

UPDATED MATERIAL PER LEGAL COUNSEL ADVICE. NEITHER THE STAFF REPORT NOR RECOMMENDED ACTION HAS CHANGED. UPDATE HAS BEEN MADE CONSISTENT WITH BROWN ACT REQUIREMENTS. JANUARY 12, 2021 – 8:30 AM.

Coachella Valley Conservation Commission Development Impact Fees Annual and Five-Year Accounting Report

Fiscal Year 2019-2020

The following is a report prepared to comply with California Government Code Section 66006. The section requires an annual disclosure review of development impact fees collected and disbursements made. The disclosure portion of Section 66006 (b) requires that within 180 days after the last day of the fiscal year the Authority shall make available the following information:

A. A brief description of the type of fee in the account or fund:

The Local Development Mitigation Fee provides a funding source from new development for the acquisition of habitat lands and the monitoring and management of these lands in perpetuity to streamline the regulatory process and allow local governments to expedite development and the construction of infrastructure, particularly transportation facilities.

B. The amount of the fee (through 30 June 2020):

Residential, density less than 8.0 dwelling units per acre (per dwelling unit)	\$1,331
Residential, density between 8.0 and 14.0 dwelling units per acre (per dwelling unit)	\$554
Residential, density more than 8.0 dwelling units per acre (per dwelling unit)	\$247
Commercial/Industrial (per acre)	\$5,911

C. The beginning and ending balance of the account or fund, and;

D. The amount of fees collected and interest earned:

See Table 1 on following page.

E. An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees:

See Table 2 and Figure 1 at end of report.

Table 1: LDMF fund balance and revenue for fiscal year 2019-2020.

Beginning Fund Balance (7/1/19)		3,698,412
Fees Collected:		
Fees Collected		2,691,023
Administrative Fees Paid to Cathedral City	(2,764)	
Administrative Fees Paid to Coachella	(7,259)	
Administrative Fees Paid to Desert Hot Springs	(2,538)	
Administrative Fees Paid to Indian Wells	(332)	
Administrative Fees Paid to Indio	(4,213)	
Administrative Fees Paid to La Quinta	(2,772)	
Administrative Fees Paid to Palm Desert	(1,727)	
Administrative Fees Paid to Palm Springs	(1,996)	
Administrative Fees Paid to Rancho Mirage	(573)	
Administrative Fees Paid to County of Riverside	(1,360)	
Administrative Fees Paid to Member Jurisdictions		(25,534)
Net Fees Collected		2,665,489
Interest Earned		59,094
Expenditures		(2,914,328)
Ending Fund Balance (6/30/20)		3,508,667

F. As to any of the intended public improvements that have not yet been completed, a determination of whether sufficient funds have been collected to complete the financing. If so, the approximate date by which the construction will commence.

The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) identifies that permittees shall conserve at least 100,600 acres by 2053. As of 30 June 2020, permittees have conserved 13,952 acres, just under 14% of the total conservation requirement.

While there are sufficient funds for additional purchases at this time, the Plan provides that land may only be purchased from willing sellers. Until negotiations with willing sellers have been concluded, an approximate date by which any particular purchase will be completed cannot be calculated.

G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

Not applicable. The Commission has not made any such interfund transfers or loans.

H. The amount of fees refunded or re-allocated pursuant to Gov. Code § 66001 for sums that remain unspent after five years and for which a date for commencement of the improvement has not been provided.

No fees were refunded or re-allocated pursuant to Gov Code Section 66001 for sums that remain unspent after five years and for which a date of commencement of the Improvement has not been provided.

Five Year Test

Revenues Collected	6/30/2020
Revenues Collected from 2016	\$1,519,711
Revenues Collected from 2017	\$1,238,531
Revenues Collected from 2018	\$2,258,994
Revenues Collected from 2019	\$4,454,268
Revenues Collected from 2020	\$2,691,023
Total Revenue for Last Five Years	\$12,122,527

Table 2: Capital improvement projects utilizing LDMF funds in fiscal year 2019-2020.

Land Conservation <i>Acquisitions toward CVMSHCP obligations</i>	FY 2020 Reportable Fees	Percentage Funded with Reportable Fees	Acres	Conservation Area
Barnes 70743003, 707400015, 707430002, 707430004	280,593.00	100.00%	635.21	DTL
Corey 660200027	9,315.00	100.00%	2.50	WH
DeVito 648160003	14,047.00	100.00%	4.84	TP
Durst Trust 520040015, 520040016	13,190.00	100.00%	10.21	SCC
Gray 659220005	14,315.00	100.00%	4.60	WH
Keck-Horn 659240003	15,300.00	100.00%	4.99	WH
Kunkle 773030006	150,400.00	100.00%	49.70	SRSJM
Lara 659230027, 659230028	3,315.00	100.00%	0.98	WH
Lazar Family Trust 648060001	292,234.50	100.00%	647.45	TP
Lewis 660340006	16,163.00	100.00%	5.04	WH
McCann 690050007, 695050018, 695050010, 695050013, 695050008, 695050009, 695050014, 695050020, 695050012, 695050015, 695050016, 695050019, 695050011	5,055.00	100.00%	1.80	TP
	9,315.00	100.00%	20.00	DTL

Nevarez 709510017				
Nores 660170011	12,327.50	100.00%	4.02	WH
North Shore Ranch LLC 729040013, 729040014, 729040009, 729040010	515,632.50	100.00%	154.65	SWC
Panhwar 659230042, 659250012	30,315.00	100.00%	10.00	WH
Pavich 647020010	18,327.50	100.00%	5.01	TP
Reid 665190006	59,327.50	100.00%	19.48	WH
Shackelford 660320003	9,315.00	100.00%	2.36	WH
Shovlin 667020001	200,550.00	100.00%	73.10	UMCBMC
Shovlin, Fletcher, Platt, et al 667020009, 667020014	60,417.50	100.00%	20.74	UMCBMC
Smith 659220014	15,327.50	100.00%	4.95	WH
Snow Cloud Enterprises 647020011, 647020009, 647020002	69,375.00	100.00%	20.31	TP
Steinberg 752010005	40,327.50	100.00%	8.40	TP
Acquisition totals	1,854,485.00		1,710.33	
Consultants: Capital Acquisition Strategies <i>Real estate appraisals</i>	285,013	100.00%		
Consultants: Management and Monitoring <i>Site visits, remediation, restoration actions</i>	<u>774,830</u>	90.69%		
Total expenditures	<u><u>2,914,328</u></u>			

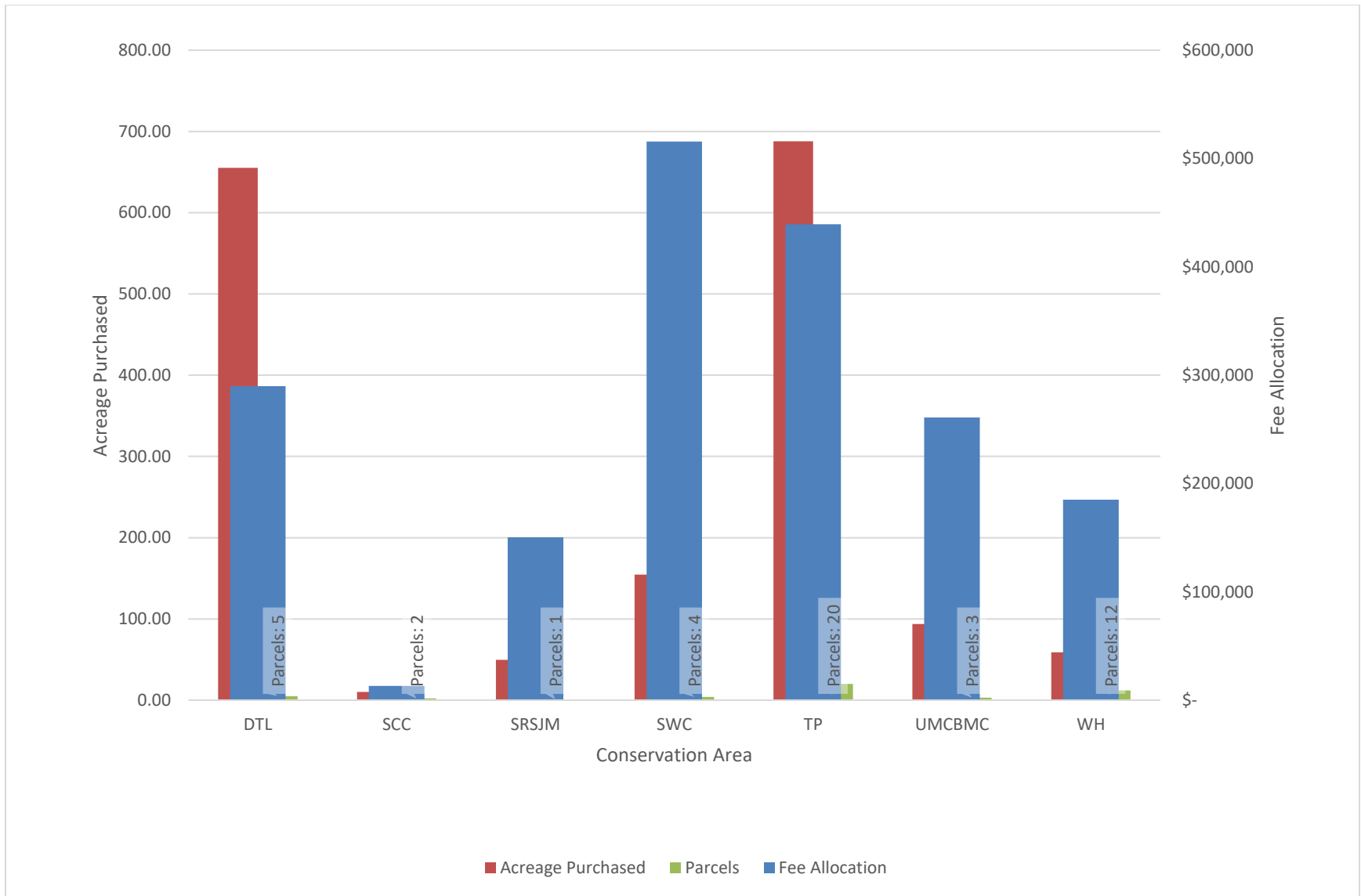


Figure 1: Acreage purchased and fee allocation per Conservation Area. The number of parcels purchased is presented in the vertical callout boxes above each Conservation Area.