<b>Total Revenues</b>	<u>15,988</u>	<u>143,174</u>	<u>78,789</u>	<u>5,255</u>	<u>16,175</u>
<b>EXPENDITURES</b>					
Expenditures	(5,449)	(425,453)	-	-	-
<b>Total Expenditures</b>	<u>(5,449)</u>	<u>(425,453)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>21,437</u>	<u>568,626</u>	<u>78,789</u>	<u>5,255</u>	<u>16,175</u>
Transfers In (Out)	-	(478,761)	331,464	-	(12,379)
<b>Fund Balance, Beginning of Year</b>	993,109	1,003,649	242,609	652,862	658,117
<b>Fund Balance, End of Year</b>	<u>\$ 1,003,649</u>	<u>\$ 242,609</u>	<u>\$ 652,862</u>	<u>\$ 658,117</u>	<u>\$ 661,913</u>

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

Available Revenue Current Year	\$ 15,988	\$ 143,174	\$ 78,789	\$ 5,255	\$ 3,796
Available Revenue Prior Fiscal Year (2-yr Old Funds)	26,343	15,988	143,174	78,789	5,255
Available Revenue Prior Fiscal Year (3-yr Old Funds)	54,643	26,343	15,988	143,174	78,789
Available Revenue Prior Fiscal Year (4-yr Old Funds)	40,529	54,643	26,343	15,988	143,174
Available Revenue Prior Fiscal Year (5-yr Old Funds)	2,271	2,461	54,643	26,343	26,343
Available Revenue Greater than Five Prior Fiscal Years	863,874	-	333,925	388,568	404,556
<b>Total Revenue Available</b>	<u>\$ 1,003,649</u>	<u>\$ 242,609</u>	<u>\$ 652,862</u>	<u>\$ 658,117</u>	<u>\$ 661,913</u>

**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 a portion of the funds for the Palm Avenue street project scheduled for FY24-25. 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

	<u>FY2019/20</u>	<u>FY2020/21</u>	<u>FY2021/22</u>	<u>FY2022/23</u>	<u>FY2023/24</u>
<b>REVENUES</b>					
<b>Fees</b>	\$ 5,264	\$ 65,121	\$ 25,258	\$ 819	\$ 6,143
<b>Interest</b>	9,926	(490)	(1,928)	3,790	4,772
<b>Total Revenues</b>	<u>15,190</u>	<u>64,631</u>	<u>23,330</u>	<u>4,609</u>	<u>10,915</u>
<b>EXPENDITURES</b>					
<b>Expenditures</b>	(1,576)	(1,657)	-	-	-
<b>Total Expenditures</b>	<u>(1,576)</u>	<u>(1,657)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>16,766</u>	<u>66,288</u>	<u>23,330</u>	<u>4,609</u>	<u>10,915</u>
<b>Transfers In (Out)</b>	-	-	-	-	-
<b>Fund Balance, Beginning of Year</b>	894,743	908,357	971,331	994,661	999,270
<b>Fund Balance, End of Year</b>	<u>\$ 908,357</u>	<u>\$ 971,331</u>	<u>\$ 994,661</u>	<u>\$ 999,270</u>	<u>\$ 1,010,185</u>

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

Available Revenue Current Year	\$ 15,190	\$ 64,631	\$ 23,330	\$ 4,609	\$ 10,915
Available Revenue Prior Fiscal Year (2-yr Old Funds)	25,597	15,190	64,631	23,330	4,609
Available Revenue Prior Fiscal Year (3-yr Old Funds)	43,733	25,597	15,190	64,631	23,330
Available Revenue Prior Fiscal Year (4-yr Old Funds)	31,518	43,733	25,597	15,190	64,631
Available Revenue Prior Fiscal Year (5-yr Old Funds)	1,501	31,518	43,733	25,597	15,190
Available Revenue Greater than Five Prior Fiscal Years	790,817	790,662	822,180	865,913	891,510
<b>Total Revenue Available</b>	<u>\$ 908,357</u>	<u>\$ 971,331</u>	<u>\$ 994,661</u>	<u>\$ 999,270</u>	<u>\$ 1,010,185</u>

**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 FY24-25. 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

	<u>FY2019/20</u>	<u>FY2020/21</u>	<u>FY2021/22</u>	<u>FY2022/23</u>	<u>FY2023/24</u>
<b>REVENUES</b>					
<b>Fees</b>	\$ 914	\$ 5,035	\$ -	\$ -	\$ 1,003
<b>Interest</b>	593	(30)	(114)	225	286
<b>Total Revenues</b>	<u>1,507</u>	<u>5,005</u>	<u>(114)</u>	<u>225</u>	<u>1,289</u>
<b>EXPENDITURES</b>					
<b>Expenditures</b>	(94)	(101)	-	-	-
<b>Total Expenditures</b>	<u>(94)</u>	<u>(101)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>1,601</u>	<u>5,106</u>	<u>(114)</u>	<u>225</u>	<u>1,289</u>
<b>Transfers In (Out)</b>	-	-	-	-	-
<b>Fund Balance, Beginning of Year</b>	<u>52,521</u>	<u>53,934</u>	<u>58,838</u>	<u>58,724</u>	<u>58,949</u>
<b>Fund Balance, End of Year</b>	<u>\$ 53,934</u>	<u>\$ 58,838</u>	<u>\$ 58,724</u>	<u>\$ 58,949</u>	<u>\$ 60,238</u>

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

Available Revenue Current Year	\$ 1,507	\$ 5,505	\$ (114)	\$ 225	\$ 1,289
Available Revenue Prior Fiscal Year (2-yr Old Funds)	3,024	1,507	5,505	(114)	225
Available Revenue Prior Fiscal Year (3-yr Old Funds)	5,847	3,024	1,507	5,505	(114)
Available Revenue Prior Fiscal Year (4-yr Old Funds)	4,286	5,847	3,024	1,507	5,005
Available Revenue Prior Fiscal Year (5-yr Old Funds)	82	4,286	5,847	3,024	1,507
Available Revenue Greater than Five Prior Fiscal Years	39,188	38,669	42,955	48,802	52,326
<b>Total Revenue Available</b>	<u>\$ 53,933</u>	<u>\$ 58,838</u>	<u>\$ 58,724</u>	<u>\$ 58,949</u>	<u>\$ 60,238</u>

**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, 2024, is \$183,067. The principle outstanding balance of the Note receivable on June 30, 2024 is \$2,925,000. As of June 30, 2024, the following DIF funds receivable balances are:

- Streets/Traffic Fund: \$263,540
- Drainage Fund: \$316,415

**Note 2 – Interfund Transfer**

Transfers between funds during the fiscal year ending June 30, 2024, 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	Street Improvement Project	\$ 12,379.00

**Note 3 – Refunds Pursuant to Government Code Section 66001 (e)**

California Government Code Section 66006 (b) requires this report to include the amount of refunds made pursuant to subdivision (e) of Section 66001, the number of persons or entities identified to receive those refunds, and any allocations pursuant to subdivision (f) of Section 66001. As of June 30, 2024, the Town of Yucca Valley has not issued any refunds for the identified public improvement projects, nor is there sufficient funding for any of the Town’s incomplete public improvement projects to require a refund.



## 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.
- (ii) An identification of each public improvement identified in a previous report pursuant to clause (i) and whether construction began on the approximate date noted in the previous report.
- (iii) For a project identified pursuant to clause (ii) 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.

**Current Development Impact Fee Project Identification  
As of June 30, 2024**

Project Number	Current Projects	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Budget to Date	Expenditures to Date	Additional Funding Source	Estimated % of Project Funded with Fees
8971	Prop 68 - Palm Avenue	Engineering	7/1/2025	6/30/2028	100,000	-	N/A	100%
6009	Aquatic and Recreation Center	Construction	7/1/2024	12/31/2026	41,000,000	-	Reserves	3%
					<u>\$ 41,100,000</u>			

The prior year's report identified the following project(s) in which construction did not begin on the previously reported construction date for the following reasons and/or delays:

- Project #7000, SR62 to Warren Vista: Project postponed, and funds reallocated to future projects identified in the current 5 Year CIP.
- Project #8968, Onaga-Kickapoo to Camino: Project postponed, and funds reallocated future projects identified in the current 5 Year CIP.
- Project #8971 Prop 68-Palm Avenue: Design was postponed ensuring proper timing with available construction funding. This project is included in the current 5 Year CIP.
- Project #6009 Aquatic and Recreation Center: Construction award of bid was delayed due to low amount of responsive bidders. The secondary award of bid was successful, and construction began in September 2024.