



Legislation Text

File #: 21-1735, Version: 1

FROM:

Engineering

SUBJECT:

Approve a Development Impact Fees Credit Agreement Related to Parcel Map No. 20183 (TPM No. 19-021) and Parcel Map No. 20184 (TPM No. 19-022)

RECOMMENDATION:

Approve and authorize the City Manager to execute a Development Impact Fees Credit Agreement with TDC Boyle Partners, LLC, related to Parcel Map No. 20183 (TPM No. 19-021) and Parcel Map No. 20184 (TPM No. 19-022).

COUNCIL GOALS:

- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:

TDC Boyle Partners, LLC ("Developer") is developing two logistics and distribution centers on two properties within the City. Tentative Parcel Map No. 20183 (TPM No. 19-021) was conditionally approved by the Planning Commission on August 18, 2020 for an approximately 176,219 square foot logistics and distribution facility on 8.68 acres of land located north of Boyle Avenue and west of Sierra Avenue. Tentative Parcel Map No. 20184 (TPM No. 19-022) was conditionally approved by the Planning Commission on August 4, 2020 for an approximately 75,428 square foot logistics and distribution facility on approximately 3.62 acres of land located north of Boyle Avenue and east of Juniper Avenue.

Chapter 21, Article VI - Construction and/or Dedication In-Lieu of Development Impact Fees (Section 21-151 through 21-154) of the Fontana Municipal Code establishes a policy allowing in-lieu fee credit agreements between the City and developers. This provides an alternative method for satisfying a developer's obligation to mitigate impacts from the development other than through payment of development impact fees.

This Development Impact Fees Credit Agreement will provide fee credits toward the Developer's development impact fee obligations for the construction of infrastructure (circulation, sewer, and storm drain) along Juniper Avenue and Slover Avenue as shown on Exhibit B and as follows:

	Subject Development Fee Obligation	Construction In-Lieu Amount	Net Development Fee Obligation
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Circulation	\$837,412.32	\$596,018.28	\$241,394.04
Storm Drain	\$287,498.61	\$546,351.84	\$0
Sewer	\$4,203.52	\$154,836.00	\$0
Total	\$1,129,114.45	\$1,297,206.12	\$241,394.04

FISCAL IMPACT:

The approval of the Development Impact Fees Credit Agreement results in a reduction of the developer's Circulation, Sewer, and Storm Drain fees for the project. This is possible since the developer will be constructing improvements valued at \$1,297,206.12. The developer is still obligated to pay the remaining Circulation fee of \$241,394.04.

MOTION:

Approve staff recommendation.