

RESOLUTION NO. 22-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE, CALIFORNIA, ADOPTING UPDATED DEVELOPMENT IMPACT FEES AND CAPACITY CHARGES, ADOPTING THE ASSOCIATED POLICY TO ESTABLISH GUIDELINES FOR THE IMPLEMENTATION OF DEVELOPMENT IMPACT FEES AND CAPACITY CHARGES UNDER THE DEVELOPMENT IMPACT FEE PROGRAM, AND SUPERSEDING PRIOR RESOLUTIONS AND POLICIES RELATED TO THE SAME

WHEREAS, Victorville Municipal Code (“**VMC**”) Section 16-5.01.080 authorizes and outlines the imposition of development impact fees applicable to all development in the City of Victorville (“**City**”) in accordance with applicable laws including, but not limited to, Government Code section 66000, *et seq.* (the “**Mitigation Fee Act**”), and allows for development impact fee amounts to be set by City Council resolution; and

WHEREAS, development impact fee amounts were most recently established or updated by Resolution Nos. 90-158 (Drainage), 91-219 (Sewer), 06-151 (Public Buildings, Public Safety, Parks) and 08-064 (Roads); and

WHEREAS, City Council Policy Nos. CP-90-04; CP-92-01, CP-02-01 and CP 10-05 were previously adopted to establish the guidelines for implementation of development impact fees and capacity fees, as well as Ordinance No. 1460 (uncodified) establishing a benefit fee system to finance the cost of construction of storm drainage improvements for a portion of the city; and

WHEREAS, the City must periodically review development impact fees to ensure they are sufficient to mitigate the impacts of new development on the associated capital facilities and other improvements needed to maintain the existing level of public service; and

WHEREAS, on June 7, 2022, by means of Resolution No. 22-045 and prior to the adoption of this resolution, the City Council adopted two reports from N.B.S. Government Finance Group entitled “City of Victorville Development Impact Fee Study” and “Sewer Capacity Fee Study” and a report from DTA entitled “Development Impact Fee Justification Study Regional Drainage Facilities” (collectively, the “**Nexus Studies**”) which analyzed and established the relationship, or nexus, between the imposition of an updated development impact fee program (“**Development Impact Fees**” or “**Fees**”) and the estimated, reasonable costs of constructing the City capital facilities for which the Fees are charged; and

WHEREAS, pursuant to Government Code Section 66013 (a part of the Mitigation Fee Act) the City is authorized to establish and impose facility capacity charges for public facilities in existence at the time a charge is imposed or for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or facility capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities (“**Sewer Capacity Charges**”); and

WHEREAS, on June 7, 2022, in accordance with the requirements of Assembly Bill 602, and also by means of Resolution No. 22-045, the City Council adopted a Capital Improvement Plan that establishes public facilities pursuant to Government Code section 66000(d) which the Development Impact Fees and Sewer Capacity Charges will fund; and

WHEREAS, the Nexus Studies established updated maximum fees/charges by development type for Parks and Recreation, Fire Protection, Police, Public Buildings, Road Improvements, Sewer Capacity, and Regional Drainage, and established new fees for Libraries and Administration of the development impact fees program; and

WHEREAS, the City has compared the maximum fees/charges established through the adoption of the Nexus Studies and collected feedback from various stakeholders as to the potential impact of increased fees on development projects, especially those already considered to be significantly underway; and

WHEREAS, there is no requirement to implement fees/charges at the maximum rate determined through the Nexus Studies and it is within the discretion of the City Council to establish fees/charges at amounts less than the specified maximum to further the strategic goals of the City; and

WHEREAS, the City Council desires to encourage development by phasing in and reducing certain impact fees and creating other options that will foster development in certain areas of the City and support certain project types to help to ensure that the City continues a steady rate of growth needed for the economic viability of retail, commercial, residential, and industrial development, all of which increase employment opportunities for many individuals, including, but not limited to, those that live within the City and/or do business within the City; and

WHEREAS, the Master Fee Schedule for Development Impact Fees and Capacity Charges (attached hereto as Exhibit A), in combination with City Council Policy No. CP-22-01 (attached hereto as Exhibit B), outline the fees and charges, as well as the implementation guidelines recommended to achieve this development encouragement strategy; and

WHEREAS, the Master Fee Schedule for Development Impact Fees and Capacity Charges and City Council Policy No. CP-22-01 have been made available for public review with copies on file in the City Clerk's office and posted on the City's website; and

WHEREAS, in accordance with the requirement of the Mitigation Fee Act, notice of a public hearing to be held on June 7, 2022, was published in the Valley Wide Newspaper on May 20, 2022, with a second notice thereof published on May 27, 2022; and

WHEREAS, the City Council held and conducted a public hearing on June 7, 2022, in accordance with the duly published public hearing notice, to review and consider the adoption of the Master Fee Schedule for Development Impact Fees and Capacity Charges and City Council Policy No. CP-22-01; and

WHEREAS, on June 7, 2022, by means of adopting Resolution No. 22-045, the City Council made findings stating that: (1) the purpose of the Development Impact Fees is to prevent new development from reducing the quality and availability of public services provided to residents of the City by requiring new development to contribute to the cost of additional public facilities needed to meet the additional demands placed on public services by new development; (2) the Development Impact Fees collected will be used for the acquisition, installation, and construction of the public facilities identified in the Nexus Studies and associated Capital Improvement Plan; (3) a reasonable relationship exists between the use of Development Impact Fees and the type of development project on which the fees are imposed as described in detail in the Nexus Studies and Capital Improvement Plan; and (4) a reasonable relationship exists between the amount of the Development Impact Fees and the cost of the public facilities attributable to the development on which the Fees are imposed as indicated by the Nexus Studies, and the method of allocation of the respective Fees to a particular development project bears a fair relationship, and is roughly proportional to, the development project's burden on, and benefits from, public facilities to be funded by the Development Impact Fees; and

WHEREAS, by adopting Resolution No. 22-045, the City Council made findings that: (1) the amount of Sewer Capacity Charges did not exceed the estimated reasonable cost of the services and public improvements/facilities for which such Sewer Capacity Charges were being imposed; (2) the public improvements/facilities are of proportional benefit to person or property being charged; and

WHEREAS, adoption of the Master Fee Schedule for Development Impact Fees and Capacity Charges and City Council Policy CP-22-01 will establish the Development Impact Fees, including the Sewer Capacity Charges, that may be imposed by development type under the various Fee categories.

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 and findings set forth therein.

SECTION 2. The City Council has reviewed and hereby approves and adopts the Master Fee Schedule for Development Impact Fees and Capacity Charges attached hereto as Exhibit A, as well as the City Council Policy CP-22-01 attached hereto as Exhibit B. Adoption of the Master Fee Schedule for Development Impact Fees and Capacity Charges will approve updated fees and charges to be implemented in accordance with guidelines found in City Council Policy No. CP-22-01, including without limitation the Annual Cost Adjustment to such fees and charges as set forth in Section III of said policy.

SECTION 3. The City Council hereby reaffirms the Mitigation Fee Act findings previously made as set forth in Sections 3 and 4 of Resolution No. 22-045 and the recitals hereof with

respect to the fees and charges being adopted in the Master Fee Schedule for Development Impact Fees and Capacity Charges attached hereto as Exhibit A.

SECTION 4. Effective as of January 1, 2023, City Council Policy Nos. CP-90-04; CP-92-01 CP-02-01 and CP-10-05, as well as Resolution Nos. 90-158 (Drainage), 91-219 (Sewer), 06-151 (Public Buildings, Public Safety, Parks) and 08-064 (Roads) or any other resolutions or administrative actions by the City Council, or parts thereof that are inconsistent with any provisions of this Resolution (including Exhibit A and Exhibit B hereto) are hereby superseded, but only to the extent of such inconsistency. Following the adoption of this Resolution, the City Council will take steps to amend uncodified Ordinance No. 1460 to be consistent with this Resolution and Council Policy No. CP-22-01, with such amendment to be effective as of January 1, 2023.

SECTION 5. The City Council finds that the California Environmental Quality Act (CEQA) does not apply to the adoption of this Resolution, pursuant to Sections 15061 and 15273 of the State CEQA Guidelines because: (1) to the extent that any of the fees or charges set forth in the Master Fee Schedule for Development Impact Fees and Capacity Charges adopted by this Resolution are actually imposed and collected, such fees or charges will be for the purposes of obtaining funds for capital projects necessary to maintain the current levels of service within existing service areas to serve new development; and (2) to the extent that any of the fees or charges set forth in the Master Fee Schedule for Development Impact Fees and Capacity Charges adopted by this Resolution are actually imposed and collected and used to fund new facilities, the construction of those facilities will not take place until there has been CEQA review of the development projects which will pay the fees, and the construction of each public facility will be subject to CEQA review. Therefore, it can be seen with certainty that the adoption of this Resolution establishing these fees will not have a significant effect on the environment.

SECTION 6. This Resolution shall take effect immediately upon its adoption. However, the fees and charges shall go into effect as of January 1, 2023, subject to the provisions of City Council Policy No. CP-22-01 attached hereto as Exhibit B.

SECTION 7. 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.

VWD 22-007

RESOLUTION NO. VWD 22-007

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VICTORVILLE WATER DISTRICT ADOPTING UPDATED WATER SYSTEM CAPACITY CHARGES, ADOPTING PORTIONS OF THE ASSOCIATED VICTORVILLE CITY COUNCIL POLICY TO ESTABLISH GUIDELINES FOR THE IMPLEMENTATION OF WATER CAPACITY CHARGES UNDER THE DEVELOPMENT IMPACT FEE PROGRAM, AND SUPERSEDING PRIOR RESOLUTIONS AND POLICIES RELATED TO THE SAME

WHEREAS, the Victorville Water District (the “**District**”), is a county water district and subsidiary district of the City of Victorville (the “**City**” or “**Victorville**”); and

WHEREAS, the District constructs, owns, operates, improves, and maintains the water system and related facilities and infrastructure that serves the District's existing customers and provides water service availability to new customers and new developments within the jurisdictional boundaries of the District; and

WHEREAS, pursuant to Government Code Section 66013 (a part of the Mitigation Fee Act, *Government Code § 66000 et seq.*) the District is authorized to establish and impose facility capacity charges for public facilities in existence at the time a charge is imposed or for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or facility capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities (“**Water System Capacity Charges**”); and

WHEREAS, the District’s Water System Capacity Charges (formerly referred to as Water Connection Fees) were last updated by Resolution No. VWD 13-003 in 2013; and

WHEREAS, the governing bodies of local agencies, including the District Board of Directors (“**District Board**”), may approve and adopt fee studies and charges, including those associated with Water System Capacity Charges, by resolution; and

WHEREAS, the District Board must periodically review Water System Capacity Charges to ensure they are sufficient to mitigate the impacts of new development on the associated capital facilities and other improvements needed to maintain the existing level of public service and to ensure they reflect the estimated reasonable costs of providing the improvements and facilities for which they are being charged; and

WHEREAS, on June 7, 2022, by means of Resolution No. VWD 22-005, the District Board adopted the relevant portion of a report from N.B.S. Government Finance Group entitled “City of Victorville Development Impact Fee Study (the “**Nexus Study**”), Chapter 8 of which provided the calculation basis and methodology for the proposed Water System Capacity Charges and reflected the estimated, reasonable costs of constructing the water improvements and facilities for which said fees are being charged; and

WHEREAS, on June 7, 2022, in accordance with the requirements of Assembly Bill 602 and by means of adopting Resolution No. VWD-22-005, the District Board adopted those portions of a Capital Improvement Plan that established public facilities pursuant to Government Code section 66000(d) which the Water System Capacity Charges would fund; and

WHEREAS, Chapter 8 of the Nexus Study established the updated maximum Water System Capacity Charges for the District's water system improvements associated with new development, which said maximum included a new percentage component for administration of the City's development impact fees program; and

WHEREAS, the District has compared the maximum Water System Capacity Charges established through the adoption of the Nexus Study with other agencies and collected feedback from various stakeholders as to the potential impact of increased fees on development projects, especially those already considered to be significantly underway; and

WHEREAS, there is no requirement to implement fees/charges at the maximum rate determined through the Nexus Study and it is within the discretion of the District Board to establish fees/charges at an amount less than the maximum to further the strategic goals of the City; and

WHEREAS, together with the City Council, the District Board of Directors desires to encourage development by phasing in and reducing certain impact fees and creating other options that will foster development in certain areas of the City and for certain project types to help to ensure that the City continues a steady rate of growth needed for the economic viability of retail, commercial, residential, and industrial development, all of which increase employment opportunities for many individuals, including, but not limited to, those that live within the City and/or do business within the City; and

WHEREAS, the Master Fee Schedule for Development Impact Fees and Capacity Charges (attached hereto as Exhibit A), in combination with City Council Policy No. CP-22-01 (attached hereto as Exhibit B), outline the fees and capacity charges and implementation guidelines recommended to achieve this development encouragement strategy; and

WHEREAS, the Master Fee Schedule for Development Impact Fees and Capacity Charges and City Council Policy No. CP-22-01 have been made available for public review with copies on file in the City Clerk's office and posted on the City's website; and

WHEREAS, in accordance with the requirement of the Mitigation Fee Act, notice of a public hearing to be held on June 7, 2022, was published in the Valley Wide Newspaper on May 20, 2022, with a second notice thereof published on May 27, 2022; and

WHEREAS, together with the City Council, the District Board of Directors held and conducted a public hearing on June 7, 2022, in accordance with the duly published public

hearing notice, to review and consider the adoption of those portions of the Master Fee Schedule relating to Water System Capacity Charges and portions of City Council Policy No. CP-22-01 relating thereto; and

WHEREAS, by adopting Resolution No. VWD 22-005, the District Board made findings that: (1) the amount of Water System Capacity Charges did not exceed the estimated reasonable cost of the services and public improvements/facilities for which such Water System Capacity Charges were being imposed; (2) the allocation of those costs were fair or reasonable in relationship to the burdens on, or benefits that those who pay a Water System Capacity Charge will receive from such services and facilities; and (3) the public improvements/facilities are of proportional benefit to person or property being charged; and

WHEREAS, adoption of those portions of the Master Fee Schedule for Water System Capacity Charges and those portions of City Council Policy CP-22-01 relating thereto will establish the Water System Capacity Charges that may be imposed by development type under the various Fee categories.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE VICTORVILLE WATER DISTRICT 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 and findings set forth therein.

SECTION 2. The District Board has reviewed and hereby approves and adopts those portions of the Master Fee Schedule for Development Impact Fees and Capacity Charges attached hereto as Exhibit A, as well as those portions of City Council Policy CP-22-01 attached hereto as Exhibit B, relating to water system improvements. Adoption of the Master Fee Schedule for Development Impact Fees and Capacity Charges will update Fees and Charges to be implemented in accordance with guidelines found in the City Council Policy No. CP-22-01, including without limitation the Annual Cost Adjustment to such fees and charges as set forth in Section III of said policy.

SECTION 3. The District Board hereby reaffirms the Mitigation Fee Act findings previously made as set forth in Section 3 Resolution No. VWD 22-005 and the recitals hereof with respect to the Water System Capacity Charges being adopted in the Master Fee Schedule attached hereto as Exhibit A.

SECTION 4. All resolutions or administrative actions by the District Board, or parts thereof that are inconsistent with any provision of this Resolution, including without limitation, VWD Resolution No. 13-003, are hereby superseded, but only to the extent of such inconsistency.

SECTION 5. The District Board finds that the California Environmental Quality Act (CEQA) does not apply to the adoption of this Resolution, pursuant to Sections 15061 and 15273 of the State CEQA Guidelines because: (1) to the extent that any of the fees or charges set forth in the Master Fee Schedule for Water System Capacity Charges adopted by this Resolution are actually imposed and collected, such fees or charges will be for the purposes

of obtaining funds for capital projects necessary to maintain the current levels of service within existing service areas to serve new development; and (2) to the extent that any of the fees or charges set forth in the Master Fee Schedule for Water System Capacity Charges adopted by this Resolution are actually imposed and collected and used to fund new facilities, the construction of those facilities will not take place until there has been CEQA review of the development projects which will pay the fees, and the construction of each public facility will be subject to CEQA review. Therefore, it can be seen with certainty that the adoption of this Resolution establishing these fees will not have a significant effect on the environment.

SECTION 6. This Resolution shall take effect immediately upon its adoption. However, the Water System Capacity Charges shall go into effect as of January 1, 2023, subject to the applicable provisions of City Council Policy No. CP-22-01 attached hereto as Exhibit B.

SECTION 7. The District Secretary shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions of the District; and shall make a minute of passage and adoption thereof in the records of the proceedings of the District, in the minutes of the meeting at which this Resolution is passed and adopted.

Exhibit A



**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



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



CITY OF VICTORVILLE DEVELOPMENT IMPACT FEES

MASTER FEE SCHEDULE

Adopted 6/7/2022

Residential Development

Year 3 - Effective 1/1/2025

Residential Development	Unit	Parks and Recreation	Fire Protection	Police	Public Buildings	Libraries	Road Improvements	Subtotal [3]	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 5,993.93	\$ 284.20	\$ 291.65	\$ 1,198.47	\$ 252.72	\$ 8,595.54	\$ 16,616.51	\$ 33.23
Multi Family	Dwelling Unit	\$ 4,636.96	\$ 373.95	\$ 206.15	\$ 847.13	\$ 178.39	\$ 4,769.56	\$ 11,012.14	\$ 22.02
Mobile Homes	Dwelling Unit	\$ 4,177.57	\$ 239.32	\$ 180.50	\$ 741.73	\$ 156.09	\$ 4,040.38	\$ 9,535.59	\$ 19.07

[3] 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	\$ 2,237.75	\$ 4.48
Multi Family	EDU	\$ 2,237.75	\$ 4.48
Mobile Homes	EDU	\$ 2,237.75	\$ 4.48

Residential Development	Unit	Regional Drainage	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 2,014.82	\$ 4.03
Multi Family	Dwelling Unit	\$ 988.97	\$ 1.98
Mobile Homes	Dwelling Unit	\$ 988.97	\$ 1.98



CITY OF VICTORVILLE DEVELOPMENT IMPACT FEES

MASTER FEE SCHEDULE

Adopted 6/7/2022

Residential Development

Year 4 - Effective 1/1/2026

Residential Development	Unit	Parks and Recreation	Fire Protection	Police	Public Buildings	Libraries	Road Improvements	Subtotal [4]	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 6,941.98	\$ 284.20	\$ 291.65	\$ 1,198.47	\$ 252.72	\$ 9,625.17	\$ 18,594.19	\$ 37.19
Multi Family	Dwelling Unit	\$ 4,900.22	\$ 373.95	\$ 206.15	\$ 847.13	\$ 178.39	\$ 5,444.54	\$ 11,950.38	\$ 23.90
Mobile Homes	Dwelling Unit	\$ 4,287.71	\$ 239.32	\$ 180.50	\$ 741.73	\$ 156.09	\$ 4,472.30	\$ 10,077.65	\$ 20.16

[4] 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	\$ 2,867.00	\$ 5.73
Multi Family	EDU	\$ 2,867.00	\$ 5.73
Mobile Homes	EDU	\$ 2,867.00	\$ 5.73

Residential Development	Unit	Regional Drainage	Admin. Fee (.2% of total)
Single Family	Dwelling Unit	\$ 2,471.00	\$ 4.94
Multi Family	Dwelling Unit	\$ 1,280.00	\$ 2.56
Mobile Homes	Dwelling Unit	\$ 1,280.00	\$ 2.56



**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.

Exhibit B

**City of Victorville
Council Policy**

SUBJECT:	Policy No. CP-22-01 (Superseding Policy Nos. CP-90-04; CP-92-01; CP-02-01 and CP-10-05)
Development Impact Fees and Capacity Charges	Effective: June 7, 2022

I. Purpose

The purpose of this policy is to establish guidelines for the implementation of Development Impact Fees (**DIF**) for Parks and Recreation, Libraries, Fire Protection, Police, Public Buildings, Road Improvements, and Regional Drainage, as well as Capacity Charges for Sewer and Water (**Capacity Charges**) and the associated Administrative Fee as adopted by the City Council and Board of Directors for the Victorville Water District (the "**Policy**"). This policy does not govern the collection of fees by the City on behalf of outside agencies, such as VVWRA or any of the local school districts.

II. Implementation Timeline

The updated DIF and Capacity Charges shall be in accordance with the Master Fee Schedule adopted in conjunction with this Policy and shall become effective on January 1, 2023.

A. *Phased Implementation* – Updated DIF and Capacity Charges for single and multi-family development projects shall be implemented over a four-year period as specified in the Master Fee Schedule adopted in conjunction with this Policy.

B. *Grandfathering of Projects* – Certain projects, subject to the terms and conditions outlined below, shall be exempt from updated DIF and Capacity Charges. In these instances, projects shall only be subject to DIF and Capacity Charges in effect prior to January 1, 2023. However, these exemptions shall expire for any projects that have not pulled building permits before January 1, 2025, at which point such projects shall become subject to the DIF and Capacity Charges in effect as of January 1, 2025.

1. Single Family Residential Tracts – Projects for residential tracts within Victorville will be exempt from updated DIF and Capacity Charges if they are significantly underway as of June 30, 2022; meaning that the project applicant has made a final map submission to the City for plan check review; the underlying development is within a recorded Final Map (including a recorded Dash Map within an approved, unexpired Tentative Tract Map); or is in the Final Map Approval Process.

- i. For this Policy, the following definitions shall apply:
 - a. Final Map Approval Process – means having an approved, unexpired tentative map with an active improvement plan check being processed by the City as of June 30, 2022.
 - b. Dash Map – means a phased tract map with a dash between the tract number and phase number.
2. Multi-family Developments – Projects that are fully entitled or have submitted a Complete Entitlement Application to the Planning Department prior to January 1, 2023, are exempt from updated DIF and Capacity Charges.
 - i. For this Policy, the following definitions shall apply:
 - a. Complete Entitlement Application – means the submission of all the required application filing requirements to entitle a project that is deemed complete by City staff within 30 days of the submission.
3. Non-Residential Developments – All non-residential projects (e.g., commercial and industrial) that have received project entitlements from the Planning Commission and have submitted construction plans to the Building Department for plan check prior to January 1, 2023, are exempt from updated DIF and Capacity Charges.

III. Annual Cost Adjustment

Following the initial effective date of January 1, 2023, DIF and Capacity Charges shall be adjusted on January 1st of each subsequent year by utilizing the September over September comparison from the California Construction Cost Index, published by the State Department of General Services, which is based on *Engineering News Record* Building Cost Index data specific to California.

For single and multi-family development projects, which are subject to phased implementation (as described in Section II.A of this Policy), the annual cost adjustment shall be applied only after the final year of phased implementation, starting on January 1, 2027. The annual cost adjustment shall be based on the calculation for a single year as described above (not a cumulative adjustment covering the multiple years of phased implementation).

IV. Fee Collection

Except as otherwise provided in Government Code Section 66007, the payment of DIF and Capacity Charges for residential development shall not be required until the date of final inspection, or the date the temporary Certificate of Occupancy is issued, whichever occurs first. As to all other types of development projects, payment of DIF and Capacity Charges shall be required prior to, but not later than, the date of final inspection. If a developer is requesting full release of all utilities

prior to final inspection, including gas and electric service, payment may be required prior to release.

V. Determination of Applicable Fee

Except for grandfathering of projects outlined in Section II, or as otherwise required by law, the applicable rate of DIF and Capacity Charges for all land use types will be determined based on the date of submittal of an application for a permit to the Building Department. The application must be for the specific building or improvement which creates the impact for which the fee charged is intended. This rate will remain the effective rate while the plan check for that application remains active. If the plan check expires, the applicant will have to submit a new application and will be subject to any DIF and Capacity Charge updates that have occurred between the initial expired submittal and the new submittal.

VI. Exemptions

The following categories of projects shall be exempt from the requirement for the payment of DIF and Capacity Charges.

- A. *Old Town/CRIA* – Projects located within the Old Town Specific Plan and/or Community Revitalization Investment Authority (CRIA) geographical areas.
- B. *City-owned Property* – Development of facilities on land owned by the City or any of its subsidiary agencies, provided said land is developed for public use or benefits the health, safety and welfare of the community at large.
- C. *Accessory Dwelling Units (ADUs)* – ADUs less than 750 sq. ft.

VII. Credits Toward Applicable Fees

A developer may be eligible to receive credits for certain public improvements constructed by the developer to offset DIF and Capacity Charges.

Criteria establishing the eligibility for fee credits for a category of public improvements are specific to that fee category as described below.

A. Park Land and Park Improvements

1. Land dedicated to the City by a developer, for the use of a planned City park, may be eligible for a DIF credit if it is determined that the land will support the development of a park that will benefit the community in a manner consistent with the City's Parks and Recreation Master Plan. An appraisal report prepared by a qualified appraiser shall be submitted to the City for review. The dollar amount of the credit will be based on an appraised value found to be acceptable to the City.
2. Park improvements constructed by a developer for the use of a planned City

park, may be eligible for a DIF credit if it is determined that the park improvements will benefit the community in a manner consistent with the City's Parks and Recreation Master Plan.

B. Road Improvements

1. The maximum Road DIF credit available is sixty-seven percent (67%) of the Road DIF collected for the development, which is the "Local Road Improvements" portion of the cost estimate in the most recent DIF Study, or the cost of the eligible road improvements, whichever is less. The remaining thirty-three percent (33%) of the Road DIF paid is reserved for the SBCTA Nexus Study Road Improvements portion of the most recent DIF Study. The percentages may be adjusted based on future DIF study updates.
2. The project must be on the most recently adopted Road DIF project list within the Capital Improvement Plan.
3. Only the center portion of a road is eligible for credit, because only the center portion was included in the cost estimate for the Road DIF project list within the Capital Improvement Plan. The eligible center width is as follows by street classification:
 - a. Arterial 26 feet
 - b. Major Arterial 38 feet
 - c. Super Arterial 60 feet
4. Utility relocation costs are not eligible. Culvert crossings for drainage are eligible if they are required as part of the approved road improvements, but longitudinal storm drain facilities are not eligible.
5. Projects on the State Highways System are not eligible for Road DIF credits because arterial road projects on the Road DIF project list within the Capital Improvement Plan are only City roads and interchanges on I-15 will not be constructed by a developer.
6. Road portions outside of the City Limits (an adjacent City or County unincorporated area) are not eligible for Road DIF credits.

C. Drainage Improvements

1. The project must be on the most recently adopted Regional Drainage Facilities project list within the Capital Improvement Plan.
2. Only regional facilities are eligible, which in general, are the larger facilities identified as Regional in a Master Plan of Drainage prepared by the San

Bernardino County Flood Control District. Typically, these facilities convey at least 750 cubic feet per second for the peak 100-year storm frequency.

3. For the Southern California Logistics Airport (SCLA), eligible facilities are also identified in the DIF Regional Drainage Facilities Project list and consistent with the facilities identified in the most recent the SCLA Specific Plan update.

D. Sewer Collection System Improvements

1. The project must be identified in the latest update of the Sewer Master Plan or a separate sewer study approved by the Engineering Department.
2. The project must increase the capacity of the sewer system.
3. Projects can include replacing an existing sewer main with a main of increased diameter or constructing a new sewer main. Sewer mains must be larger than 8 inches in diameter.

E. Water System Improvements

1. The project must be identified in the latest update of the Water Master Plan or a separate water study approved by the Engineering Department.
2. The project must increase the capacity of the water system.
3. Projects can include replacing an existing water main with a main of increased diameter or constructing a new sewer main. Water mains must be larger than 8 inches in diameter.

F. Demolished Buildings

Credits for demolished buildings or removed plumbing fixtures may be assigned to new permits on the same property on a like for like basis at the discretion of the Building Official. To qualify for these credits, detailed demolition plans must be submitted with plans for the new development indicating which structures or plumbing fixtures are being removed as part of the project.

G. General Requirements for Credits

If a project is determined to be eligible for DIF and/or Capacity Charge credits, the following general requirements shall apply:

1. A letter must be submitted to the City requesting the credit.

2. City staff will determine the eligible credit amount.
3. If the cost of land dedicated or improvements constructed exceeds the amount of DIF and/or Capacity Charge required to be paid by the developer, the developer may be eligible for reimbursement. The reimbursement amount is subject to available City DIF and Capacity Charge funds and must be specified in an agreement.
4. The City's standard Fee Credit Agreement must be used. The standard agreement has a term of five years, after which the agreement becomes void. City Council must approve the agreement.
5. DIF/Capacity Charge credits cannot be transferred to a different development project. The agreement is project specific.
6. Assignment of Road DIF/Capacity Charge credits to another party requires another agreement for the transfer of the credits, and approval by the City Council. The DIF/Capacity Charge credits remain with the land.
7. The improvements shall be installed by a contractor appropriately licensed in the State of California for the type of improvements constructed.
8. State prevailing wage rates shall be paid to the contractors that install the improvements.
9. Improvements shall be designed to City standards in accordance with approved plans by the City Engineer.
10. After construction of the project, the following information is required:
 - a. Supporting documentation for the actual cost of the work.
 - b. General contractor and sub-contractor names and license numbers.
 - c. Signed contracts and lien releases for all contractors and subcontractors associated with the work.
 - d. Certified payroll substantiating that State prevailing wages were paid.
11. The maximum amount of DIF/Capacity Charge credit cannot exceed the actual cost of the eligible improvements unless the developer is eligible for reimbursement in accordance with an approved agreement.
12. The credit is subtracted from the DIF/Capacity Charge required to be paid by the developer. The Building Division administers the DIF/Capacity Charge credits after the agreement is approved.