



## **Development Impact Fee Five-Year Report Fiscal Years 2024-2025 through 2028-2029**

On October 11, 2023, Assembly Bill 516 passed amending the Mitigation Fee Act (AB 1600) commencing with Government Code Section 66000. A local agency is required to make all of the following findings with respect to each development impact fee account or fund with respect to unexpended funds, whether committed or uncommitted:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Demonstrate how there is a reasonable relationship between the fee's use and type of development project on which the fee is imposed.
4. Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the fee is imposed.
5. Demonstrate how there is a reasonable relationship between the amount of the fee and cost of the public facility.

Below is the required information for each element divided into two sections. The first element deals with the various descriptions required and the second element gives a timeline and list of the revenues and expenditures for each element.

### General Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct general facilities that will mitigate the impacts of new residential and non-residential development to the City's general facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction and replacement of new city hall buildings, supporting general facilities, public works office, libraries, garage facilities, vehicles, equipment and parking facilities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for general facilities and services. The equipment, vehicles, buildings and parking used to provide these services will have to be expanded, constructed, or purchased to meet this increased demand and maintain the current level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact demand for general administration facilities. New city hall buildings, supporting government administration facilities, public works office, libraries, garage facilities, vehicles, equipment and parking facilities are needed to mitigate the impacts of the additional residents and employees. If additional general facilities are not constructed, then overall general services provided to the residents and employees in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The general facilities fee is based on the cost to provide new city hall buildings, supporting government administration facilities, public works office, libraries, garage facilities, equipment, vehicles, field operations buildings, and parking facilities. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

**General Facilities Element**

		FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Future Years
Beginning Balance		\$ 396,077.12	\$ 26,077.12	\$ 1,077.12	\$ 1,077.12	\$ 1,077.12	\$ 1,077.12
Revenues							
	Fees Collected	\$ 30,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
	Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures							
	Project 1 City Hall HVACSystem	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Project 2 Public Works Locker Room	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
	Project 3 Software License for Capital Project Management	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
	Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance		<b>\$ 26,077.12</b>	<b>\$ 1,077.12</b>	<b>\$ 1,077.12</b>	<b>\$ 1,077.12</b>	<b>\$ 1,077.12</b>	<b>\$ 1,077.12</b>

### **Fire Facilities Element**

Effective July 22, 2017, San Bernardino County Fire District provides fire protection and emergency medical response services to the City of Upland. As such, the City no longer collects Fire DIF and expects to spend all remaining fund balance by June 30, 2025. The 2024 Nexus Study did not include Fire DIF for these reasons.



### Police Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire vehicles, property and equipment, and additional facilities that will mitigate the impacts of new residential and non-residential development to the City's Police facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of additional police headquarters, animal shelter, police vehicles, property and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees in the City, thus increasing the need for trained police personnel. Buildings, vehicles, property and equipment used to provide these services will have to be purchased to meet this increased demand and maintain the same level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional residents and employees from new development will impact the demand for police vehicles, property and equipment. New Police headquarters, animal shelter, vehicles and equipment are needed to mitigate the impacts of the additional residents and employees. If additional buildings, vehicles and equipment are not acquired, then overall public safety in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The police fee is based on the cost to provide new buildings, vehicles, property and equipment, and additional facilities. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

**Police Facilities Element**

	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>	<b>FY 2028-29</b>	<b>Future Years</b>
Beginning Balance	\$ 947,192.76	\$ 377,192.76	\$ 302,192.76	\$ 227,192.76	\$ 152,192.76	\$ 77,192.76
Revenues						
Fees Collected	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures						
Project 1 Women's Locker Room	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Project 2 Men's Locker Room	\$ 335,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Project 3 Police Vehicles	\$ -	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00
Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	<b>\$ 377,192.76</b>	<b>\$ 302,192.76</b>	<b>\$ 227,192.76</b>	<b>\$ 152,192.76</b>	<b>\$ 77,192.76</b>	<b>\$ 2,192.76</b>

**Parks and Recreation Facilities Element**

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire land and construct parks and recreation facilities, senior centers, trail facilities, vehicles and equipment that will mitigate the impacts of new residential development to the City's Parks and recreation facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of land and development of parks and recreation facilities, the construction of senior centers and vehicles and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for parks and recreational facilities. Park and recreational facilities and community centers, along with vehicles and equipment used to provide these services will have to be expanded or constructed to meet this increased demand and maintain the same level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional residents from new development will impact demand for parks and recreational facilities. New parks and recreational facilities and senior centers are needed to mitigate the impacts of the additional residents. If additional park and recreational facilities are not constructed, then the level of service will decline and the overall quality of life for residents in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The parks and recreation facilities fee is based on the cost to provide park and recreational facilities, land, vehicles and equipment and community centers. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

**Parks and Recreation Facilities Element**

		FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Future Years
Beginning Balance		\$ 682,604.04	\$ 662,604.04	\$ 47,604.04	\$ 2,604.04	\$ 7,604.04	\$ 12,604.04
Revenues							
	Fees Collected	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures							
	Project 1 Memorial Rotary Ballfield Lights Expansion	\$ -	\$ 620,000.00	\$ -	\$ -	\$ -	\$ -
	Project 2 Greenbelt Parking Lot Expansion	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -
	Project 3 Citrus Park Ballfield Expansion	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance		<b>\$ 662,604.04</b>	<b>\$ 47,604.04</b>	<b>\$ 2,604.04</b>	<b>\$ 7,604.04</b>	<b>\$ 12,604.04</b>	<b>\$ 17,604.04</b>

### Transportation Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct various transportation projects including interchange improvements, on/off ramps, traffic signals, and other infrastructure that will mitigate the impacts of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of interchange improvements, on/off ramps, traffic signals, and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new transportation projects upon which new residents and employees will travel. A Fee imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional traffic volumes generated by new development will impact current levels of congestion. New interchange improvements, on/off ramps, traffic signals, and other infrastructure are needed to mitigate the impacts of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes and increase the level of congestion to a condition well below City standards.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	Project costs are allocated to new development based on the percentage of traffic volume generated by new development to the total traffic volume at build-out. The specific fee imposed on the various land uses are based on the relative trip generation rate as compared to a residential unit (baseline rate or EDU factor).

**Transportation Facilities Element**

		<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>	<b>FY 2028-29</b>	<b>Future Years</b>
Beginning Balance		\$ 442,151.87	\$ 172,151.87	\$ 222,151.87	\$ 67,151.87	\$ 45,151.87	\$ 23,151.87
Revenues							
	Fees Collected	\$ 55,000.00	\$ 50,000.00	\$ 45,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
	Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures							
	Project 1 I10 Freeway/Euclid Ave Interchange Imp	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Project 2 I10 Freeway/Monte Vista Ave Interchange Imp	\$ 95,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Project 3 Arrow Route Widening (Monte Vista to Central)	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Project 4 LSRP Intersection Improvements	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Project 5 Traffic Signal Upgrades	\$ 170,000.00	\$ -	\$ 200,000.00	\$ 62,000.00	\$ 62,000.00	\$ 62,000.00
	Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance		<b>\$ 172,151.87</b>	<b>\$ 222,151.87</b>	<b>\$ 67,151.87</b>	<b>\$ 45,151.87</b>	<b>\$ 23,151.87</b>	<b>\$ 1,151.87</b>

### Water Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for construction of water projects including capacity improvements, reservoir infrastructure, treatment projects, pipeline projects and equipment that will mitigate the impacts of new development on the City's Water facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of water projects such as capacity improvements, reservoir infrastructure, treatment projects, pipeline projects, and other equipment within the City limits
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development in the City's Water Service Area will generate additional residents and employees who will increase the demand for water facilities. Water fees collected from new development will be used exclusively for construction-related costs associated with these projects. New water infrastructure is needed to deliver water to new residents and employees. Fees imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	Residential and non-residential growth within the City's Water Service Area will increase the demand for potable water. In order to meet this demand, the City will need to expand their water system to mitigate the impacts of new development in the Water Service Area.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The cost of the proposed potable water facilities is based on increased demand for potable water from new development. Project costs are allocated to new development based on the percentage of relative water demand from new development as compared to total service area demand. The Fees for each land use is based on the relative potable water demands among the various land uses for new development.

**Water Facilities Element**

		FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Future Years
Beginning Balance		\$ 269,631.51	\$ 329,631.51	\$ 229,631.51	\$ 279,631.51	\$ 329,631.51	\$ 4,631.51
Revenues							
	Fees Collected	\$ 60,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
	Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures							
	Project 1 Public Works Locker Room	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -
	Project 2 Campus Avenue (Arrow to Foothill)	\$ -	\$ -	\$ -	\$ -	\$ 375,000.00	\$ 50,000.00
	Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance		<b>\$ 329,631.51</b>	<b>\$ 229,631.51</b>	<b>\$ 279,631.51</b>	<b>\$ 329,631.51</b>	<b>\$ 4,631.51</b>	<b>\$ 4,631.51</b>

### Sewer Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for construction of sewer facilities such as landfill flare modifications, trunk mains, sewer rehabilitation, manholes, and equipment that will mitigate the impacts of new development on the City's Sewer facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Revenue from this fee will be used to construct and expand new sewer facilities such landfill flare modifications, trunk mains, sewer rehabilitation, manholes and equipment that will be used to provide general sewer collection and treatment services.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development will generate additional residents and employees that will increase the demand for Sewer facilities. Sewer Fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	New residential and non-residential development City's Sewer Service Area will generate additional residents and employees that will increase the need to collect and treat sewage generated by such new development. New sewer infrastructure such manholes, landfill flare modifications, trunk mains, sewer rehabilitation, and equipment are needed to collect and treat sewer generated from new development in the City's Sewer Service Area.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The cost of the proposed facilities is based on projected sewer generation from the various land uses. The amount of the fee for each land use is calculated based on the relative contribution of Citywide sewer flow from each land use.

**Sewer Facilities Element**

	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Future Years
Beginning Balance	\$ 554,052.74	\$ 604,052.74	\$ 494,052.74	\$ 534,052.74	\$ 574,052.74	\$ 4,052.74
Revenues						
Fees Collected	\$ 50,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures						
Project 1     Public Works Locker Room	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -
Project 2     Campus Avenue (Arrow to Foothill)	\$ -	\$ -	\$ -	\$ -	\$ 610,000.00	\$ 40,000.00
Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	<b>\$ 604,052.74</b>	<b>\$ 494,052.74</b>	<b>\$ 534,052.74</b>	<b>\$ 574,052.74</b>	<b>\$ 4,052.74</b>	<b>\$ 4,052.74</b>

### Storm Drain Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct and expand storm drain improvements that will mitigate the impacts of new development on the City's storm drain system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction and expansion of storm basins, laterals, tributary drains, and related projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct and expand storm drain basins, laterals, tributary drains and related improvements. Storm drain fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	Storm Drain Fee revenue will go towards new facilities and improvements necessary to handle the storm drain runoff created by new development. The construction and expansion storm drain basins, laterals, tributary drains and related improvements is needed to ensure proper drainage of storm water runoff to protect from flooding.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	Project costs are allocated to new development based on the storm water runoff generated by new development. The specific Fee imposed on the various land uses are based on stormwater runoff coefficients as compared to a residential unit (baseline rate or EDU factor).

**Storm Drain Facilities Element**

	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Future Years
Beginning Balance	\$ 2,188,133.72	\$ 1,968,133.72	\$ 1,888,133.72	\$ 1,953,133.72	\$ 2,013,133.72	\$ 73,133.72
Revenues						
Fees Collected	\$ 80,000.00	\$ 70,000.00	\$ 65,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Transfer Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenditures						
Project 1 Arrow Highway (Benson to Fairwood)	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Project 2 Public Works Locker Room	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -
Project 3 Campus Ave (Arrow Hwy to Foothill Blvd)	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000.00	\$ 130,000.00
Transfer Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	<b>\$ 1,968,133.72</b>	<b>\$ 1,888,133.72</b>	<b>\$ 1,953,133.72</b>	<b>\$ 2,013,133.72</b>	<b>\$ 73,133.72</b>	<b>\$ 3,133.72</b>

