

City of Wildomar

2024/25 Annual Report On Development Impact Fees Fiscal Year Ended June 30, 2025

Background

The Mitigation Fee Act, Government Code Section 66000 et seq., (the “Act”) governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development. Fees must be separately accounted for and used for the specific purpose for which the fee was imposed. The City’s adopted development impact fees are listed in the attached exhibits. Expenditures are authorized through the annual Operating Budget and the City’s Capital Improvement Program.

Development Fee Reporting

The Act requires two specific reporting requirements from the City: 1) A periodic (five-year) report to make findings concerning all unexpended mitigation fees and 2) an annual review of all development impact fees as defined in the Act and to make a public report on the fees available to the public after the end of each fiscal year. Government Code Section 66006(b)(2) requires the report to be placed on an agenda for review at a public meeting not less than 15 days after the report is made available to the public. Only an annual report is required for fiscal year 2024-25.

The report is organized as follows:

Section 1. A brief description of the purpose of each development impact fee, its authorizing legislation, and the current amount (Government Code Section 66006(b)(1) (A)).

Section 2. An annual summary of the beginning fund balance on July 1st, 2024, annual fee revenue collected as well as interest earned, public improvement expenditures, and the ending fund balance on June 30th, 2025, for each fee (Government Code Section 66006(b)(1)(C) and (D)); and a list of Capital Projects funded in fiscal year 2024-25 with development impact fees.

Section 3. Report of Findings for each fee.

Section 4. Capacity Fees.

City of Wildomar

Description of Development Impact Fees

Section 1.

The City's Development Impact Fees (DIF) were first adopted at incorporation on July 1, 2008, adopting the fees that were being charged by the County of Riverside at the time. The County transferred all the development impact fee fund balances to the City from development impact fees collected by the County from developments with the new City of Wildomar. The City continued to collect development impact fees in the amounts established by the County from incorporation until the City adopted its own fees after a Development Impact Fee Study was done in January 2014, with the new fees becoming effective on April 1st, 2014. An update to the study was done in April 2015, adding several fees. These DIFs became effective in intervals starting on August 10, 2015. The following development impact fees were adopted:

- **410 – DIF Admin**
- **420 – City Hall**
- **421 – Police Facilities**
- **422 – Animal Shelter**
- **423 – Corporate Yard**
- **430 – Fire Facilities**
- **440 – Transportation – Roads**
- **450 – Transportation – Signals**
- **451 – Drainage**
- **460 – Park Land Acquisition**
- **461 – Park Improvements**
- **470 – Community Center**
- **480 – Multi-Purpose Trails**
- **490 – Library**

The most recent fee update concluded in December 2021 and went into effect on July 1st, 2022. This most recent fee update is incorporated into this report. The individual fee amounts and their designated purpose will be described in detail in the following section. Resolution 2021-76 was also adopted along with the fee study which allows the City to increase the development impact fees described in the following by an amount equal to the average percentage change over the previous year in the California Construction Cost Index starting on July 1st, 2023. The increase for FY2024-25 was 0.35%.

On May 8th, 2024, the City had NBS prepare a memo to calculate a Places of Worship DIF category, as they had previously been assessed the commercial rates which do not appropriately account for the impacts. These fees went into effect July 8th, 2024, and therefore this DIF category is included in this report.

410 – Development Impact Fee Admin

The purpose of the Admin DIF is to cover the cost of administering and updating the DIF program. This includes legal costs as well as development fee studies, of which the City has completed three thus far. The first two were with the consulting firm Colgan Consulting Corporation. The first study was carried out between 2012-2013 and completed in January 2014. A second study to update the fees was completed in April 2015. A third study was commissioned in FY2020-21 by NBS Consulting and completed in FY2021-22. This update did not take effect until July 1st, 2022. In this update, the Admin DIF decreased from 0.48% to 0.30% of DIFs paid. The purpose of this decrease was to account for the overall increase in the Development Impact Fees so that the amount collected remained constant. However, as the Animal Shelter DIF was not updated, the admin fee percentage for this DIF remains at 0.48%.

| Current Fee as of 6/30/2024: | |
|-------------------------------------|---|
| Land Use | Maximum Fee |
| Single Family Residential | \$ 0.30% of All DIFs Excluding Animal Shelter |
| Multi-Family Residential | \$ 0.30% of All DIFs Excluding Animal Shelter |
| Commercial/ Retail | \$ 0.30% of All DIFs Excluding Animal Shelter |
| Office/Business Park | \$ 0.30% of All DIFs Excluding Animal Shelter |
| Light Industrial/Warehousing | \$ 0.30% of All DIFs Excluding Animal Shelter |
| Places of Worship | \$ 0.30% of All DIFs Excluding Animal Shelter |

420 – City Hall DIF

Fees are for a purpose-built City Hall to serve both existing and future development. The fee amount is based on future development's proportionate share of a new City Hall building. Calculations are based on a total service population (residents and employees) of 72,305 with a City Hall measuring 20,000 ft², which is a slight reduction from the square footage identified in the previous study. The projected cost for a new purpose-built City Hall facility is \$10,850,000 with new development's estimated share of the cost at \$4,829,697 (45.65%). The fee amount for the City Hall Facilities Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--|
| Single Family Residential | \$ 459 per dwelling unit |
| Multi-Family Residential | \$ 318 per dwelling unit |
| Commercial/ Retail | \$ 314 per 1,000 square feet of building space |
| Office/Business Park | \$ 278 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 111 per 1,000 square feet of building space |
| Places of Worship | \$ 111 per 1,000 square feet of building space |

421 – Police Facilities DIF

The purpose of the Police Facilities DIF is to mitigate the impact of new developments on the need for a Police substation in Wildomar. Currently, the City contracts with the Riverside County Sheriff which operates out of the Lake Elsinore station. The fee calculation considers future service population growth.

The fee amount for the Police Facilities Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--|
| Single Family Residential | \$ 292 per dwelling unit |
| Multi-Family Residential | \$ 203 per dwelling unit |
| Commercial/ Retail | \$ 197 per 1,000 square feet of building space |
| Office/Business Park | \$ 174 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 69 per 1,000 square feet of building space |
| Places of Worship | \$ 69 per 1,000 square feet of building space |

422 – Animal Shelter DIF

The purpose of the Animal Shelter DIF is to cover the City's debt service share of the new development costs to the regional animal shelter. Wildomar's share of the cost is 17.1%, or \$4,168,310. Of that, new development constitutes 37.3%, or \$1,555,383. The shelter is located at 33751 Mission Trail, Wildomar, CA 92595. As the debt service amount has not changed, this fee was not updated in the December 2021 DIF study.

The fee amount for the Animal Shelter Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--------------------------|
| Single Family Residential | \$ 250 per dwelling unit |
| Multi-Family Residential | \$ 178 per dwelling unit |
| Commercial/ Retail | \$ Fee Not Applied |
| Office/Business Park | \$ Fee Not Applied |
| Light Industrial/Warehousing | \$ Fee Not Applied |
| Places of Worship | \$ Fee Not Applied |

423 – Corporate Yard DIF

The purpose of the Corporate Yard DIF is to provide funding for the future acquisition of a corporation yard. The yard will be used to store equipment utilized by the City to meet the maintenance needs of the City. The fee considers both the site acquisition and development. It also incorporates a storage building estimated to be 3,000 ft² and future maintenance of the site. New development's share of the cost is projected to be \$1,091,043.

The fee amount for the Corporate Yard Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|---|
| Single Family Residential | \$ 104 per dwelling unit |
| Multi-Family Residential | \$ 72 per dwelling unit |
| Commercial/ Retail | \$ 71 per 1,000 square feet of building space |
| Office/Business Park | \$ 62 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 25 per 1,000 square feet of building space |
| Places of Worship | \$ 25 per 1,000 square feet of building space |

430 – Fire Facilities DIF

The purpose of the Fire Facilities DIF is to fund new fire protection facilities. Currently, Wildomar is served by only one fire station within its city limits, Station #61. The City is anticipating adding another station and upgrading or replacing the current facilities. The current fee is based on the cost of adding one additional fire station and one new Type I fire engine.

The fee amount for the Fire Facilities Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--|
| Single Family Residential | \$ 532 per dwelling unit |
| Multi-Family Residential | \$ 369 per dwelling unit |
| Commercial/ Retail | \$ 363 per 1,000 square feet of building space |
| Office/Business Park | \$ 322 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 128 per 1,000 square feet of building space |
| Places of Worship | \$ 129 per 1,000 square feet of building space |

440 – Transportation - Roads DIF

The purpose of the Transportation-Roads DIF is to help fund improvements to streets, intersections, bridges, and culverts needed to serve future development. The improvements incorporated into the fee are based on the City of Wildomar General Plan Circulation Element. One of the most significant projects is related to Bundy Canyon Road. The total impact fee share for all projects is \$106,807,320.

The fee amount for the Transportation-Roads Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|---|
| Single Family Residential | \$ 4,605 per dwelling unit |
| Multi-Family Residential | \$ 2,604 per dwelling unit |
| Commercial/ Retail | \$ 13,742 per 1,000 square feet of building space |
| Office/Business Park | \$ 4,147 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 1,894 per 1,000 square feet of building space |
| Places of Worship | \$ 180 per 1,000 square feet of building space |

450 – Transportation - Signals DIF

The purpose of the Transportation-Signals DIF is to cover the costs of new traffic signals and modifications to existing signals that can be attributed to new development. The specific streetlight infrastructure improvements are outlined in a listing in Appendix A of the 2021 DIF Study for Wildomar. As of the study date, there are 19 new traffic signals slated for installation and 22 existing streetlights targeted for modification to Ultimate 4-Way signals. The total amount to be covered by impact fees is \$11,870,806.

The fee amount for the Transportation-Signals Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--|
| Single Family Residential | \$ 512 per dwelling unit |
| Multi-Family Residential | \$ 290 per dwelling unit |
| Commercial/ Retail | \$ 1,527 per 1,000 square feet of building space |
| Office/Business Park | \$ 462 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 211 per 1,000 square feet of building space |
| Places of Worship | \$ 180 per 1,000 square feet of building space |

451 – Drainage DIF

Drainage is a serious concern to Wildomar as runoff from the steep slopes of the City limits can have notable impacts on the more level western areas of the City. The purpose of the Drainage DIF is to provide for future drainage improvements necessitated by new development to protect the City from flooding in the event of concentrated downpours. Improvements are based on the City Master Drainage Plan and the Riverside County Flood Control Area Drainage Plan that cover parts of the City. The costs of sub-regional collector facilities serving Wildomar are also incorporated into the fee.

The fee amount for the Drainage Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|-----------------------------------|--|
| Residential – Varies with Density | |
| Residential Estate Density | \$ 9,093 per dwelling unit |
| Residential Very Low Density | \$ 9,042 per dwelling unit |
| Residential Low Density | \$ 8,989 per dwelling unit |
| Residential Medium Density | \$ 5,632 per dwelling unit |
| Residential Med-High Density | \$ 3,534 per dwelling unit |
| Residential High Density | \$ 1,803 per dwelling unit |
| Commercial/ Retail | \$ 3,629 per 1,000 square feet of building space |
| Office/Business Park | \$ 2,750 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 2,591 per 1,000 square feet of building space |
| Places of Worship | \$ 1,005 per 1,000 square feet of building space |

460 – Park Land Acquisition DIF

The purpose of the Park Land Acquisition DIF is to fund the acquisition of parklands needed to serve new residential development. The fee also includes a small component to pay for the cost of a Master Plan to guide the development. The fee only applies to residential units. Calculations are based on the Quimby Act methodology that stipulates parkland requirements may be based on 3 acres per 1,000 residents. The fee is then multiplied by the expected future dwelling units. The impact fee report explains the methodology more thoroughly.

The fee amount for the Park Land Acquisition Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|----------------------------|
| Single Family Residential | \$ 1,049 per dwelling unit |
| Multi-Family Residential | \$ 728 per dwelling unit |
| Commercial/ Retail | \$ Fee Not Applied |
| Office/Business Park | \$ Fee Not Applied |
| Light Industrial/Warehousing | \$ Fee Not Applied |
| Places of Worship | \$ Fee Not Applied |

461 – Park Improvements DIF

The purpose of the Park Improvements DIF is to provide funding for park improvements needed to serve new residential development. This fee only applies to residential units.

The fee amount for the Park Improvements Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|-----------------------------|
| Single Family Residential | \$ 10,491 per dwelling unit |
| Multi-Family Residential | \$ 7,272 per dwelling unit |
| Commercial/ Retail | \$ Fee Not Applied |
| Office/Business Park | \$ Fee Not Applied |
| Light Industrial/Warehousing | \$ Fee Not Applied |
| Places of Worship | \$ Fee Not Applied |

470 – Community Center DIF

The purpose of the Community Center DIF is to provide funds for a Community Center to serve both existing and future development. The residential population at the time of full City buildout is estimated to be 57,231 and the projected cost of a facility to service them is estimated to be \$10,510,500. The revenues from the Community Center DIF are estimated to cover 35.11% of the costs of buildout.

The fee amount for the Community Center Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--------------------------|
| Single Family Residential | \$ 642 per dwelling unit |
| Multi-Family Residential | \$ 446 per dwelling unit |
| Commercial/ Retail | \$ Fee Not Applied |
| Office/Business Park | \$ Fee Not Applied |
| Light Industrial/Warehousing | \$ Fee Not Applied |
| Places of Worship | \$ Fee Not Applied |

480 – Multi-Purpose Trails DIF

The purpose of the Multi-Purpose Trails DIF is to cover the future expansion of Wildomar's multi-use trail network. Wildomar currently contains an extensive network of multi-purpose trails ranging from four-foot-wide dirt trails to ten-foot-wide trails of decomposed granite. This fee is meant to cover the expansion of the trail network to include future development as it is built out. This calculation is based on a final service population for the City of 72,305 which includes both residents and non-residents users. There is an estimated \$38,904,239 in new trail development of which 46.1% is new development's share.

The fee amount for the Multi-Purpose Trails Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--|
| Single Family Residential | \$ 1,717 per dwelling unit |
| Multi-Family Residential | \$ 1,190 per dwelling unit |
| Commercial/ Retail | \$ 1,154 per 1,000 square feet of building space |
| Office/Business Park | \$ 1,022 per 1,000 square feet of building space |
| Light Industrial/Warehousing | \$ 408 per 1,000 square feet of building space |
| Places of Worship | \$ 408 per 1,000 square feet of building space |

490 – Library DIF

The purpose of the Library DIF is to cover the cost of additional books and materials needed for new development. This Riverside County fee was utilized temporarily after the City's incorporation until the City adopted new fees in April 2014 after a study. Collection of the Library DIF ceased on January 31, 2014, and the remaining fund balance is used for books and materials as requested by the County library in Wildomar located on Mission Trail.

The fee amount for the Library Development Impact Fee is as follows:

| Land Use | Maximum Fee |
|------------------------------|--------------------------|
| Single Family Residential | \$ Fee No Longer Applied |
| Multi-Family Residential | \$ Fee No Longer Applied |
| Commercial/ Retail | \$ Fee No Longer Applied |
| Office/Business Park | \$ Fee No Longer Applied |
| Light Industrial/Warehousing | \$ Fee No Longer Applied |

Section 2.
City of Wildomar Development Impact Fee Report
Annual Summary Report
7/1/2024-6/30/2025

| Fiscal Year | | 410 | 420 | 421 | 422 | 423 | 430 | 440 | 450 | 451 | 460 | 461 | 470 | 480 | 490 | Total |
|---|-------------------------|-------------------|-------------|-------------------|----------------|----------------|-----------------|------------------------|--------------------------|--------------|--------------------------------------|-------------------|--------------------------|------------|------------|-------------------------|
| | | Administrative | City Hall | Police Facilities | Animal Shelter | Corporate Yard | Fire Facilities | Transportation - Roads | Transportation - Signals | Drainage | Regional Parks/Park Land Acquisition | Park Improvements | Community Center / Parks | Trails | Library | |
| Beginning Balance 7/1/2024: | | \$ (74,269) | \$ 678,026 | \$ 700,723 | \$ (821,332) | \$ 49,419 | \$ 1,076,291 | \$ 4,380,358 | \$ 479,814 | \$ 1,803,889 | \$ (566,178) | \$ 3,066,073 | \$ 639,768 | \$ 954,838 | \$ 12,840 | \$ 12,380,259 |
| Revenues: | | | | | | | | | | | | | | | | |
| | Fees Received | 2024-2025 | 5,951 | 4,913 | 3,022 | 19,740 | 1,074 | 5,657 | 186,712 | 21,936 | 45,067 | 51,396 | 10,491 | 642 | 16,665 | - \$ 373,266 |
| | Interest Income | 2024-2025 | 16 | 37,286 | 37,100 | - | 1,223 | 21,916 | 228,873 | 10,405 | 39,354 | - | 195,031 | 13,782 | 20,912 | 241 \$ 606,139 |
| | Miscellaneous Income | 2024-2025 | - | - | - | - | - | - | - | - | - | - | - | - | - | - \$ - |
| Total Revenues for 2024-2025: | | | 5,966 | 42,199 | 40,123 | 19,740 | 2,297 | 27,573 | 415,586 | 32,341 | 84,421 | 51,396 | 205,522 | 14,424 | 37,577 | 241 \$ 979,405 |
| Expenditures: | | | | | | | | | | | | | | | | |
| | General Operating | 2024-2025 | - | - | - | - | - | - | - | - | - | - | - | - | - | - \$ - |
| | Debt Service Allocation | 2024-2025 | - | - | - | 52,210 | - | - | - | - | - | - | - | - | - | - \$ 52,210 |
| | Library Books | 2024-2025 | - | - | - | - | - | - | - | - | - | - | - | - | - | - \$ - |
| | Capital Projects | 2024-2025 | - | - | - | - | 1,911 | - | 256,793 | 23,633 | 1,721 | - | 403,331 | - | - | - \$ 687,389 |
| Total Expenditures for 2024-2025: | | | - | - | - | 52,210 | 1,911 | - | 256,793 | 23,633 | 1,721 | - | 403,331 | - | - | - \$ 739,599 |
| Ending Balance 6/30/2025: | | | \$ (68,303) | \$ 720,225 | \$ 740,846 | \$ (853,802) | \$ 49,805 | \$ 1,103,864 | \$ 4,539,150 | \$ 488,522 | \$ 1,886,589 | \$ (514,783) | \$ 2,868,264 | \$ 654,192 | \$ 992,416 | \$ 13,081 \$ 12,620,065 |
| Capital Projects Breakdown: | | % Funded with DIF | Status | | | | | | | | | | | | | |
| Bundy Canyon Widening Ph I CIP026 | | 75% | Complete | - | - | - | - | - | 36,524 | 23,547 | 1,721 | - | - | - | - | 61,793 |
| Clinton Keith Widening Ph I CIP025 | | 6% | Ongoing | - | - | - | - | - | 105,878 | - | - | - | - | - | - | 105,878 |
| Bundy Canyon Orchard Signal CIP075-0 | | 7% | Ongoing | - | - | - | - | - | - | 43 | - | - | - | - | - | 43 |
| Bundy Canyon Almond Signal CIP076-0 | | 7% | Ongoing | - | - | - | - | - | - | 43 | - | - | - | - | - | 43 |
| Interim Field Operations Center 098-0 | | 10% | Ongoing | - | - | - | - | 1,911 | - | - | - | - | - | - | - | 1,911 |
| Palomar Widening CIP028-2 | | 2% | Ongoing | - | - | - | - | - | 114,391 | - | - | - | - | - | - | 114,391 |
| Marna O'Brien Rubberized Place Surface CIP102-0 | | 100% | Complete | - | - | - | - | - | - | - | - | - | 10,121 | - | - | 10,121 |
| 20 Acre Park Acq. & Improvements CIP099 | | 42% | Ongoing | - | - | - | - | - | - | - | - | - | 203,576 | - | - | 203,576 |
| 27 Acre Park | | 10% | Ongoing | - | - | - | - | - | - | - | - | - | 189,634 | - | - | 189,634 |
| | | | | - | - | - | 1,911 | - | 256,793 | 23,633 | 1,721 | - | 403,331 | - | - | - 687,389 |

Report of Findings of Development Impact Fee Activity Section 3.

Notes: (1) The 2021 Development Impact Fee study anticipates the buildout of the City in approximately 20 years, or around 2045. (2) Refunds to developers will occur in subsequent fiscal years as part of fee reimbursements for Community Facilities Districts. Once refunded, the City gains access to an equal amount of bond proceeds. Reimbursements for CFD2022-3 Verano and Lennar Horizons CFD 2022-2 occurred over this fiscal year, and the total fees collected reflects the net amount. Fees anticipated to be refunded are held in a liability holding account and not counted as revenue. Once the City issues bonds within these Districts, the DIF fees will be refunded to the Developer, and the bond proceeds will be available to fund appropriate capital projects. (3) Verano and Horizons fees were refunded in FY2024/25 as part of bond issuances.

410 – DIF Admin

- ❖ The Purpose of the Admin DIF is to cover the costs of administrating and updating the DIF program.
- ❖ The reasonable relationship between the Admin DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ As this is an Admin fee, the amounts are generally low. The major projects funded out of the Admin DIF are new fee studies and updates. The most recent study was adopted on December 15th, 2021, and went into effect on July 1st, 2022.
- ❖ An update to add a Places of Worship DIF category was adopted May 8th, 2024, and went into effect July 8th, 2024.

420 – City Hall

- ❖ The purpose of the City Hall DIF is to provide funding for a purpose-built City Hall to serve both existing and future development.
- ❖ The reasonable relationship between the City Hall DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The current building City Hall operates out of was purchased in November 2023. City

Hall DIF funds were not used as this building was not purpose-built. The City will eventually require the construction of a new building utilizing these funds and a decision will be made once adequate funding is available. As the current balance is insufficient for completion, the project has not been scheduled.

421 – Police Facilities

- ❖ The purpose of the Police Facilities DIF is to provide funding for additional police facilities to serve both existing and future development.
- ❖ The reasonable relationship between the Police DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ As the City of Wildomar contracts with the County Sheriff for law enforcement services, the City uses the county facilities for police activities. Therefore, no monies from the Police DIF have been spent yet. Once sufficient funding is available, the City will add police facilities and a substation consistent with the City's growth needs.

422 – Animal Shelter

- ❖ The purpose of the Animal Shelter DIF is to provide funding for the City's portion of the animal shelter costs to serve both existing and future development.
- ❖ The reasonable relationship between the Animal Shelter DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by Colgan Consulting dated January 22, 2014.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee study, dated January 22, 2014.
- ❖ As the Animal Shelter Debt Service agreement remains unmodified, this fee was not updated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The Animal Shelter DIF fund has been used to fund the City's portion of the animal shelter which was financed before the city was incorporated. It will continue to be used for this purpose. The debt will be paid off by 2038.

423 – Corporate Yard

- ❖ The purpose of the Corporate Yard DIF is to provide funding for a Corporate Yard to serve both existing and future development.
- ❖ The reasonable relationship between the Corporate Yard DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of

Wildomar Development Fee Study, dated December 2nd, 2021.

- ❖ The Corporate Yard DIF fund is intended to be used to purchase and maintain a corporate yard for City use. In prior years it has been used to acquire land on Lemon Street with the intention of using it as part of a corporate yard as needed.
- ❖ In FY2024/25, a small amount of funds were used for research into an interim field operations center once that may eventually be converted into a permanent corporate yard once sufficient funding is available. No site has been obtained yet.

430 – Fire Facilities

- ❖ The purpose of the Fire Facilities DIF is to provide funding for fire facilities to serve both existing and future development.
- ❖ The reasonable relationship between the Fire Facilities DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Fire Facilities DIF fund is intended to be used to purchase fire facilities to service the City. The current intent is to use funds to acquire another fire station that is more centrally located within the City limits. No location has been chosen yet. The City also plans to purchase another fire engine for the facility. Completion dates will be set when adequate funds have been collected.

440 – Transportation – Roads

- ❖ The purpose of the Transportation-Roads DIF is to provide funding for additional roads and street improvements to accommodate new development.
- ❖ The reasonable relationship between the Transportation-Roads DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Transportation-Roads DIF fund is intended to be used for various road projects:
- ❖ Funding has been used for the Bundy Canyon Road Widening project in FY2024-25.
- ❖ This fee also supported the ongoing Clinton Keith Widening Phase I improvements in fiscal year 2024-25.
- ❖ Funds were also used for work on the Palomar Widening Phase II project.

450 – Transportation – Signals

- ❖ The purpose of the Transportation-Signals DIF is to provide funding for new traffic signals and modifications to existing signals to accommodate new development.
- ❖ The reasonable relationship between the Transportation- Signals DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Transportation-Signals DIF fund is intended to be used for various traffic signals. It has funded various signals located along Bundy Canyon Road.
- ❖ Funding has been committed for adding traffic signals at various points on Bundy Canyon Road.

451 – Drainage

- ❖ The purpose of the Drainage DIF is to provide funding for drainage improvements to serve both existing and future development.
- ❖ The reasonable relationship between the Drainage DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Drainage DIF fund was used for the Lateral Storm Drain project and improvements as part of the Bundy Canyon Widening project.
- ❖ Funds have been committed for future drainage infrastructure improvements as part of the Bundy Canyon Widening project.
- ❖ Additional drainage improvement projects funded by DIF Drainage are specified in Appendix C of the 5 Year CIP plan and will be scheduled as sufficient funds become available.

460 – Park Land Acquisition

- ❖ The purpose of the Park Land Acquisition DIF is to provide funding for the acquisition of land to expand park facilities in accordance with new development.
- ❖ The reasonable relationship between the Park Land Acquisition DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Park Land Acquisition DIF fund was used to develop a Parks Master Plan over the years 2013-2016. Monies were also used to buy land for the 11-acre park.
- ❖ A new 20-acre park was purchased in June 2023 and was partially funded with DIF revenue. The park is anticipated to be opened to the public at the end of FY2025-26.

461 – Park Improvements

- ❖ The purpose of the Park Improvements DIF is to provide funding for improving park facilities to serve future development.
- ❖ The reasonable relationship between the Park Improvements DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Park Improvements DIF fund is intended to be used for improving park facilities.
- ❖ It has been used for the removal of the Freedom Swing in Marna O'Brien.
- ❖ Funds were used towards the ongoing design improvements of the 20-acre and 27-acre parks in FY2024/25.
- ❖ Funds were also used for the replacement of bark in the Marna O'Brien playground with a rubberized play surface (CIP102). The project was completed in October 2025.

470 – Community Center

- ❖ The purpose of the Community Center DIF is to provide funding for a community center.
- ❖ The reasonable relationship between the Community Center DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Community Center DIF fund is intended to be used for a community center to serve the city and surrounding population. No date for the center has been scheduled. Funds have been used in prior years to expand the existing City Hall facilities into additional suites to provide community services in accordance with new development. As the City moves closer to buildout and adequate funding becomes available, decisions will be made regarding a dedicated community center.

480 – Multi-Purpose Trails

- ❖ The purpose of the Multi-Purpose Trails DIF is to provide funding for fire prevention facilities to serve both existing and future development.
- ❖ The reasonable relationship between Multi-Purpose Trails DIF and the purpose for which it is charged is demonstrated in the City of Wildomar Development Impact Fee Study by NBS Consulting dated December 2nd, 2021.
- ❖ The anticipated funding sources and their amounts are detailed in the City of Wildomar Development Fee Study, dated December 2nd, 2021.
- ❖ The Multi-Purpose Trails DIF fund has been used to improve and expand the trail network to accommodate increased usage. The Grand Avenue multi-purpose trail was completed in fiscal year 2018-19.

490 – Library

- ❖ The purpose of the Library DIF is to provide funding for library books and other materials. When the City was incorporated on July 1, 2008, the City adopted the County of Riverside DIF which included a specific DIF for Library Books.
- ❖ On April 1, 2014, the City adopted a new DIF program that did not include a category for the collection of library books and materials for the Mission Trail Library, which is run by the County in Wildomar. With the adoption of the new DIF program, the Library DIF was no longer collected.
- ❖ On July 24, 2014, the County of Riverside and the City of Wildomar entered a Memorandum of Understanding (MOU) to use the balance of the Library DIF funds to purchase new library materials for the Mission Trail Library in Wildomar until the funds are exhausted.
- ❖ The County invoices the City quarterly for new library materials purchased under this MOU.

**City of Wildomar
Capacity Fees
Section 4.**

The City does not provide sewage or water services and therefore any capacity fees associated with utility connections are neither collected nor under the control of the City. As such, there are none to report.