



**Town of Paradise**  
Town Clerk  
5555 Skyway  
Paradise, CA 95969  
(530) 872-6291

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## **TOWN OF PARADISE PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN** that pursuant to Government Code Sections 66006, the report of the Town's Development Impact Fees is now available for public review in the Town Clerk's office located at 5555 Skyway, Paradise, California and on the Town of Paradise website at [www.townofparadise.com](http://www.townofparadise.com).

Dated: December 5, 2024

Melanie Elvis, Town Clerk



**Town of Paradise**  
**Council Agenda Summary**  
**Date: January 14, 2025**

**Agenda Item: XX**

**ORIGINATED BY:** Aimee Belev, Finance Director/Town Treasurer  
**REVIEWED BY:** Jim Goodwin, Town Manager  
**SUBJECT:** Report of Development Impact Fees for the Town of Paradise for Fiscal Year Ended June 30, 2024

**COUNCIL ACTION REQUESTED:**

1. Adopt Resolution No. 2025-\_\_\_, "A Resolution of the Town Council of the Town of Paradise, California, Reporting Unexpended Development Impact Fees in Accordance with Government Code Section 66006."

**Background:**

In April 1995, the Town of Paradise adopted a Development Impact Fee Program to address the cost of facilities and capital needs generated by residential and commercial new development. The purpose was to ensure that new growth paid its own way and didn't burden existing revenue sources. In January 2001, the program and associated fees were revised and updated. The program has five basic elements:

- Fire Facilities, Training and Equipment
- Law Enforcement Facilities, Training and Equipment
- Traffic Control Facilities
- Streets and Thoroughfares
- Drainage Facilities

In accordance with Section 66006 of the Government Code, the Town is required to prepare an annual report related to development impact fees. This report must contain the following information and be available to the public 15 days prior to review at a public meeting:

1. A brief description of the type of fee in the fund.
2. The amount of the fee.
3. The beginning and ending amount of each fund.
4. The amount of the fees collected, and interest earned.
5. An identification of each public improvement on which fees were expended and the percent of the public improvement funded with the fees.
6. An identification of approximate dates by which the construction of the public improvements will commence if the Town determines that sufficient funds have been collected to complete the project.
7. A description of each interfund transfer or loan made from the fund (if any).
8. The amount of refunds made of fees collected (if any).

**Analysis:**

Staff has completed a resolution with attached addendum, which includes the required legal information for review and adoption. It reports on development impact fees for the fiscal year ended June 30, 2024. Staff continues to monitor each impact fee account balance and look for funding opportunities for the projects identified in the 2001 study.

**Financial Impact:**

There is no financial impact to the Town of preparing and presenting these development impact fee reports.

**TOWN OF PARADISE  
RESOLUTION NO. 2025-\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE, CALIFORNIA,  
REPORTING UNEXPENDED DEVELOPMENT IMPACT FEES IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 66006**

**WHEREAS**, Government Code section 66006 requires the Town to annually disclose to the public information concerning development impact fees it has received in connection with the approval of development projects; and

**WHEREAS**, pursuant to Government Code Section 66006, the Town made the information pertaining to the funds and improvements relating to development impact fees available to the public on November 26, 2024 after mailing notice thereof to any interested party who has filed a written request with the Town Clerk for such information.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Paradise as follows:

**Section 1.** Pursuant to Government Code section 66006, the Town Council made available to the public all required information for fiscal year ended June 30, 2024 as stated in the reports attached to this resolution.

**Section 2.** After considering the available information and all written and oral evidence provided to it, the Council hereby finds that impact fees collected by the Town of Paradise are proper and allocated in a manner that maximizes economic growth. Further, the Council finds that the development impact fees in all material respects are collected, allocated and accounted for in compliance with the requirements of the Government Code.

**PASSED AND ADOPTED** by the Town Council of the Town of Paradise this 10<sup>th</sup> day of December 2024 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Mayor

**ATTEST:**

By: \_\_\_\_\_  
Melanie Elvis, Town Clerk

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Scott E. Huber, Town Attorney

**Town of Paradise**  
**Statement of Revenues, Expenditures, and Change in Fund Balances**  
**Streets and Thoroughfares (Fund 2510)**  
**For Fiscal Year Ended June 30, 2024**

Streets and Thoroughfares Impact Fees are necessary and imposed on new development in order to mitigate the impact of increased traffic on the Town's roadways. The originally adopted Management Services Institute Development Impact Fee Report indicates that street shoulder widening, street widening, road extension and connections will be necessary to keep traffic moving smoothly throughout Town as development continues. In January 2001 the schedule of development impact fees projects were updated and revised.

	<b>July 1, 2023 - June 30, 2024</b>
<b>Beginning Balance</b>	<b>719,044.59</b>
Revenues:	
Impact Fees Collected: *	9,494.79
Interest and Other Earnings:	1,167.90
<b>Total Revenues:</b>	<b>10,662.69</b>
Expenditures:	-
<b>Total Expenditures:</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>729,707.28</b>

\* Fees Calculated and Collected According to Resolution No. 01-04

EXHIBIT A - SCHEDULE 4.2

TOWN OF PARADISE  
DEVELOPER FEES DETAIL  
STREETS AND THOROUGHFARES (Revised 1/24/00)

TOWN OF PARADISE DEVELOPER FEES DETAIL STREETS AND THOROUGHFARES (Revised 1/24/00)				CONSTRUCTION NEEDS RESULTING FROM EXISTING POPULATION		CONSTRUCTION NEEDS RESULTING FROM NEW DEVELOPMENT			
LINE #	DESCRIPTION	LINEAR FEET	ESTIMATED COST	% NEED	APPORTIONED DOLLAR COST	% NEED	APPORTIONED DOLLAR COST		
							LOCAL IMPACT	TOWN-WIDE IMPACT	OUTSIDE TOWN
<b>STREET SHOULDER WIDENING</b>									
ST-01	SOUTH LIBBY ROAD FROM BENNETT TO PEARSON	4,224	\$ 462,625	60	\$ 277,575	40	\$ 185,050	0	0
ST-02	SAWMILL ROAD FROM PEARSON TO MAGADON	2,570	318,467	60	191,080	40	127,387	0	
ST-03	EDGEWOOD ROAD FROM PEARSON TO S/O MARSTON	5,400	548,729	60	329,237	40	219,492	0	
ST-04	PENTZ ROAD FROM PEARSON TO SOUTH TOWN LIMITS	5,228	548,069	10	54,807	90	0	\$383,648	\$ 164,421
ST-05	PENTZ ROAD FROM BILLE TO PEARSON	8,800	884,197	15	132,630	85	0	751,567	0
ST-06	ROE ROAD FROM NEAL TO EAST TERMINUS	10,000	1,163,406	70	814,384	30	349,022	0	0
ST-07	NEAL ROAD FROM SKYWAY TO SOUTH TOWN LIMITS	8,900	915,320	40	366,128	60	274,596	274,596	0
ST-08	SCOTTWOOD FROM BUSCIIMANN TO KINSEY	5,050	467,803	30	140,341	70	280,682	46,780	0
ST-09	OLIVER ROAD FROM BILLE TO VALLEY VIEW	1,900	196,175	15	29,426	85	166,749	0	0
<b>STREET WIDENING (FROM 2 TO 4 LANES)</b>									
ST-10	SKYWAY FROM NORTH OF BILLE TO PENTZ	15,600	2,875,780	15	431,367	85	0	287,578	\$2,156,835
ST-11	CLARK ROAD FROM NORTH OF WAGSTAFF TO SKYWAY	7,560	1,219,316	15	182,897	85	0	121,932	914,487
<b>STREET EXTENSIONS &amp; CONNECTIONS</b>									
ST-12	BUSCIIMANN FROM FOSTER TO SKYWAY	1,980	248,400	15	37,260	85	0	211,140	
ST-13	ELLIOTT, FROM NIELSEN TO KIBLER	1,000	153,497	15	23,025	85	0	130,472	
ST-14	FOREST SERVICE ROAD FROM SKYWAY TO CLARK	3,200	455,362	15	68,304	85	387,058	0	0
ST-15	KELLER FROM SAWMILL TO SOUTH LIBBY	1,400	236,583	50	118,292	50	118,291	0	0
ST-16	BENNETT FROM SOUTH LIBBY TO EDGEWOOD	2,750	405,711	60	243,427	40	162,284	0	0
<b>MISCELLANEOUS PROJECTS</b>									
ST-17	MISC. IMPROVEMENTS - WESTSIDE AREA	...	\$ 789,227	0	0	100	\$ 789,227	0	0
ST-18	MISC. IMPROVEMENTS - SOUTHSIDE AREA	...	492,200	0	0	100	492,200	0	0
<b>TOTAL ESTIMATED PROJECT COSTS</b>			<b>\$12,380,867</b>		<b>\$3,440,180</b>		<b>\$ 3,552,038</b>	<b>\$2,207,713</b>	<b>\$3,235,743</b>

**Town of Paradise**  
**Statement of Revenues, Expenditures, and Change in Fund Balances**  
**Traffic Control Facilities (Fund 2520)**  
**For Fiscal Year Ended June 30, 2024**

The Town's growth will impact the level of congestion on all of the Town's roadways which is the reason Traffic Control Facilities Impact Fees are necessary and imposed on new development. The originally adopted Management Services Institute Development Impact Fee Report further explains that construction of new signals will be needed to avoid congestion in the future. In January 2001 the schedule of development impact fees projects were updated and revised.

	<b>July 1, 2023 - June 30, 2024</b>
<b>Beginning Balance</b>	<b>82,176.79</b>
Revenues:	
Impact Fees Collected: *	651.04
Interest and Other Earnings:	132.78
<b>Total Revenues:</b>	<b>783.82</b>
Expenditures:	-
<b>Total Expenditures:</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>82,960.61</b>

\* Fees Calculated and Collected According to Resolution No. 01-04

EXHIBIT A - SCHEDULE 5.2

TOWN OF PARADISE  
DEVELOPER FEES DETAIL  
TRAFFIC CONTROL FACILITIES (Revised 1/24/00)

LINE #	DESCRIPTION	ESTIMATED COST	CONSTRUCTION NEEDS RESULTING FROM EXISTING POPULATION		CONSTRUCTION NEEDS RESULTING FROM NEW DEVELOPMENT		
			% NEED	APPORTIONED DOLLAR COST	% NEED	APPORTIONED DOLLAR COST	
						TOWN-WIDE IMPACT	OUTSIDE TOWN
TC-01	NEW TRAFFIC SIGNAL - SKYWAY & BUSCHMANN	\$150,000	15%	\$22,500	85%	\$127,500	0
TC-02	NEW TRAFFIC SIGNAL - PEARSON CHURCHILL <i>Rec</i>	150,000	15%	22,500	85%	127,500	0
TC-03	NEW TRAFFIC SIGNAL - CLARK & BUSCHMANN	190,000	15%	28,500	85%	161,500	0
TOTAL ESTIMATED PROJECT COSTS		\$ 490,000	15%	\$ 73,500	85%	\$ 416,500	\$0

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**Town of Paradise**  
**Statement of Revenues, Expenditures, and Change in Fund Balances**  
**Law Enforcement Facilities, Training and Equipment (Fund 2540)**  
**For Fiscal Year Ended June 30, 2024**

Law Enforcement Facilities Impact Fees are necessary and imposed on new development because future development will impact the Town's Police Department by requiring additional police officers and support staff, new equipment and vehicles and additional building space in order to maintain the same level of service. The originally adopted Management Services Institute Development Impact Fee Report supports this need. Additional equipment and facilities are necessary to accommodate the increased public safety demands of development. In January 2001 the schedule of development impact fees projects were updated and revised.

	<b>July 1, 2023 - June 30, 2024</b>
<b>Beginning Balance</b>	<b>30,381.62</b>
Revenues:	
Impact Fees Collected: *	1,097.26
Interest and Other Earnings:	50.47
<b>Total Revenues:</b>	<b>1,147.73</b>
Expenditures:	
Two (2) police vehicles - 100%	
<b>Total Expenditures:</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>31,529.35</b>

\* Fees Calculated and Collected According to Resolution No. 01-04

**EXHIBIT A - SCHEDULE 6.2**  
(Revised 1/24/00)

TOWN OF PARADISE DEVELOPER FEES DETAIL LAW ENFORCEMENT FACILITIES, EQUIPMENT & TRAINING			CONSTRUCTION NEEDS RESULTING FROM EXISTING POPULATION		CONSTRUCTION NEEDS RESULTING FROM NEW DEVELOPMENT	
LINE #	DESCRIPTION	ESTIMATED COST	% NEED	APPORTIONED DOLLAR COST	% NEED	APPORTIONED DOLLAR COST
PD-01	Police facility expansion					
PD-01	A. Construction costs (3,500 sq. ft.)	\$ 437,500	50%	\$ 218,750	50%	\$ 218,750
PD-01	B. Design, engineering and contract admin. (15% of building construction)	\$ 65,625	50%	\$ 32,813	50%	\$ 32,812
PD-01	C. Contingence (10% of above costs)	\$ 43,750	50%	\$ 21,875	50%	\$ 21,875
PD-02	Vehicles (four vehicles at \$30,000; 3 @ \$20,000)	\$ 180,000	50%	\$ 90,000	50%	\$ 90,000
PD-03	Training costs (see schedule 6.4)	\$ 317,196	0%	\$	100%	\$ 317,196
	<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$1,044,071</b>	<b>34.8%</b>	<b>\$ 363,438</b>	<b>65.2%</b>	<b>\$ 680,633</b>

**Town of Paradise**  
**Statement of Revenues, Expenditures, and Change in Fund Balances**  
**Fire Facilities, Training and Equipment (Fund 2550)**  
**For Fiscal Year Ended June 30, 2024**

Fire Facilities Impact Fees were imposed on new development because new development increases the demand on public safety facilities and fire equipment through increased calls for services as shown in the originally adopted Management Services Institute Development Impact Fee Report. Additional equipment and facilities are necessary to accommodate the increased public safety demands of development. In January 2001 the schedule of development impact fees projects were updated and revised.

	<b>July 1, 2023 - June 30, 2024</b>
<b>Beginning Balance</b>	<b>43,396.44</b>
Revenues:	
Impact Fees Collected: *	916.14
Interest and Other Earnings:	71.03
<b>Total Revenues:</b>	<b>987.17</b>
Expenditures:	-
<b>Total Expenditures:</b>	<b>-</b>
<b>Ending Fund Balance</b>	<b>44,383.61</b>

\* Fees Calculated and Collected According to Resolution No. 01-04

**EXHIBIT A – SCHEDULE 7.2**

(Revised 1/24/00)

TOWN OF PARADISE  
DEVELOPER FEES DETAIL  
FIRE FACILITIES, EQUIPMENT & TRAINING

LINE #	DESCRIPTION	ESTIMATED COST	CONSTRUCTION NEEDS RESULTING FROM EXISTING POPULATION		CONSTRUCTION NEEDS RESULTING FROM NEW DEVELOPMENT	
			% NEED	APPORTIONED DOLLAR COST	% NEED	APPORTIONED DOLLAR COST
FD-01	ACQUISITION OF COMMAND VEHICLE	\$35,000.	85%	\$29,750.	15%	\$5,250.
FD-02	ACQUISITION OF BRUSH TRUCK (STATION #1)	\$180.00.	85%	\$153,000.	15%	\$27,000.
FD-03	FUEL TANK EXPANSION (STATION #2)	\$65,000.	50%	\$32,500.	50%	\$32,500.
FD-04	REPLACEMENT OF RADIO EQUIPMENT	\$40,000.	50%	\$20,000.	50%	\$20,000.
FD-05	REPLACEMENT OF BREATHING APPARATUS (32 UNITS) + AIR BOTTLES (32 UNITS)	\$48,000.	85%	\$40,800.	15%	\$7,200.
FD-06	RETROFIT ENGINE CAB TO FULLY ENCLOSED	\$38,000.	67%	\$25,460.	33%	\$12,540.
FD-07	REPLACEMENT OF AIR COMPRESSOR	\$24,000.	85%	\$20,400.	15%	\$3,600.
FD-08	TRAINING COSTS (SEE SCHEDULE 6.4)	\$32,000.	0%	0	100%	\$32,000.
FD-09	REPLACEMENT OF LADDER TRUCK	\$350,000.	45%	\$157,500	55%	\$192,500.
	<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$812,000.</b>	<b>59%</b>	<b>\$479,410</b>	<b>41%</b>	<b>\$332,500.</b>

**Town of Paradise**  
**Statement of Revenues, Expenditures, and Change in Fund Balances**  
**Drainage Facilities (Fund 2551)**  
**For Fiscal Year Ended June 30, 2024**

The Construction of flood control and storm drainage facilities is essential to the preservation of private property, public streets, curbs and other facilities. Drainage Facilities Impact fees are necessary and imposed on new development in order to build such facilities. The originally adopted Management Services Institute Development Impact Fee Report indicates that development will require the installation of additional storm drain lines and detention basins to handle increased runoff from developing areas. In January 2001 the schedule of development impact fees projects were updated and revised.

	<b>July 1, 2023 - June 30, 2024</b>
<b>Beginning Balance</b>	<b>639,205.53</b>
Revenues:	
Impact Fees Collected: *	62,324.58
Interest and Other Earnings:	884.56
<b>Total Revenues:</b>	<b>63,209.14</b>
Expenditures:	104,757.51
<b>Total Expenditures:</b>	<b>104,757.51</b>
<b>Ending Fund Balance</b>	<b>597,657.16</b>

\* Fees Calculated and Collected According to Resolution No. 01-04

EXHIBIT A - SCHEDULE 9.2

(Revised 1/24/00)

SCHEDULE 9.2 TOWN OF PARADISE STORM DRAINAGE FACILITIES				CONSTRUCTION NEEDS RESULTING FROM EXISTING POPULATION		CONSTRUCTION NEEDS RESULTING FROM NEW DEVELOPMENT	
PROJECT NO.	DESCRIPTION	ORIGINAL ESTIMATED COST*	CURRENT ESTIMATED COST**	% NEED	APPORTIONED DOLLAR COST	% NEED	APPORTIONED DOLLAR COST
<b>STORM DRAINAGE IMPROVEMENTS</b>							
SD-01	WAGSTAFF BASIN	\$140,053	\$ 164,018	0.00		100.00	\$ 164,018
SD-02	VALLEY VIEW BASIN	101,056	119,050	0.00		100.00	119,050
SD-03	NORTH END OF HONEY RUN BASIN	484,652	567,584	0.00		100.00	567,584
SD-04	HONEY RUN 6 BASIN	306,302	358,715	0.00		100.00	358,715
SD-05	LOWER SKYWAY BASIN	227,106	266,061	0.00		100.00	266,061
SD-06	POE 1 BASIN	470,067	551,205	0.00		100.00	551,205
SD-07	POE 2 BASIN	148,392	173,784	0.00		100.00	173,784
SD-08	PEARSON 5 BASIN	381,077	446,988	0.00		100.00	446,988
SD-09	PEARSON 5A BASIN	66,535	77,921	0.00		100.00	77,921
SD-10	PEARSON 1 BASIN	2,693,200	3,154,048	42.73	\$1,347,724	57.27	1,806,323
SD-11	CLARK 1 BASIN	481,127	563,456	37.20	209,606	62.80	353,850
SD-12	CLARK 2 BASIN	664,193	777,846	43.74	340,230	56.26	437,616
SD-15	SAWMILL 1 BASIN	343,159	401,879	0.00		100.00	401,879
SD-16	SAWMILL 4 BASIN	83,000	97,202	0.00		100.00	97,202
SD-17	PENTZ 1 BASIN	1,079,737	1,264,496	0.00		100.00	1,264,496
SD-18	PENTZ 5 BASIN	204,000	238,907	0.00		100.00	238,907
SD-19	WEST BRANCH BASIN	251,502	294,632	0.00		100.00	294,632
SD-20	COUNTRY CLUB BASIN	53,000	62,070	0.00		100.00	62,070
SD-21	INDUSTRIAL PARK BASIN	44,003	52,563	0.00		100.00	52,563
<b>TOTAL</b>		<b>8,226,001</b>	<b>\$9,632,425</b>	<b>19.70</b>	<b>\$1,897,561</b>	<b>80.30</b>	<b>\$ 7,734,864</b>

\* ORIGINAL PROJECT COSTS MSI STUDY, OCTOBER 1991

\*\* CURRENT PROJECT COSTS, BASED UPON ENGINEERING NEWS RECORD CONSTRUCTION COST INDEX