

The seal of the City of Victorville, featuring a large 'V' in the center, surrounded by the text 'CITY OF VICTORVILLE', 'INCORPORATED 1962', and 'HOME OF THE COUNTY FAIR'.

Victorville



Development Impact Fees - 2022

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a torch and a scale, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE MOUNTAIN VIEW". The year "1982" is also visible. The seal is set against a dark blue background.

Victorville

Agenda

- Background
- Development Impact Fees:
 - Parks & Recreation Facilities
 - Fire Protection Facilities
 - Police Facilities
 - Public Buildings
 - Water System Improvements
 - Road Improvement
 - Sewer Capacity
 - Regional Drainage
- Summary Tables by Development Type
- Sample Project Calculations
- Next Steps & Timeline
- Comments/Questions

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, with a banner below. The text around the seal includes "CITY OF VICTORVILLE", "INCORPORATED 1962", and "HOME OF THE".

Victorville

Background

- Most DIF Fees last updated between 2006-2008
- Project initiated in October 2019; planned for completion in March 2020
 - DIF Study
 - City-wide User Fee Study
 - Cost Allocation Plan
- Separate studies for Sewer (February 2022) & Drainage (July 2021)
- Changes since project initiation:
 - Significant delays the COVID-19 pandemic
 - Reorganization & Staffing Changes
 - New legislation - AB 602

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, with a banner below. The text around the seal includes "CITY OF VICTORVILLE", "INCORPORATED 1962", and "HOME OF THE".

Victorville

Park & Recreation Facilities

- Purpose: Fund park land acquisition, park development and facilities to maintain the City's current level of service
- Last Update: 2006 - Resolution No. 06-151
- Methodology: Standard-based method
- Service Area: New residential development only
- Demand Variable: Population
- Nexus: Increased use and need for park & recreational facilities due to new development
- Projects: Sports complex; aquatics center; walking trails; additional land and recreation amenities per Park & Recreation Master Plan – 2020



Victorville

Fire Protection Facilities

- Purpose: Fund fire protection & emergency response facilities, apparatus and equipment to maintain the City's current level of service
- Last Fee Update: 2006 - Resolution No. 06-151
- Methodology: Plan-based method
- Service Area: Entire city, including any future annexations
- Demand Variable: Calls for service per year
- Nexus: Increased demand for fire protection facilities, apparatus and equipment to serve new development
- Projects: Future Fire Station 316; Brush Engines; Medic Squad Vehicles; Ladder Truck; Type I Fire Engine

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE MOUNTAIN VIEW". The year "1962" is also visible. Overlaid on the seal is the word "Victorville" in a large, white, cursive font.

Victorville

Police Facilities

- Purpose: Fund police facilities, vehicles and equipment to maintain the City's current level of service
- Last Fee Update: 2006 - Resolution No. 06-151
- Methodology: Standard-based method
- Service Area: Entire city
- Demand Variable: Population
- Nexus: Increased demand for police facilities, vehicles and equipment to serve new development
- Projects: Additional square footage - Police Station; additional and replacement vehicles and equipment

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE MOUNTAIN VIEW". The year "1962" is also visible. Overlaid on the seal is the word "Victorville" in a large, white, cursive font.

Victorville

Public Buildings

- Purpose: Fund public buildings, vehicles and equipment for general services to maintain the City's current level of service
- Last Fee Update: 2006 - Resolution No. 06-151
- Methodology: Standard-based method
- Service Area: Entire city
- Demand Variable: Population
- Nexus: Increased demand for public facilities, vehicles and equipment to serve new development
- Projects: Facilities Maintenance Yard; City Hall Security Upgrades; Parks Maintenance Yard; City Facility Equipment Replacement

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, with a banner below. The text around the seal includes "CITY OF VICTORVILLE", "INCORPORATED 1962", and "HOME OF THE".

Victorville

Libraries

- Purpose: Fund additional library facilities and materials needed to maintain the City's current level of service
- Last Fee Update: N/A – New DIF category
- Methodology: Standard-based method
- Service Area: New residential development only
- Demand Variable: Population
- Nexus: Increased demand for library facilities and materials to serve new development
- Projects: Future library facility & materials

The Victorville City Seal is a circular emblem featuring a central figure holding a staff, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE MOUNTAIN VIEW".

Victorville

Water System Improvements

- Purpose: Fund capacity charges for water system improvements and water rights for the Victorville Water District to serve future development
- Last Fee Update: 2013 – Resolution VWD 13-003
- Methodology: Plan-based method
- Service Area: VWD service area, including areas in sphere of influence
- Demand Variable: Average Daily Demand
- Nexus: Not required by Mitigation Fee Act, but study establishes nexus based on burden imposed by new development on the water system
- Projects: Water distribution pipelines; reservoir storage; ground water wells (Water Master Plan updated in 2021)

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE" and "COUNTY OF" and "1962".

Victorville

Road Improvements

- Purpose: Fund road, bridge, interchange and traffic signal capital improvement projects to maintain the City's current level of service per Circulation Element of the Victorville General Plan
- Last Fee Update: 2008 – Resolution No. 08-064
- Methodology: Plan-based method
- Service Area: Entire city
- Demand Variable: Peak hour trip generation
- Nexus: Road, bridge, interchange and traffic signal projects to serve new development
- Projects: I-15 interchanges, bridges, new and widened arterial roads, and traffic signals to increase capacity

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE...". The year "1982" is also visible. The word "Victorville" is written in a large, white, cursive font across the top of the seal.

Victorville

Sewer Capacity

- Purpose: Fund capital improvement projects to increase capacity of the sewer collection system to for proportional share of costs for future development
- Last Fee Update: 1991 – Resolution No. 91-219
- Methodology: Combination approach – system buy-in & incremental cost
- Service Area: Entire city
- Demand Basis: Equivalent Dwelling Units (EDU)
- Projects: Additional/larger sewer mains (Sewer Master Plan Update in 2016)

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, surrounded by the text "CITY OF VICTORVILLE" and "HOME OF THE MOUNTAIN VIEW". The year "1982" is also visible. The word "Victorville" is written in a large, white, cursive font across the top of the seal.

Victorville

Regional Drainage

- Purpose: Fund increased capacity for the regional drainage system to convey stormwater flows to maintain the City's current level of service
- Last Fee Update: 1990 – Resolution No. 90-158
- Methodology: Plan-based approach
- Service Area: Entire city
- Nexus: Additional facilities to capture stormwater runoff generated by new development
- Projects: New regional storm drains, channels, basins and box culverts per Project List

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a scale and a sword, with a banner below. The text around the seal includes "CITY OF VICTORVILLE", "INCORPORATED 1982", and "HOME OF THE".

Victorville

Administrative Fee

- Purpose: Cost recovery for accounting, reporting and as well as periodic updates to the impact fee study.
- Last Fee Update: N/A – New Fee
- Methodology: Cost-of Service analysis based on the City's Cost Allocation Plan (CAP)
- Service Area: Entire city
- Nexus: Administrative costs associated with administering a DIF program in compliance with the Mitigation Fee Act.
- Fee: 0.20% to be added to all DIF categories

The seal of the City of Victorville is located in the top left corner. It features a large letter 'V' in the center, with a landscape scene inside it. The text 'CITY OF VICTORVILLE' is written around the top edge, and 'INCORPORATED 1962' is at the bottom. The words 'HOME OF THE' and 'COUNTY FAIR' are also visible.

Victorville

Summary Tables



Victorville

Summary Table: Residential Detached per Dwelling Unit

DIF Category	Current Fee	Proposed Fee
Parks	\$5,045.87	\$6,941.98
Fire	\$328.81	\$284.20
Police	\$139.07	\$291.65
Public Buildings	\$1,334.35	\$1,198.47
Library	New	\$252.72
Roads	\$4,469.90	\$9,625.17
Total Residential Detached	\$11,318.00	\$18,594.19 ¹

¹ Administration fee not included.



Victorville

Summary Table: Residential Attached & Mobile Home per Dwelling Unit

DIF Category	Current Fee	Proposed Fee
Residential - Attached		
Parks	\$3,847.12	\$4,900.22
Fire	\$232.13	\$373.95
Police	\$98.18	\$206.15
Public Buildings	\$716.95	\$847.13
Library	New	\$178.39
Roads	\$2,744.62	\$5,444.54
Total Residential Attached	\$7,639.00	\$11,950.38¹
Residential - Mobile Home		
Parks	\$3,847.12	\$4,287.71
Fire	\$232.13	\$239.32
Police	\$98.18	\$741.73
Public Buildings	\$716.95	\$740.39
Library	New	\$156.09
Roads	\$2,744.62	\$4,472.30
Total Mobile Home	\$7,639.00	\$10,637.54¹

¹ Administration fee not included.



Victorville

Summary Table: Retail/Service Commercial, KSF Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$170.00	\$486.13
Police	\$170.00	\$104.50
Public Buildings	\$1,340.00	\$429.42
Roads	\$7,600.00	\$37,042.31
Total Retail/Service Commercial	\$9,280.00	\$38,062.36¹

¹ Administration fee not included.



Victorville

Summary Table: Professional Office, KSF Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$170.00	\$665.62
Police	\$170.00	\$83.60
Public Buildings	\$1,340.00	\$343.54
Roads	\$7,600.00	\$11,180.75
Total Professional Office	\$9,280.00	\$12,273.51¹

¹ Administration fee not included.



Victorville

Summary Table: Lodging, Room Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$170.00	\$246.80
Police	\$170.00	\$46.55
Public Buildings	\$1,340.00	\$191.29
Roads	\$7,600.00	\$3,694.51
Total Lodging	\$9,280.00	\$4,179.15¹

¹ Administration fee not included.



Victorville

Summary Table: Industrial/Business Park, KSF Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$10.00	\$52.35
Police	\$10.00	\$27.55
Public Buildings	\$440.00	\$113.21
Roads	\$2,980.00	\$5,152.87
Total Industrial/Business Park	\$3,440.00	\$5,345.98¹

¹ Administration fee not included.



Victorville

Summary Table: High-Cube Warehouse, KSF Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$20.00	\$7.48
Police	\$20.00	\$19.00
Public Buildings	\$250.00	\$78.08
Roads	\$1,580.00	\$972.24
Total High Cube Warehouse	\$1,870.00	\$1,076.80¹

¹ Administration fee not included.



Victorville

Summary Table: Self-Service Storage, KSF Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$10.00	\$22.44
Police	\$10.00	\$0.95
Public Buildings	\$440.00	\$3.90
Roads	\$2,980.00	\$1,652.81
Total Self-Service Storage	\$3,440.00	\$1,680.10¹

¹ Administration fee not included.



Victorville

Summary Table: Gasoline/Fuel Service Station, Pump Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$170.00	\$628.23
Police	\$170.00	\$12.35
Public Buildings	\$1,340.00	\$50.75
Roads	\$7,600.00	\$47,639.71
Total Gasoline/Fuel Service Station	\$9,280.00	\$48,331.04¹

¹ Administration fee not included.



Victorville

Summary Table: Institutional, KSF Unit

DIF Category	Current Fee	Proposed Fee
Fire	\$170.00	\$67.31
Police	\$170.00	\$22.80
Public Buildings	\$1,340.00	\$93.96
Roads	\$7,600.00	\$6,319.55
Total Institutional	\$9,280.00	\$6,503.62¹

¹ Administration fee not included.



Victorville

Summary Table: Water System Improvement by Meter Size

Meter Size	Current Fee	Proposed Fee ¹
¾"	\$5,142.00	\$5,686.59
1"	\$7,672.00	\$9,496.61
1 ½ "	\$16,671.00	\$18,936.34
2"	\$16,954.00	\$30,309.52
3"	\$54,129.00	\$56,865.90
4"	\$90,250.00	\$94,795.46
6"	\$180,464.00	\$189,534.04
8"	\$283,291.00	\$303,265.84

¹ Administration fee not included.



Victorville

Summary Table: Sewer Capacity per EDU

Meter Size	Current Fee	Proposed Fee ¹
Collection System	\$350	\$2,867.00

¹ Administration fee not included.



Victorville

Summary Table: Regional Drainage System

Land Use	Current Fee	Current Unit	Proposed Fee ¹	Proposed Unit
Single Family	\$2,585	Acre	\$2,392.00	Dwelling
Multi-Family	\$2,585	Acre	\$1,239.00	Dwelling
Non-residential	\$2,585	Acre	\$21,526.00	Acre

¹ Administration fee not included.

The seal of the City of Victorville is visible in the top left corner. It features a central figure holding a staff, surrounded by the text "CITY OF VICTORVILLE" and "INCORPORATED 1962".

Victorville

Example Projects



Victorville

Example Project: Single Family Home - 2,000 Sq. Ft.

DIF Category	Current Fee	Proposed Fee	% Difference
Parks	\$5,045.87	\$6,941.98	
Fire	\$328.81	\$284.20	
Police	\$139.07	\$291.65	
Public Buildings	\$1,334.35	\$1,198.47	
Library	New	\$252.72	
Roads	\$4,469.90	\$9,625.17	
Water ¹	\$5,142.00	\$5,686.69	
Sewer ²	\$350.00	\$2,867.00	
Storm Drain ³	\$646.25	\$2,392.00	
Admin Fee	New	\$59.08	
Total	\$17,456.25	\$29,598.86	70%

¹ Fee calculated for a ¾" Main

² Fee calculated at 20 Fixtures.

³ Fee calculated at 0.25 Acre for proposed fee.



Victorville

Example Project: Apartment Complex – 200 Units

DIF Category	Current Fee	Proposed Fee	% Difference
Parks	\$769,424.00	\$980,044.00	
Fire	\$46,426.00	\$74,790.00	
Police	\$19,636.00	\$41,230.00	
Public Buildings	\$143,390.00	\$169,426.00	
Library	New	\$35,678.00	
Roads	\$548,924	\$1,088,908.00	
Total	\$1,527,800.00	\$2,390,076.00	56%

¹ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.



Victorville

Example Project: Mobile Home Park – 100 Units

DIF Category	Current Fee	Proposed Fee	% Difference
Parks	\$384,712.00	\$428,771.00	
Fire	\$23,213.00	\$23,932.00	
Police	\$9,818.00	\$74,173.00	
Public Buildings	\$71,695.00	\$74,039.00	
Library	New	\$15,609.00	
Roads	\$274,462.00	\$447,230.00	
Total	\$763,900.00	\$1,063,754¹	39%

¹ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.



Victorville

Example Project: Department Store - 10,000 Sq. Ft.

DIF Category	Current Fee	Proposed Fee	% Difference
Fire	\$1,700.00	\$4,861.30	
Police	\$1,700.00	\$1,045.00	
Public Buildings	\$13,400.00	\$4,294.20	
Roads	\$76,000.00	\$370,423.10	
Water	\$16,671.00	\$18,955.00 ¹	
Sewer	\$787.50	\$6,450.75 ²	
Storm Drain	\$5,170.00	\$43,052.00 ³	
Admin Fee	New	\$898.13	
Total	\$115,428.50	\$449,960.82	290%

¹ Fee calculated for a 1-1/2" Meter

² Fee calculated at 45 Fixture Units.

³ Fee calculated at 2.0 Acres.



Victorville

Example Project: Office Building - 15,000 Sq. Ft.

DIF Category	Current Fee	Proposed Fee	% Difference
Fire	\$2,550.00	\$9,984.30	
Police	\$2,550.00	\$1,254.00	
Public Buildings	\$20,100.00	\$5,153.10	
Roads	\$114,000.00	\$167,711.25	
Total	\$139,200.00	\$184,102.65¹	32%

¹ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.



Victorville

Example Project: Hotel – 59,942 Sq.Ft. vs. 105-Unit

DIF Category	Current Fee	Proposed Fee	% Difference
Fire	\$10,190.14	\$25,914.00	
Police	\$10,190.14	\$4,887.75	
Public Buildings	\$80,322.28	\$20,058.45	
Roads	\$455,559.20	\$387,923.55	
Total	\$556,261.76	\$438,810.75¹	-21%

¹ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.



Victorville

Example Project: Industrial/Business Park – 8,000 Sq. Ft.

DIF Category	Current Fee	Proposed Fee	% Difference
Fire	\$80.00	\$418.80	
Police	\$80.00	\$220.40	
Public Buildings	\$3,520.00	\$905.68	
Roads	\$23,840.00	\$41,222.96	
Water	\$54,129.00	\$56,865.00 ¹	
Sewer	\$525.00	\$4,300.50 ²	
Storm Drain	\$3,877.50	\$32,289.00 ³	
Admin Fee	New	\$272.45	
Total	\$86,051.50	\$136,495.69	59%

¹ Fee Calculated for a 3" Meter.

² Fee Calculated at 30 Fixtures.

³ Fee Calculated at 1.5 Acres.



Victorville

Example Project: High Cube Warehouse – 500,000 Sq. Ft.

DIF Category	Current Fee	Proposed Fee	% Difference
Fire	\$10,000.00	\$3,740.00	
Police	\$10,000.00	\$9,500.00	
Public Buildings	\$125,000.00	\$39,040.00	
Roads	\$790,000.00	\$486,120.00	
Total	\$935,000.00	\$538,400.00¹	-42%

¹ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.



Victorville

Example Project: Self-Service Storage – 80,000 Sq. Ft. Complex

DIF Category	Current Fee	Proposed Fee	% Difference
Fire	\$800.00	\$1,795.20	
Police	\$800.00	\$76.00	
Public Buildings	\$35,200.00	\$312.00	
Roads	\$238,400.00	\$132,224.80	
Total	\$275,200.00	\$134,408.00¹	-51%

¹ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.



Victorville

Example Project: Gas Station with Convenience Store

DIF Category	Current Fee ¹	Proposed Fee ²	% Difference
Fire	\$1,700.00	\$14,995.25	
Police	\$1,700.00	\$769.50	
Public Buildings	\$13,400.00	\$3,162.10	
Roads	\$185,211.55	\$1,138,005.75	
Total	\$190,311.80	\$1,156,932.60³	508%

¹ 5,000 sq. ft. Convenience Store + 5,000 sq. ft. Canopy charged at Commercial DIF rates.

² 5,000 sq. ft. Convenience Store, assessed at the Retail DIF Rate + 20-Pumps charged at the Gas DIF rate.

³ Total does not include DIF fees for Sewer, Water, Storm Drain and Admin Fee.

The image shows the official seal of the City of Victorville, California. The seal is circular and features a central figure holding a staff and a banner. The text around the seal includes "CITY OF VICTORVILLE", "INCORPORATED 1962", and "HOME OF THE". The word "Victorville" is written in a large, white, cursive font across the top of the seal.

Victorville

Next Steps & Timeline

- Submit additional feedback & questions through March 18, 2022
- City/consultants will review & respond during the week of March 21, 2022
- A Public DIF Workshop will be held with the City Council on March 29, 2022
- The final DIF recommend fees will be published on April 17, 2022
- The Public Hearing will be during the May 17, 2022 City Council meeting

The seal of the City of Victorville is visible in the top left corner. It features a central shield with a palm tree, a mountain, and a river. The shield is surrounded by a circular border containing the text "CITY OF VICTORVILLE" and "INCORPORATED 1965".

Victorville

Questions