

**RESOLUTION NO. 2015-022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY, ADOPTING  
THE DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY AND DEVELOPMENT  
IMPACT FEE UPDATE**

Whereas, with the adoption of Ordinance 94-014 on June 28, 1995, the City Council established development impact fees in accordance with applicable law including without limitation Government Code section 66000, et seq. (the Mitigation Fee Act), and authorized the imposition of development impact fees in amounts to be set by subsequent City Council resolutions; and

Whereas, the development impact fee amounts have previously been set by Resolution No. 94-094, Resolution No. 2005-009, and Resolution No. 2005-030, respectively; and

Whereas, a report entitled Development Impact Fee Justification Study, City of Reedley (the "Nexus Study"), dated March 24, 2015, has been prepared that establishes the nexus between the imposition of an updated development impact fee program ("Development Impact Fees," or "Fees") and the estimated reasonable cost of providing the services and constructing the public facilities for which the Fees are being charged.

Whereas, the Nexus Study identifies the purpose of the Development Impact Fees and the use to which the Fees will be put, and a copy of the Nexus Study is attached as Attachment "A" to this resolution, and incorporated herein by this reference and; and

Whereas, the Nexus Study has been made available for public review and a copy is on file in the City Clerk's office a copy; and

Whereas, the City Council held and conducted a public hearing on March 24, 2015, in accordance with applicable public notice, to review and consider the Nexus Study and the potential implementation of updated and increased Fees; and

Now, therefore, the City Council of the City of Reedley, after review of the record and consideration of all testimony and evidence presented at the public hearing, hereby finds, declares, and resolves as follows:

1. The City Council of the City of Reedley, using its independent judgment, has reviewed and hereby approves and adopts the Nexus Study as attached Attachment "A" incorporated by this reference.

2. A reasonable relationship exists between the need for City public facilities and the type of development project on which the Development Impact Fees are imposed as indicated by the Nexus Study. Development Impact Fees collected from each new development will generate revenue which is necessary to offset development's impacts to the City's facilities.

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 indicated by the Development Impact Fee Justification Study. Development Impact Fees collected will be used for the acquisition, installation, and construction of the public facilities identified in the Nexus Study.

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 Study. 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.

5. The adoption of this resolution is statutorily exempt, pursuant to Public Resources Code Section 21080(b)(8) and the California Environmental Quality Act ("CEQA") and the CEQA Guidelines under Section 15273(a).

6. The Development Impact Fees collected shall be placed in an individual interest bearing account, or multiple accounts, established for the purpose of tracking the fee revenue and expenses separately.

7. The Development Impact Fees shall be solely used for (i) the purposes described in the Nexus Study; (ii) reimbursing the City for a development project's fair share of those public facilities identified in the Nexus Study and constructed by the City; or (iii) reimbursing developers who construct public facilities identified in the Nexus Study.

8. The following definitions shall apply in implementing the Fees and the terms of this resolution:

(a) "Building permit" means the permit issued or required for the construction or improvement of additional square footage for any structure pursuant to and as defined by the building code adopted by the Land Use Authority.

(b) "City Center" is the geographical area that lays within the boundaries North Avenue, East Avenue, Dinuba Avenue and Reed Avenue, as reflected in the attached "Attachment B"

(c) "Development Impact Fees" means the fees described by this Ordinance to fund Transportation, Law Enforcement, Fire, General, Storm Drain, Water, Wastewater, Park and Recreation, and General Facilities.

(d) "Facilities" means the facilities financed by the Development Impact Fee.

(e) "Land Use Authority" means the City of Reedley.

(f) "Nexus Study" means the Development Impact Fee Justification Study, City of Reedley, dated March 24, 2015.

(g) "Non-residential" means and includes, but is not limited to, all enclosed property

and structures used for the following purposes:

- a. Commercial, including retail, service oriented business activities, department stores, discount stores, furniture and/or appliance outlets, home improvements centers, entertainments centers and sub-regional and regional shopping centers;
- b. Industrial, including light manufacturing, warehouse/distribution, wholesaling, large-scale warehouse retail, service commercial activates, public uses, arterial roadways, and freeways providing automobile and public transit access, automobile dealerships, and support commercial services;
- c. Institutional/Other, including business/professional office, professional medical offices, hospitals, schools, and public facilities.

(h) “Residential” means and includes, but is not limited to, residential structures used for the following purposes:

- a. Single Family detached homes;
- b. Multi-family, including buildings with attached residential units including apartments, town homes, condominiums, duplexes, and all other residential units not classified as Single Family Detached.

9. Schedule of Fees. Effective on and after April 24, 2015, Development Impact Fees shall be imposed according to the following schedule(s) unless otherwise amended by resolution of the City Council.

**Table 1**  
**Development Impact Fee – City of Reedley**

| <b>Land Use Type</b>      | <b>Fee Amount Per Unit/<br/>Per 1,000 Sq. Ft.</b> |
|---------------------------|---|
| Single Family Residential | \$16,477.93 per Unit                              |
| Multi-Family Residential  | \$10,985.29 per Unit                              |
| Commercial                | \$7,214.50 per 1,000 sq. ft.                      |
| Industrial                | \$3,711.80 per 1,000 sq. ft.                      |
| Institutional/Other       | \$1,166.72 per 1,000 sq. ft.                      |

- A. Development Impact Fees shall be charged on applicable new buildings.
- B. Development Impact Fees shall be calculated on the expansion of an existing non-residential building based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of building..
- C. Development Impact Fees shall be calculated at the time of issuance of the building permit of a building that is triggering their collection and shall be collected prior to the final inspection of said building permit.

D. Development Impact Fees shall be calculated based on the building's use, with a best fit into one of the applicable land use type fee categories identified in the Development Impact Fee Justification Study and in instances where a unique use is presented, the City's Planning Department will determine, in its sole discretion, which land use category is most appropriate.

E. Development Impact Fees collected on Single Family and Multi-Family Residential property shall be based on the applicable amount per unit described in this Chapter.

F. Development Impact Fees collected on buildings determined to fall within the Commercial land use category described in this Chapter shall be based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of building.

G. Development Impact Fees collected on buildings determined to fall within the Industrial land use category described in this Chapter shall be based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of building.

H. Development Impact Fees collected on buildings determined to fall within the Institutional/Other land use categories described in this Chapter shall be based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of the structure.

I. Development Impact Fees collected on the reuse of an existing building shall be calculated based upon the current land use category less any previously Development Impact Fee paid to the City. The land owner shall be required to provide evidence of prior payment of the Development Impact Fee.

10. Deposit of fees in trust fund.

The Development Impact Fees received by the City shall be deposited into separate trust funds in a manner to avoid any co-mingling of the fees with other revenues and funds of the City, except for temporary investments, and expended to the City solely for the purposes for which the fees were collected. Any interest income earned by monies in any such trust fund shall also be deposited into such trust fund and the City of Reedley shall expend such funds for the purposes of providing capital improvements and equipment to serve new development projects.

11. Protests and appeals.

Any landowner, developer, or other aggrieved party may file a protest of the Development Impact Fees in the manner provided and within the times provided for in Sections 66020 and 66021 of the Government Code. For the purposes of determining the applicable time and limitations periods set forth in Government Code Section 66020, the date of the imposition of fees under this Ordinance shall be the date of the earliest legislative approval by the Land Use

Authority of the development project upon which the fees are imposed as a condition of approval of the project. Protests shall be made to the Land Use Authority as provided in Section 6.

12. Administration.

- a) *Administrative Fee.* The City shall be responsible for administration of the Development Impact Fee, including the calculation and collection of the fees, tracking of deposits, and preparation of required reports.
- b) *Annual Adjustment.* An annual adjustment to account for cost escalations shall be applied to all Development Impact Fees in this Chapter in the manner and time specified herein:
  1. Prior to the end of each fiscal year, the Community Development Department shall report to the Clerk of the City Council his or her finding on the annual escalation of construction costs for the prior twelve (12) months through May and the Development Impact Fees shall be adjusted accordingly.
  2. The basis for this annual adjustment shall be the percentage increase in the blended average of the San Francisco-Oakland-San Jose, CA Consumer Price Index (“CPI”) and the Los Angeles-Riverside-Orange County, CA CPI, as published by the Bureau of Labor Statistics, for the period ending May of the previous fiscal year. The base month for application of this adjustment shall be May 2015 and the application shall be applied to the amounts shown in Section 3 and applicable on July 1<sup>st</sup> of each fiscal year.
  3. The City shall post the annual adjustment in fees as specified in this section.

13. Credits and reimbursements.

(a) Development Impact Fee credits and reimbursements will be available to developers who fund construction of eligible Facilities. The City shall determine which Facilities will be eligible for developers to construct. Facilities must meet City standards for acquisition projects in order to be eligible for Development Impact Fee credits or reimbursements. Developers will be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.

(b) Developers will be eligible for Development Impact Fee credits up to one (100%) percent of the Development Impact Fees. Fee credits/reimbursements will be available for the Facility cost up to the lesser of (1) the cost shown in the Nexus Study and (2) actual construction cost of the eligible Facilities. Development Impact Fee credits/reimbursements will be adjusted annually in the same manner as the Development Impact Fees. Once fee credits have been determined, they will be used at the time the respective fees would be due. The City, in its sole discretion, shall be responsible for determining the fee credit amount.

(c) Once all criteria are met, Development Impact Fee credits may be taken against fees when payable. To obtain fee credits, the Facilities must meet all City standards and criteria. The City maintains the flexibility to allocate fee credits in a manner it chooses.

(d) Reimbursements will be due to developers who finance Facilities in excess of their fair share of the cost of these Facilities. In such a case, developers would first obtain Development Impact Fee credits up to their fair share cost requirement for a Facility and then await reimbursement from Development Impact Fee revenue collections from other fee payers. Reimbursement priority will be determined on a first-in and first-out basis. When funds are available, and no high priority projects need to be financed, reimbursements will be paid to the first (1st) developer waiting for reimbursement. Once that developer is paid in full, the next developer awaiting reimbursement will start to be repaid in full. To obtain reimbursements, developers must enter into a reimbursement agreement with the City. Reimbursements will be paid only after the City's acceptance of the Facilities. Reimbursements are an obligation payable only from the Development Impact Fee program funds and not an obligation of the City's general fund.

14. Fees applicable in the City Center area of the City. In order to encourage development in the City Center area of the City, as depicted in Attachment "B" hereto, the applicable Fees in the City Center area may be reduced by twenty-five percent (25%) as set forth below, provided the following requirements are met:

**Table 2**  
**Reduced Development Impact Fees – City Center of the City of Reedley**

| Land Use Type             | Fee Amount Per Unit/<br>Per 1,000 Sq. Ft. |
|---------------------------|---|
| Single Family Residential | \$12,358.50 per Unit                      |
| Multi-Family Residential  | \$8,238.75 per Unit                       |
| Commercial                | \$5,410.00 per 1,000 sq. ft.              |
| Industrial                | \$2,790.00 per 1,000 sq. ft.              |

- (a) The reduced Fees shall be effective for one (1) year after the approval of this resolution, and may only be renewed or extended by resolution of the City Council.
- (b) The reduced Fees shall be available for projects in which a building permit is issued before expiration of the reduced Fee program.

15 This resolution shall be effective immediately upon approval, and shall remain in effect until modified, terminated, or rescinded by subsequent resolution of the City Council. This resolution and the Fees approved herein shall supersede and replace the development impact fee amounts set by previous City Council resolutions, including but not limited to Resolution No. 94-094, Resolution No. 2005-009, and Resolution No. 2005-030, respectively.

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PASSED, APPROVED, and ADOPTED this 24th day of March, 2015, by the following vote:

AYES: Beck, Rodriguez, Fast, Soleno.

NOES: None.

ABSTAIN: None.

ABSENT: Betancourt.

  
\_\_\_\_\_  
Ray Soleno, Mayor

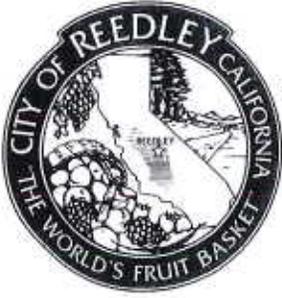
ATTEST:

  
\_\_\_\_\_  
Sylvia Plata, City Clerk

Attachment A: Development Impact Fee Justification Study, City of Reedley (the "Nexus Study")

Attachment B: "City Center" Boundary Map





# REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 9

DATE: March 24, 2015

TITLE: APPROVE RESOLUTION NO. 2015-022, ADOPTING THE DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY AND DEVELOPMENT IMPACT FEE UPDATE

SUBMITTED: Kevin E. Fabino, Director   
Community Development Department

APPROVED: Nicole Zieba   
City Manager

## RECOMMENDATION

Staff recommends that the City Council:

1. APPROVE Resolution No. 2015-022, adopting the Development Impact Fee Justification Study and Development Impact Fee Update.

## EXECUTIVE SUMMARY

Staff has finalized work related to an updated Development Impact Fee Study and is presenting final recommendations to the City Council for approval.

The outcome of the Nexus Study resulted in a proposed update to the Development Impact Fees as shown below. Provided below is also a comparison of the existing Impact rate to the newly proposed rate structure:

### Comparison of Existing and Proposed Development Impact Fees

|                                    | <b>Existing Rates</b> | <b>New Development Rate</b> | <b>"City Center" (25% Reduction Incentive)</b> |
|------------------------------------|-----------------------|-----------------------------|--|
| Single Family Residential/Per Unit | \$16,328.00           | \$16,478.00                 | \$12,358.50                                    |
| Multiple Family Development        | \$11,093.00           | \$10,985.00                 | \$8,238.75                                     |
| Commercial Development             | \$11.78 per sq. ft.   | \$7.21 per sq. ft.          | \$5.41 per sq. ft.                             |
| Light Industrial Development       | \$7.36 per sq. ft.    | \$3.71 per sq. ft.          | \$2.79 per sq. ft.                             |

Staff is also recommending an incentivized rate reduction of twenty-five percent (25%) for all properties which lie within the "City Center Boundary" area as depicted in Exhibit A. The City Center is geographically bound by North, East, Dinuba and Reed Avenues. This incentive was developed with the hopes of encouraging development in the urban center of our city.

As part of this study, the consultant was required to prepared a comparison of the newly proposed Development Impact Fee Program (DIF) to the impact fees charged in other surrounding cities (See attached Exhibits B & C). The proposed residential and commercial fees compared to our surrounding cities suggests that the City of Reedley is not imposing the highest or lowest fees to other surrounding cities, but is in the mid-range of comparable fees. It should be noted that Kingsburg has a fixed annual growth rate of 2% which to some degree explains the rates that are reflected in the comparison.

## **PROJECT DESCRIPTION/BACKGROUND**

On June 28, 1994 the City of Reedley adopted Ordinance No. 94-014 establishing development impact fees as a condition of approval for new development projects. The fee categories are

- Streets & Thoroughfares
- Traffic Control Facilities
- Law Enforcement Facilities
- Fire Facilities
- General Facilities & Equipment
- Storm Drainage Facilities
- Wastewater Treatment
- Wastewater Collection
- Water Supply/Holding Facilities
- Water Distribution Facilities
- Park & Recreation
- Open Space.

Although the Ordinance allowed for the annual increase in the fees by a construction index; the fees were only increased in 1999 and again in 2001. In 2005, the City hired Berryman & Henigar, Inc. to review the costs of anticipated capital facilities to meet the needs of new development and determine if the existing fees were adequate to cover those costs. In each of the fee categories and list of new projects was prepared along with cost allocated to new development. The City Council did amend the previous Ordinance to affirm some increases to the existing development impact fee program.

Through the Community Development Department, a Request for Proposal (RFP) for Updating of Development Impact Fees was developed. The RFP was made available on the City's website and interested firms were encouraged to submit a proposal. The City received three qualified proposals which met all of the requirements outlined in the RFP. On August 14, 2014, a selection committee interviewed all three qualified firms and unanimously recommended David Taussig & Associates, Inc., to complete the development impact fee study.

On December 9, 2014, staff presented to the City Council a review of the AB 1600 1987 (Govt Code §66000 *et. seq.*) followed by a discussion of the various technical studies which were relied upon (e.g. Sports Park Master Plan, Integrated Master Plan for Potable Water, Sanitary Sewer, and Storm Drainage Systems (June 2014), General Plan Update 2030 (February 2014) and Capital Improvement Plan to formulate the proposed public facilities project list. These Council approved Plans specifically identify the projects which will serve as the nexus for each of the Development Impact Fee categories.

At the same December 9, 2014, City Council meeting staff presented to the City Council a proposed baseline list of public facilities projects for incorporation into the Development Impact Fee Program update. During this Council discussion, there was interest expressed in adding to the baseline project list the signalization of Manning Avenue at the quarter mile (1/4) and eighth mile (1/8) intersections. The signalization project is identified in the attached Public Facilities Needs List (A. Transportation facilities, #5 Manning Avenue Signalization – Quarter Mile (1/4) & Eighth Mile (1/8) Intersections).

On December 22, 2014, the City Council approved the Development Impact Fee Program, Public Facilities needs list. Based on the Council’s previous discussion, staff received direction and added signalization of Manning Avenue at the quarter mile (1/4) and eighth mile (1/8) intersections to the projects list.

From the approved City Council list, the consultant prepared the Development Impact Fee Justification Study (Nexus Study). The Study establishes the nexus between the imposition of an updated development impact fee program (“Development Impact Fees,” or “Fees”) and the estimated reasonable cost of providing the services for which the Fees are being charged. The Study also identifies the purpose of the Development Impact Fees and the reasonable relationship between the need for City public facilities and the type of development project on which the Development Impact Fees are imposed as indicated by the Nexus Study.

It is also being recommended that fee categories be collapsed from the original 12 to 8 fee categories. This streamlining will make it easier for developers to understand a simplified fee structure and more accurately estimate project costs. This reduction in fee categories will also be an enhancement to the City accounting process. With broader categorical definitions, the City may avoid collecting fees in one category, while a closely related fee category is under performing (e.g. Park & Recreation, and Open Space) to where no projects can be accomplished because of a lack of overall funding. Therefore, below is the consolidated list of proposed fee categories;

- Streets, Thoroughfares & Traffic Control Facilities
- Law Enforcement Facilities
- Fire Facilities
- General Facilities & Equipment
- Storm Drainage Facilities
- Wastewater Treatment & Collection
- Water Supply/Holding & Distribution Facilities
- Park, Open Space & Recreation

From the Nexus Study, the proposed Development Impact Fees are more particularly set forth below, and may be amended in the future by resolution of the City Council.

**Table 1  
Development Impact Fee – City of Reedley**

| Land Use Type             | Fee Amount Per Unit/<br>Per 1,000 Sq. Ft. |
|---------------------------|---|
| Single Family Residential | \$16,477.93 per Unit                      |
| Multi-Family Residential  | \$10,985.29 per Unit                      |
| Commercial                | \$7,214.50 per 1,000 sq. ft.              |
| Industrial                | \$3,711.80 per 1,000 sq. ft.              |
| Institutional/Other       | \$1,166.72 per 1,000 sq. ft.              |

The proposed Development Fee Program also includes the following implementation characteristics.

1. Development Impact Fees shall be charged on applicable new buildings.

2. Development Impact Fees shall be calculated on the expansion of an existing non-residential building based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of building.
3. Development Impact Fees shall be calculated at the time of issuance of the building permit of a building that is triggering their collection and shall be collected prior to the final inspection of said building permit.
4. Development Impact Fees shall be calculated based on the building's use, with a best fit into one of the applicable land use type fee categories identified in the Development Impact Fee Justification Study and in instances where a unique use is presented, the City's Planning Department will determine, in its sole discretion, which land use category is most appropriate.
5. Development Impact Fees collected on Single Family and Multi-Family Residential property shall be based on the applicable amount per unit described in this Chapter.
6. Development Impact Fees collected on buildings determined to fall within the Commercial land use category described in this Chapter shall be based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of building.
7. Development Impact Fees collected on buildings determined to fall within the Industrial land use category described in this Chapter shall be based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of building.
8. Development Impact Fees collected on buildings determined to fall within the Institutional/Other land use categories described in this Chapter shall be based on the applicable amount per 1,000 square foot described in this Chapter multiplied by the new enclosed square footage of the structure.
9. Development Impact Fees collected on the reuse of an existing building shall be calculated based upon the current land use category less any previously Development Impact Fee paid to the City. The land owner shall be required to provide evidence of prior payment of the Development Impact Fee.

The City has also recognized a need to concentrate its efforts on the downtown/urban core of our City. Therefore, an incentivized rate of twenty-five percent (25%) reduction, as reflected in Table 2, shall be applied to all properties that lie are within the "Center City" area as depicted in Attachment B, and the following requirements be met:

**Table 2  
Development Impact Fee – City of Reedley**

| Land Use Type             | Fee Amount Per Unit/<br>Per 1,000 Sq. Ft. |
|---------------------------|---|
| Single Family Residential | \$12,358.50 per Unit                      |
| Multi-Family Residential  | \$8,238.75 per Unit                       |
| Commercial                | \$5,410.00 per 1,000 sq. ft.              |
| Industrial                | \$2,790.00 per 1,000 sq. ft.              |

1. The development and building permit(s) under discussion are in the City's "center city", and as amended from time to time by the City Council.
2. These reductions will remain in effect for one (1) year and require reauthorization on an annual basis.

3. The data associated with this policy initiative will be provided by the City's Community Development Department, and necessary judgments shall be in the Community Development Department's sole discretion.

### Community Outreach

Staff has met with various community members regarding the Development Impact Fee Program Update. We have discussed the City's continued recognition of a hierarchy of impacts to public infrastructure (multiple-family, single-family, commercial and industrial land uses). The proposed structure still attributes the largest costs to streets, water, sewer and storm drainage.

Staff did make several public presentations to the Chamber of Commerce, Steering Committee. The Committee is made up of representatives from the school and hospital districts, local business owners, downtown business owners, banking and realtors. The Committee was supportive of the proposed Development Impact fee structured rates and commended the City for its efforts.

Lastly, the effective date of these proposed fees would be thirty-days after City Council approval.

### FISCAL IMPACT

The Development Impact Fee study is fully funded and was part of the FY 2014-2015 Annual Budget.

There is no impact to the General Fund.

### COMMITTEE/COMMISSION REVIEW/ACTIONS

On March 5, 2015, the Planning Commission held a Public Hearing on these applications. The Commission received a written staff report and presentation, invited public comment, independently deliberated and unanimously voted to approve the project and make a recommendation to the City Council.

### PRIOR COUNCIL ACTIONS

The City Council has taken action on several occasions on this topic, which are discussed above.

### ATTACHMENTS

1. Resolution No. 2015-022, adopting the Development Impact Fee Justification Study and Development Impact Fee Update.

Exhibit A - "City Center Boundary"

Exhibit B - Development Impact Fee by Type, Single-Family Dwelling (per dwelling unit)

Exhibit C - Development Impact Fee by Type, Commercial (per 1,000 square feet)

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

**Exhibit A**

**Development Impact Fee Justification Study,  
Dated March 24, 2015**

**DEVELOPMENT IMPACT FEE  
JUSTIFICATION STUDY  
CITY OF REEDLEY**



MARCH 24, 2015

***Prepared by:***

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(800) 969-4382

Public Finance  
Public Private Partnerships  
Urban Economics  
Clean Energy Bonds

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### APPENDICES

APPENDIX A: FEE DERIVATION WORKSHEETS

Dubbed “The World’s Fruit Basket”, the City of Reedley (the “City”), is located in Central California within the San Joaquin Valley and roughly 20 miles southeast of Fresno, has a deeply rooted agrarian history. The City covers an area of approximately 5.2 square miles and is home to an estimated population of 25,000 people.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of this new development, David Taussig & Associates, Inc. (“DTA”) was retained by the City to prepare an updated AB 1600 Fee Justification Study (the “Fee Study”).

DTA is updating the impact fee study prepared in 2005 by Berryman & Heniger, Inc., itself an update of an impact fee study developed in 1993 by Management Services Institute, Inc. For the most part, this Fee Study generally follows similar methodologies used in the 2005 and 1993 reports. Revised impact fees are calculated here using updated information on development and City facilities. Moreover, the methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, including provisions of the U.S. Constitution, the California Constitution, and the California Mitigation Fee Act (Government Code Sections 66000 *et. seq.*). Impact fees calculated in this report are intended to replace the City’s existing impact fees.

More specifically, the Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance public facilities at levels identified by the various City departments as deemed necessary to meet the needs of new development. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section IV of the Fee Study. All new development may be required to pay its “fair share” of the cost of the new infrastructure through the development fee program.

The fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions:** Identify future growth that represents the increased demand for facilities.
2. **Facility Needs and Costs:** Identify the amount of public facilities required to support the new development and the costs of such facilities. Facilities costs and the Needs List are discussed in Section IV.
3. **Cost Allocation:** Allocate costs per equivalent dwelling unit.
4. **Fee Schedule:** Calculate the fee per residential unit or per non-residential square foot.

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance. However, Assembly Bill (“AB”) 2604 (Torrico) which was signed into law in August 2008, encourages public agencies to defer the collection of fees until close of escrow to an end user in an attempt to assist California’s troubled building industry.

AB 1600, which created Section 66000 *et. seq.* of the Government Code was enacted by the State of California in 1987.

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but can fund costs used to maintain the existing level of service (“LOS”) or meet an adopted level of service that is consistent with the City’s General Plan Update 2030.

Section 66000 *et seq.* of the Government Code thus requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1))
2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2))
3. Determine that there is a reasonable relationship between the fee’s use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3))
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4))
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

This section presents each of these items as they relate to the imposition of the proposed fees in the City of Reedley.

**A. PURPOSE OF THE FEE (GOVERNMENT CODE SECTION 66001(A)(1))**

New residential and non-residential development within the City of Reedley will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, purchased and/or installed to meet this increased demand.

The Fee Study has been prepared in response to the projected direct and cumulative effect of future development. Each new development will contribute to the need for new public facilities. Without future development many of the new public facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Reedley's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact fee will be charged to all future development, irrespective of location, in the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on the City of Reedley's facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development. As a result, all development projects in the City of Reedley contribute to the cumulative impacts of development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists to mitigate the direct and cumulative impacts of new development in the City.

**B. THE USE TO WHICH THE FEE IS TO BE PUT (GOVERNMENT CODE SECTION 66001(A)(2))**

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City of Reedley to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in the City and protect the health, safety, and welfare of the existing and future residents and employees.

**C. DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(3))**

As discussed in Section A above, it is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future

development, the City of Reedley would have no need to construct many of the public facilities on the Needs List. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List and other authorized uses, as that is the purpose for which the fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for public facilities created by the future residents and employees that create the impact upon existing facilities.

For the aforementioned reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Needs Lists.

**D. DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(4))**

As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Needs Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within the City of Reedley.

**E. THE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED ("ROUGH PROPORTIONALITY" RELATIONSHIP) (GOVERNMENT CODE 66001(A))**

As set forth above, all new development in the City of Reedley impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the

facilities on the Needs Lists would not be necessary as existing City of Reedley facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analyses contained in Section V. Thus there is a reasonable relationship between the amount of the fee and the cost of the facilities.

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with projections of future population and development within the City. DTA categorized developable residential land uses as Single Family and Multi-Family. Developable non-residential land uses within the City’s commercial, industrial, and institutional zones are categorized as Commercial, Industrial, and Institutional/Other, respectively. Additional details are included in the table below. Based on these designations, DTA established fees for the following five (5) land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

| LAND USE CLASSIFICATION FOR FEE STUDY | DEFINITION  |
|---------------------------------------|---|
| Single Family                         | Includes single family detached homes   |
| Multi-Family                          | Includes buildings with attached residential units including apartments, town homes, condominiums, and all other residential units not classified as Single Family  |
| Commercial                            | Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> <li>• Retail</li> <li>• Service-oriented business activities</li> <li>• Department stores, discount stores, furniture/appliance outlets, home improvement centers</li> <li>• Entertainment centers</li> <li>• Subregional and regional shopping centers</li> <li>• Business/professional office</li> </ul> |
| Industrial                            | Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> <li>• Light manufacturing, warehouse/distribution, logistics, wholesaling;</li> <li>• Wholesale and warehouse retail</li> <li>• Service-oriented commercial activities</li> <li>• Automobile dealerships</li> <li>• Support commercial services</li> </ul>   |
| Institutional/Other                   | Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> <li>• Professional medical offices and hospitals</li> <li>• Schools</li> <li>• Public uses, arterial roadways and freeways providing automobile and public transit access</li> </ul>   |

The City of Reedley’s 2030 General Plan (the “General Plan”) demographics were used as estimates for the number of housing units and nonresidential building square feet to be built within the City.<sup>1</sup> In addition, the General Plan was used to project the additional population generated from new development. Under the General Plan’s study area, additional land for development has been identified in the area bounded by Adams Avenue to the north, Floral Avenue to the South, Englehart Avenue to the east, and Lac Jac Avenue to the west.

Notably, DTA attempted to utilize metrics (e.g. average household size) that standardized existing demographics with the projections found in the General Plan.

<sup>1</sup> City of Reedley, General Plan 2030 – Adopted: February 18, 2014

Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately provide services for. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City of Reedley, the facilities on the Needs List (Section IV), as reviewed and approved by the City Council on December 22, 2014, will need to be constructed. For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit (see Equivalent Dwelling Unit discussion in Section V).

The following sections summarize the existing and future development figures that were used in calculating the impact fees.

**1. EXISTING POPULATION FOR LAND USE CATEGORIES**

According to information provided by the City of Reedley, and generally confirmed by the Nielson Company, there are currently 20,516 existing Single Family and 3,722 Multi-Family residents residing in 5,399 and 1,471 units respectively within the City.

DTA has used the following demographic information provided by the City, which assumes a City resident-per-unit factor of 3.80 per Single Family unit and a Multi-Family resident-per-unit factor of 2.53 (which equates to two-thirds of the Single Family rate). Therefore, the City population is *generally* comprised of 24,238 residents living in 6,870 Single Family and Multi-Family homes. Importantly, many figures may not sum due to rounding.

Table 1 below summarizes the existing demographics for the residential land uses.

**TABLE 1**  
**CITY OF REEDLEY**  
**ESTIMATED EXISTING RESIDENTIAL DEVELOPMENT**

| Residential Land Use      | Existing Residents | Existing Housing Units | Average Household Size |
|---------------------------|--------------------|------------------------|------------------------|
| Single Family Residential | 20,516             | 5,399                  | 3.80                   |
| Multi-Family Residential  | 3,722              | 1,471                  | 2.53                   |
| <b>Total/Average</b>      | <b>24,238</b>      | <b>6,870</b>           | <b>NA</b>              |

In terms of City Non-residential property, there are estimated to be approximately 1,470,477 square feet of existing Commercial development, 1,336,475 square feet of existing Industrial, and 616,966 square feet of existing Institutional/Other development uses within the City.

DTA has also utilized the following demographic information provided by the City which assumes existing City employees using employees-per-thousand-square-foot factors of

3.33, 1.71, and 0.54 employees per 1,000 building square feet of Commercial, Industrial, and Institutional/Other, respectively. This results in 4,893 existing Commercial employees, 2,288 existing Industrial employees, and 332 existing Institutional/Other employees within the City, as shown in Table 2 below. Each of these figures are generally confirmed by data compiled by the Nielson Company.

Importantly, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. “Persons Served” equal Residents plus 50% of Employees, and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For existing Persons Served estimates, please reference Table 2 below.

**TABLE 2**  
**CITY OF REEDLEY**  
**ESTIMATED EXISTING NON-RESIDENTIAL DEVELOPMENT**

| Non-Residential Land Use | Existing Building SF | Employees per 1,000 BSF | Existing Employees | Persons Served per 1,000 BSF | Existing Persons Served <sup>1</sup> |
|--------------------------|----------------------|-------------------------|--------------------|------------------------------|--------------------------------------|
| Commercial               | 1,470,477            | 3.33                    | 4,893              | 1.66                         | 2,447                                |
| Industrial               | 1,336,475            | 1.71                    | 2,288              | 0.86                         | 1,144                                |
| Institutional/Other      | 616,966              | 0.54                    | 332                | 0.27                         | 166                                  |
| <b>Total/Average</b>     | <b>3,423,918</b>     | <b>NA</b>               | <b>7,513</b>       | <b>NA</b>                    | <b>3,757</b>                         |

<sup>1</sup> Persons served equal Residents plus 50% of employees.

**2. FUTURE POPULATION FOR NEW LAND USE CATEGORIES (2030)**

According to information provided by the City of Reedley, there are projected to be 1,187 Single Family units and 324 future Multi-Family units within the City at 2030, the time horizon utilized for this Fee Study.

DTA has used the following demographic information provided by the City of Reedley which assumes City future resident-per-unit factors of 3.80 and 2.53 per Single Family unit and Multi-Family unit, respectively. This results in an additional 5,330 residents living in 1,511 Single Family and Multi-Family homes Citywide.

Table 3 on the following page summarizes the future demographics for the residential land uses.

**TABLE 3  
CITY OF REEDLEY  
FUTURE RESIDENTIAL DEVELOPMENT**

| Residential Land Use      | Projected Residents | Projected Housing Units | Average Household Size |
|---------------------------|---------------------|-------------------------|------------------------|
| Single Family Residential | 4,511               | 1,187                   | 3.80                   |
| Multi-Family Residential  | 820                 | 324                     | 2.53                   |
| <b>Total/Average</b>      | <b>5,330</b>        | <b>1,511</b>            | <b>NA</b>              |

In terms of Non-residential property within the City, the City expects the development of approximately 253,773 square feet of existing Commercial, 230,647 square feet of future Industrial, and 106,475 square feet of Industrial/Other uses within the City of Reedley.

As noted previously, DTA estimated City employees using employees-per-thousand-square-foot factors, provided by the City, of 3.33, 1.71, and 0.54 employees per 1,000 building square feet of Commercial, Industrial and Institutional/Other, respectively. This resulted in a projection of 845 Commercial employees, 395 Industrial employees, and 58 Institutional/Other employees Citywide, as shown in Table 4 below.

Again, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. “Persons Served” equal Residents plus 50% of Employees, and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For future Persons Served estimates, please reference Table 4 below.

**TABLE 4  
CITY OF REEDLEY  
FUTURE NON-RESIDENTIAL DEVELOPMENT**

| Non-Residential Land Use | Projected Building SF | Employees per 1,000 BSF | Future Employees | Persons Served per 1,000 BSF | Future Persons Served <sup>1</sup> |
|--------------------------|-----------------------|-------------------------|------------------|------------------------------|------------------------------------|
| Commercial               | 253,773               | 3.33                    | 845              | 1.66                         | 423                                |
| Industrial               | 230,647               | 1.71                    | 395              | 0.86                         | 198                                |
| Institutional/Other      | 106,475               | 0.54                    | 58               | 0.27                         | 29                                 |
| <b>Total/Average</b>     | <b>590,895</b>        | <b>NA</b>               | <b>1,298</b>     | <b>NA</b>                    | <b>649</b>                         |

<sup>1</sup> Persons served equal Residents plus 50% of employees.

**3. EQUIVALENT DWELLING UNIT (EDU) AND EQUIVALENT BENEFIT UNIT (EBU) PROJECTIONS**

Equivalent Dwelling Units (“EDU”) are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Since nearly all of the facilities proposed to be financed by the levy of impact

fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use type. The EDU projections for each facility are shown in the fee derivation worksheets in Appendix A.

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense, the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. "Public Facilities" per Government Code Section 66000 includes "public improvements, public services, and community amenities."

Government Code Section 66000 requires the identification of those facilities for which impact fees are going to be used as the key financing mechanism. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program ("CIP").

DTA has worked closely with City staff to develop the list of facilities to be included in the Fee Study ("the Needs List"). Staff prepared the needs list by relying heavily on the Integrated Master Plan for Potable Water, Sanitary Sewer and Storm Drainage Systems, adopted by the City Council in June of 2014. Additionally, the Needs List was reviewed and approved by the City Council on December 22, 2014 at a public hearing. For purposes of the City of Reedley's fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development impact fee on new development within the City. The Needs List is organized by facility element (or type) and includes a cost section consisting of six (6) columns, which are defined in Table 5 below:

**TABLE 5**  
**CITY OF REEDLEY**  
**NEEDS LIST**  
**EXPLANATION OF COST SECTION**

| Column Title                                      | Contents   | Source                   |
|---|--|--------------------------|
| Total Cost for Facility                           | The total estimated facility cost including engineering, design, construction, land acquisition, and equipment (as applicable) | City                     |
| Offsetting Revenues to New & Existing Development | Share of Total Offsetting Revenues allocated to new and existing development   | City                     |
| Net Cost to City                                  | The difference between the Total Cost and the Offsetting Revenues (column 1 plus column 2)                                     | Calculated by DTA        |
| Percent of Cost Allocated to New Development      | Net Cost Allocated to New Development based on New Development's Share of Facilities   | Calculated by DTA & City |
| Net Cost Allocated to New Development             | The Net Cost to City Multiplied by the Percentage Cost Allocated to New Development  | Calculated by DTA        |
| Policy Background or Objective                    | Identifies policy source or rationale for facility need  | City General Plan        |

DTA surveyed City staff on required facilities needed to serve new development as a starting point for its fee calculations. The survey included the project description, justification, public benefit, estimated costs, and project financing for each proposed facility. Through discussions between DTA and City staff, the Needs List has gone through a series of revisions to fine-tune the needs, costs, and methodologies used in allocating the costs for each facility.

The final Needs List is shown on the following pages.

**DEVELOPMENT IMPACT FEE PROGRAM  
CITY OF REEDLEY  
PUBLIC FACILITIES NEEDS LIST THROUGH 2030**

| Facility Name  | (1)<br>Total Cost for Facility | (2)<br>Off-setting Revenues | (3)<br>Net Cost to City | (4)<br>Percent of Cost Allocated to New Development | (5)<br>Cost Allocated to New Development | (6)<br>Policy Background or Objective |
|--|--------------------------------|-----------------------------|-------------------------|---|--|---------------------------------------|
| <b>A. TRANSPORTATION FACILITIES (FUND NOS. 100 &amp; 101 TO BE COLLAPSED)</b>                                      |                                |                             |                         |   |  |                                       |
| 1 Widening of Parlier, from Thompson to Pecan  | \$1,850,000                    | \$0                         | \$1,850,000             | 100.00%   | \$1,850,000                              | Capital Improvement Plan              |
| 2 Intersection Modification at Dinuba & I Street   | \$4,155,825                    | \$0                         | \$4,155,825             | 75.00%  | \$3,116,719                              | General Plan                          |
| 3 Widening of Manning, from Reed to Columbia   | \$3,911,125                    | (\$600,000)                 | \$3,311,125             | 50.00%  | \$1,655,563                              | Capital Improvement Plan              |
| 4 Intersection Modification at Huntsman & Buttonwillow   | \$2,432,188                    | \$0                         | \$2,432,188             | 100.00%   | \$2,432,188                              | Capital Improvement Plan              |
|  | <i>Subtotal</i>                |                             |                         |   |  |                                       |
| 5 Transportation Facilities Revenue not yet Committed  | \$12,348,938                   | (\$600,000)                 | \$11,748,938            | 77.07%  | \$9,054,469                              |                                       |
| <b>TOTAL TRANSPORTATION FACILITIES</b>   | <b>\$12,348,938</b>            | <b>(\$1,603,238)</b>        | <b>\$10,665,700</b>     | <b>74.74%</b>                                       | <b>\$7,971,231</b>                       |                                       |
| <b>B. LAW ENFORCEMENT FACILITIES</b>   |                                |                             |                         |   |  |                                       |
| 1 New 7-Yr Unmarked Vehicle Fleet Replacement (x 5)  | \$200,000                      | \$0                         | \$200,000               | 17.60%  | \$35,196                                 | Council Objective                     |
| 2 New 5-Yr Marked Vehicle Fleet Replacement (x 20)   | \$800,000                      | \$0                         | \$800,000               | 17.60%  | \$105,589                                | Council Objective                     |
| 3 New 4-Yr Equipment Replacement - Computers (x 20)  | \$40,000                       | \$0                         | \$40,000                | 17.60%  | \$7,039                                  | Council Objective                     |
| 4 Equipment Replacement - Pistols (x 30)   | \$15,000                       | \$0                         | \$15,000                | 17.60%  | \$2,640                                  | Council Objective                     |
| 5 Equipment Replacement - Rifles (x 30)  | \$30,000                       | \$0                         | \$30,000                | 17.60%  | \$5,279                                  | Council Objective                     |
| 6 Other Law Enforcement Facility/Equipment   | \$250,000                      | \$0                         | \$250,000               | 17.60%  | \$43,996                                 | Council Objective                     |
|  | <i>Subtotal</i>                |                             |                         |   |  |                                       |
| 7 Law Enforcement Facilities Revenue not yet Committed   | \$1,135,000                    | \$0                         | \$1,135,000             | 17.60%  | \$199,740                                |                                       |
| <b>TOTAL LAW ENFORCEMENT FACILITIES</b>  | <b>\$1,135,000</b>             | <b>(\$11,674)</b>           | <b>(\$11,674)</b>       | <b>NA</b>   | <b>(\$11,674)</b>                        |                                       |
| <b>C. FIRE FACILITIES</b>  |                                |                             |                         |   |  |                                       |
| 1 Aerial Platform Ladder Truck   | \$950,000                      | \$0                         | \$950,000               | 17.60%  | \$167,183                                | Capital Improvement Plan              |
| 2 Fire Station New Construction (Full Configuration)   | \$4,800,000                    | \$0                         | \$4,800,000             | 17.60%  | \$844,715                                | Capital Improvement Plan              |
| 3 Fire Training Facility   | \$300,000                      | \$0                         | \$300,000               | 17.60%  | \$52,795                                 | Capital Improvement Plan              |
| 4 New 20-Yr Vehicles (Fire Pumper)   | \$550,000                      | \$0                         | \$550,000               | 17.60%  | \$96,790                                 | Capital Improvement Plan              |
| 5 New 10-Yr Vehicles, Rescue Squad (x 2)   | \$500,000                      | \$0                         | \$500,000               | 17.60%  | \$87,981                                 | Capital Improvement Plan              |
| 6 20-Yr Vehicle Replacements (Fire Trucks, Pumpers, and Utility Vehicles)  | \$2,005,000                    | \$0                         | \$2,005,000             | 17.60%  | \$352,846                                | Capital Improvement Plan              |
| 7 10-Yr Vehicle Replacements (x 2)   | \$430,000                      | \$0                         | \$430,000               | 17.60%  | \$75,672                                 | Capital Improvement Plan              |
| 8 Fire Equipment Storage Facility  | \$150,000                      | \$0                         | \$150,000               | 17.60%  | \$26,397                                 | Capital Improvement Plan              |
| 9 Other Fire Facilities  | \$450,000                      | \$0                         | \$450,000               | 17.60%  | \$79,192                                 | Capital Improvement Plan              |
|  | <i>Subtotal</i>                |                             |                         |   |  |                                       |
| 10 Fire Facilities Revenue not yet Committed   | \$10,135,000                   | (\$211,702)                 | \$9,923,298             | 15.84%  | \$1,571,879                              |                                       |
| <b>TOTAL FIRE FACILITIES</b>   | <b>\$10,135,000</b>            | <b>(\$211,702)</b>          | <b>\$9,923,298</b>      | <b>15.84%</b>                                       | <b>\$1,571,879</b>                       |                                       |
| <b>D. GENERAL FACILITIES</b>   |                                |                             |                         |   |  |                                       |
| 1 Municipal Services Center (7,500 Sq. Ft.)  | \$2,250,000                    | \$0                         | \$2,250,000             | 17.60%  | \$395,960                                | General Plan                          |
| 2 Parking Facilities (Covered/Solar)   | \$1,200,000                    | \$0                         | \$1,200,000             | 17.60%  | \$211,179                                | Council Objective                     |
|  | <i>Subtotal</i>                |                             |                         |   |  |                                       |
| 3 General Facilities Revenue not yet Committed   | \$3,450,000                    | \$0                         | \$3,450,000             | 17.60%  | \$607,139                                |                                       |
| <b>TOTAL GENERAL FACILITIES</b>  | <b>\$3,450,000</b>             | <b>(\$458,775)</b>          | <b>(\$458,775)</b>      | <b>NA</b>   | <b>(\$458,775)</b>                       |                                       |
| <b>E. STORM DRAIN FACILITIES</b>   |                                |                             |                         |   |  |                                       |
| 1 Basin K, Phase 2 (Existing Line), S. Tobu Ave between Evening Glow Ave & E. Springfield Ave - Upsize, 766 ft     | \$1,821,000                    | \$0                         | \$1,821,000             | 20.74%  | \$336,274                                | Drainage Master Plan                  |
| 2 Basin K, Phase 2 (Existing Line), E. Springfield Ave from S. Tobu Ave toward Buttonwillow Ditch - Upsize, 360 ft | \$759,000                      | \$0                         | \$759,000               | 20.82%  | \$158,040                                | Drainage Master Plan                  |
| 3 Basin K, Phase 2 (Existing Line), Buttonwillow Ditch between E. Springfield Ave & Elem. Sch. - Upsize, 669 ft    | \$1,060,000                    | \$0                         | \$1,060,000             | 27.71%  | \$293,891                                | Drainage Master Plan                  |
| 4 Basin K, Phase 2 (Existing Line), Elem. Sch. from Buttonwillow Ditch to Zumwalt Ave-Upsize, 1,211 ft             | \$1,888,000                    | \$0                         | \$1,888,000             | 31.53%  | \$531,629                                | Drainage Master Plan                  |
| 5 Basin P, Phase 1 (New Line), S. East Ave between E. Davis Ave & Lilac Ave, 488 ft.                               | \$526,000                      | \$0                         | \$526,000               | 40.73%  | \$214,237                                | Drainage Master Plan                  |
| 6 Basin P, Phase 1 (New Line), S. East Ave between Lilac Ave & E. Floral Ave, 1,258 ft.                            | \$2,163,000                    | \$0                         | \$2,163,000             | 25.53%  | \$552,262                                | Drainage Master Plan                  |
| 7 Basin P, Phase 2 (New Line), Lilac Ave between S. East Ave & Railroad, 2,350 ft.                                 | \$3,026,000                    | \$0                         | \$3,026,000             | 34.09%  | \$1,031,650                              | Drainage Master Plan                  |
| 8 Basin K, Phase 1 (New Line), Zumwalt Ave from Elem. Sch. To E. Manning Ave, 1,960 ft.                            | \$2,209,000                    | \$0                         | \$2,209,000             | 38.95%  | \$860,440                                | Drainage Master Plan                  |
| 9 Basin K, Phase 2 (New Line), Zumwalt Ave to S. Englehart Ave, 2,527 ft.  | \$2,443,000                    | \$0                         | \$2,443,000             | 45.41%  | \$1,109,353                              | Drainage Master Plan                  |
| 10 Basin K, Phase 2 (New Line), E. Manning Ave between Zumwalt Ave & S. Englehart Ave, 2,544 ft                    | \$2,873,000                    | \$0                         | \$2,873,000             | 30.87%  | \$1,116,816                              | Drainage Master Plan                  |
| 11 Ponding Basin - Land Acquisition (Basin K)  | \$900,000                      | \$0                         | \$900,000               | 100.00%   | \$900,000                                | Drainage Master Plan                  |
|  | <i>Subtotal</i>                |                             |                         |   |  |                                       |
| 12 Storm Drain Facilities Revenue not yet Committed  | \$19,266,000                   | \$0                         | \$19,266,000            | 36.88%  | \$7,104,387                              |                                       |
| <b>TOTAL STORM DRAIN FACILITIES</b>  | <b>\$19,266,000</b>            | <b>(\$186,901)</b>          | <b>\$19,079,099</b>     | <b>36.28%</b>                                       | <b>\$6,917,486</b>                       |                                       |

| <b>F. WATER FACILITIES (FUND NOS. 107 &amp; 111 TO BE COLLAPSED)</b>               |  |                     |                      |                     |               |                     |                         |
|--|--|---------------------|----------------------|---------------------|---------------|---------------------|-------------------------|
| 1  | New 2,000 Gallon-Per-Minute Water Well                       | \$2,555,000         | \$0                  | \$2,555,000         | 100.00%       | \$2,555,000         | Water Master Plan       |
| 2  | Expand Fire Flow Loop at E. Curtis and S. Buttonwillow       | \$460,000           | \$0                  | \$460,000           | 17.60%        | \$80,952            | Water Master Plan       |
| 3  | Upsize Water Main on N. Birch, North of Manning              | \$38,000            | \$0                  | \$38,000            | 17.60%        | \$6,687             | Water Master Plan       |
| 4  | Upsize Water Main at E. Curtis and S. Buttonwillow           | \$175,000           | \$0                  | \$175,000           | 17.60%        | \$30,797            | Water Master Plan       |
| 5  | Upsize Water Main on W. Aspen                                | \$78,000            | \$0                  | \$78,000            | 17.60%        | \$13,727            | Water Master Plan       |
| 6  | Expand Fire Flow Loop at W. Aspen and N. Church              | \$431,000           | \$0                  | \$431,000           | 17.60%        | \$75,848            | Water Master Plan       |
| 7  | Install Water Main on Zumwalt, between Duff and Dinuba       | \$359,000           | \$0                  | \$359,000           | 100.00%       | \$359,000           | Water Master Plan       |
|  | Subtotal   | \$4,096,000         | \$0                  | \$4,096,000         | 76.22%        | \$3,122,011         |                         |
| 8  | Water Facilities Revenue not yet Committed                   | \$0                 | \$0                  | \$0                 | NA            | \$0                 |                         |
|  | <b>TOTAL WATER FACILITIES</b>                                | <b>\$4,096,000</b>  | <b>\$0</b>           | <b>\$4,096,000</b>  | <b>76.22%</b> | <b>\$3,122,011</b>  |                         |
| <b>G. WASTEWATER FACILITIES (FUND NOS. 105 &amp; 106 TO BE COLLAPSED)</b>          |  |                     |                      |                     |               |                     |                         |
| 1  | Upsize Sewer Main on Shoemaker, from S. Frankwood to Reed    | \$3,251,000         | \$0                  | \$3,251,000         | 17.60%        | \$572,119           | Sewer Master Plan       |
| 2  | Reed Sewer Main Upsizing, from Dinuba to 8th                 | \$2,690,000         | \$0                  | \$2,690,000         | 100.00%       | \$2,690,000         | Sewer Master Plan       |
| 3  | Shoemaker Sewer Main Upsizing, from S. Frankwood to Railroad | \$2,414,000         | \$0                  | \$2,414,000         | 17.60%        | \$424,821           | Sewer Master Plan       |
| 4  | Upsize Sewer Main from Lincoln and S. Columbia, to Railroad  | \$2,899,000         | \$0                  | \$2,899,000         | 17.60%        | \$510,173           | Sewer Master Plan       |
| 5  | Reed Sewer Main Upsizing, between Dinuba and Shoemaker       | \$1,371,000         | \$0                  | \$1,371,000         | 17.60%        | \$241,272           | Sewer Master Plan       |
| 6  | Upsize Reed Ave. Lift Station                                | \$64,000            | \$0                  | \$64,000            | 17.60%        | \$11,263            | Sewer Master Plan       |
| 7  | Upsize Sewer Main South of Olson at WWTP                     | \$1,679,000         | \$0                  | \$1,679,000         | 17.60%        | \$296,474           | Sewer Master Plan       |
| 8  | Upsize Industrial Pump Station Force Main                    | \$175,000           | \$0                  | \$175,000           | 17.60%        | \$30,797            | Sewer Master Plan       |
|  | Subtotal   | \$14,543,000        | \$0                  | \$14,543,000        | 32.84%        | \$4,775,919         |                         |
| 9  | Wastewater Facilities Revenue not yet Committed              | \$0                 | (\$809,564)          | (\$809,564)         | NA            | (\$809,564)         |                         |
|  | <b>TOTAL WASTEWATER FACILITIES</b>                           | <b>\$14,543,000</b> | <b>(\$809,564)</b>   | <b>\$13,733,436</b> | <b>28.88%</b> | <b>\$3,966,355</b>  |                         |
| <b>H. PARK AND RECREATION FACILITIES (FUND NOS. 102 &amp; 109 TO BE COLLAPSED)</b> |  |                     |                      |                     |               |                     |                         |
| 1  | Cricket Hollow-Playground structure                          | \$100,000           | \$0                  | \$100,000           | 17.60%        | \$17,598            | Council Objective       |
| 2  | Ballfields/Soccer  | \$4,133,905         | \$0                  | \$4,133,905         | 17.60%        | \$727,494           | Sports Park Master Plan |
| 3  | Sports Fields  | \$4,133,905         | \$0                  | \$4,133,905         | 17.60%        | \$727,494           | Sports Park Master Plan |
| 4  | Traver Creek Restoration                                     | \$2,865,100         | \$0                  | \$2,865,100         | 17.60%        | \$504,207           | Sports Park Master Plan |
| 5  | Rail Trail #5 - Buttonwillow to Sports Park                  | \$240,000           | (\$200,000)          | \$40,000            | 17.60%        | \$7,039             | Council Objective       |
| 6  | Rail Trail #7 - Manning Ave. Bridge to Smith's Ferry         | \$250,000           | \$0                  | \$250,000           | 17.60%        | \$43,996            | Council Objective       |
| 7  | Old Pool Property Neighborhood Park                          | \$500,000           | \$0                  | \$500,000           | 17.60%        | \$87,991            | Council Objective       |
| 8  | Riverpark Master Plan - Restroom Facilities                  | \$50,000            | \$0                  | \$50,000            | 17.60%        | \$8,799             | Council Objective       |
| 9  | Pioneer Park - Restroom Facilities                           | \$260,000           | (\$170,000)          | \$90,000            | 17.60%        | \$14,079            | Council Objective       |
| 10   | Mueller Park - Beautification, Splash Pad                    | \$197,000           | (\$98,500)           | \$98,500            | 17.60%        | \$17,334            | Council Objective       |
|  | Subtotal   | \$12,719,910        | (\$468,500)          | \$12,251,410        | 17.60%        | \$2,156,032         |                         |
| 11   | Park/Recreation Revenue not yet Committed                    | \$0                 | (\$111,701)          | (\$111,701)         | NA            | (\$111,701)         |                         |
|  | <b>TOTAL PARK AND RECREATION FACILITIES</b>                  | <b>\$12,719,910</b> | <b>(\$580,201)</b>   | <b>\$12,139,709</b> | <b>16.84%</b> | <b>\$2,044,331</b>  |                         |
| <b>GRAND TOTAL</b>   |  | <b>\$77,893,848</b> | <b>(\$3,942,055)</b> | <b>\$73,951,793</b> | <b>35.16%</b> | <b>\$25,928,724</b> |                         |

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There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Each of the fee calculations employs the concept of an Equivalent Dwelling Unit (“EDU”) or Equivalent Benefit Unit (“EBU”) to allocate benefit among the six (6) land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use class. Table 6 below shows total existing and projected EDUs or EBUs by facility type.

Notably, “Persons Served” equal Residents plus 50% of Employees, and is a customary industry practice designed to capture the reduced levels of service demanded by employees.

**TABLE 6**  
**CITY OF REEDLEY**  
**EQUIVALENT DWELLING UNITS**

| Facility Type                  | Service Factor                           | Existing EDUs/EBUs | Projected EDUs/EBUs | Total |
|--------------------------------|--|--------------------|---------------------|-------|
| Transportation Facilities      | Persons Served<br>and/or<br>Usage Factor | 7,368              | 1,574               | 8,942 |
| Law Enforcement Facilities     |  |                    |                     |       |
| Fire Facilities                |  |                    |                     |       |
| General Government Facilities  |  |                    |                     |       |
| Storm Drain Facilities         |  |                    |                     |       |
| Water Facilities               |  |                    |                     |       |
| Wastewater Facilities          |  |                    |                     |       |
| Park and Recreation Facilities |  |                    |                     |       |

The following sections present the reasonable relationship for benefit, impact, and rough proportionality tests for each fee element (i.e., transportation facilities, law enforcement facilities, park and recreation facilities, etc.) and the analysis undertaken to apportion costs for each type of facility on the Needs List. More detailed fee calculation worksheets for each type of facility are included in Appendix A.

**A. TRANSPORTATION FACILITIES**

Transportation facilities include infrastructure necessary to provide safe and efficient vehicular access throughout the City. In order to meet the transportation demand of new development through build out, the City of Reedley identified the need for new road construction and equipment as shown in the Needs List.

**TABLE 7  
TRANSPORTATION FACILITIES**

|  |   |
|--|---|
| Identify Purpose of Fee  | Transportation Improvements   |
| Identify Use of Fee  | Various roadway improvements including, but not limited to, intersection and road widening modifications.   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic within the City limits. Streets will have to be improved or extended to meet the increased demand and traffic signals will have to be installed to efficiently direct increased traffic flow. Thus there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for roadway and transit facilities on the Needs List. |

Table 8 below identifies the facilities proposed to be funded in whole or in part with the fees collected for Transportation improvements. Costs are based on estimates provided by the City.

**TABLE 8**  
TRANSPORTATION FACILITIES COSTS

| Transportation Facilities                            | Facility Cost       |
|--|---------------------|
| Widening of Parlier, from Thompson to Pecan          | \$1,850,000         |
| Intersection Modification at Dinuba & I Street       | \$4,155,625         |
| Widening of Manning, from Reed to Columbia           | \$3,911,125         |
| Intersection Modification at Huntsman & Buttonwillow | \$2,432,188         |
| Revenues not yet committed                           | (\$1,683,238)       |
| <b>Facilities Total</b>                              | <b>\$10,665,700</b> |

**Calculation Methodology**

Transportation improvements benefit residents and employees by providing safe and efficient vehicular access throughout the City of Reedley. The Transportation Fee is calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was considered by City Transportation Engineers who evaluated the required transportation and roadway improvements and subsequently provided estimates as to the levels of service and trip generation rates for future development. Hence, 25.26% of the costs will be allocated to existing development and 74.74% of the costs will be allocated to new development.

**TABLE 9**  
TRANSPORTATION FACILITIES  
COST ALLOCATION SUMMARY

| Development Type     | Percentage Allocated to New Development | Facility Cost Allocated |
|----------------------|---|-------------------------|
| Existing Development | 25.26%                                  | \$2,694,469             |
| New Development      | 74.74%                                  | \$7,971,231             |
| <b>Total</b>         | <b>100%</b>                             | <b>\$10,665,700</b>     |

**B. LAW ENFORCEMENT FACILITIES**

The Law Enforcement Facilities element includes those facilities required within the City to maintain police force services. In order to serve new development through build out, the City identified the need for additional law enforcement equipment, computers, and vehicle replacement for marked and unmarked cars.

**TABLE 10**  
LAW ENFORCEMENT FACILITIES ELEMENT

|  |   |
|--|---|
| Identify Purpose of Fee  | Law Enforcement Facilities  |
| Identify Use of Fee  | Vehicle and Equipment Replacement   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained law enforcement personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus a reasonable relationship exists between the need for law enforcement facilities and the impact of residential and non-residential development. The Law Enforcement Facility fees collected from new development will be used exclusively for law enforcement purposes. |

Table 11 below identifies the facilities proposed to be funded in whole or in part with the collection of Law Enforcement fees. Costs are based on estimates provided by the City.

**TABLE 11**  
LAW ENFORCEMENT FACILITIES  
FACILITY COSTS

| Law Enforcement Facilities                        | Facility Cost      |
|---|--------------------|
| New 7-Yr Unmarked Vehicle Fleet Replacement (x 5) | \$200,000          |
| New 5-Yr Marked Vehicle Fleet Replacement (x 20)  | \$600,000          |
| New 4-Yr Equipment Replacement - Computers (x 20) | \$40,000           |
| Equipment Replacement - Pistols (x 30)            | \$15,000           |
| Equipment Replacement - Rifles (x 30)             | \$30,000           |
| Other Law Enforcement Facility/Equipment          | \$250,000          |
| Revenues not yet committed                        | (\$11,674)         |
| <b>TOTAL LAW ENFORCEMENT FACILITIES</b>           | <b>\$1,123,326</b> |

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

**Law Enforcement Facilities**

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 82.40% of the costs will be allocated to existing development and 17.60% of the costs will be allocated to new development.

**TABLE 12  
LAW ENFORCEMENT FACILITIES  
COST ALLOCATION SUMMARY**

| <b>Development Type</b> | <b>Percentage Allocated to New Development</b> | <b>Facility Cost Allocation</b> | <b>Offsetting Revenues</b> | <b>Allocation Including Offsetting Revenues</b> |
|-------------------------|--|---------------------------------|----------------------------|---|
| Existing Development    | 82.40%   | \$935,260                       | \$0.00                     | \$935,260                                       |
| New Development         | 17.60%   | \$199,740                       | (\$11,674)                 | \$188,066                                       |
| <b>Total</b>            | <b>100%</b>                                    | <b>\$1,135,000</b>              | <b>(\$11,674)</b>          | <b>\$1,123,326</b>                              |

**C. FIRE FACILITIES**

The Fire Facilities element includes those facilities required within the City to maintain adequate Fire protection services. In order to serve new development through build out, the City identified the need for an additional fire station, a fire training facility, equipment replacement, an equipment storage facility, and vehicle acquisition.

**TABLE 13**  
FIRE FACILITIES ELEMENT

|  |  |
|--|--|
| Identify Purpose of Fee  | Fire Facilities  |
| Identify Use of Fee  | Construction of a new fire station, a fire training facility, a fire equipment storage facility, and vehicle and equipment acquisition/replacement   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained fire protection personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced and facilities will need to be constructed to meet this increased demand. Thus a reasonable relationship exists between the need for fire services facilities and the impact of residential and non-residential development. The Fire Services Facility fees collected from new development will be used exclusively for fire protection purposes. |

Table 14 below identifies the facilities proposed to be funded in whole or in part with the collection of Fire protection services fees. Costs are based on estimates provided by the City.

**TABLE 14**  
**FIRE FACILITIES**  
**FACILITY COSTS**

| <b>Fire Facilities</b>  | <b>Facility Cost</b> |
|---|----------------------|
| Aerial Platform Ladder Truck  | \$950,000            |
| Fire Station New Construction (Full Configuration)                      | \$4,800,000          |
| Fire Training Facility  | \$300,000            |
| New 20-Yr Vehicles (Fire Pumper)  | \$550,000            |
| New 10-Yr Vehicles, Rescue Squad (x 2)                                  | \$500,000            |
| 20-Yr Vehicle Replacements (Fire Trucks, Pumpers, and Utility Vehicles) | \$2,005,000          |
| 10-Yr Vehicle Replacements (x 2)  | \$430,000            |
| Fire Equipment Storage Facility   | \$150,000            |
| Other Fire Facilities   | \$450,000            |
| <i>Revenues not yet committed</i>                                       | <i>(\$211,702)</i>   |
| <b>Fire Facilities Total</b>  | <b>\$9,923,298</b>   |

### Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

### Fire Facilities

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 82.40% of the costs will be allocated to existing development and 17.60% of the costs will be allocated to new development.

**TABLE 15**  
**FIRE FACILITIES**  
**COST ALLOCATION SUMMARY**

| Development Type     | Percentage Allocated to New Development | Facility Cost Allocation | Offsetting Revenues | Allocation Including Offsetting Revenues |
|----------------------|---|--------------------------|---------------------|--|
| Existing Development | 82.40%                                  | \$8,351,419              | \$0.00              | \$8,351,419                              |
| New Development      | 17.60%                                  | \$1,783,581              | (\$211,702)         | \$1,571,879                              |
| <b>Total</b>         | <b>100%</b>                             | <b>\$10,135,000</b>      | <b>(\$211,702)</b>  | <b>\$9,923,298</b>                       |

**D. GENERAL GOVERNMENT FACILITIES**

The General Government Services Facilities Element includes those facilities used by the City of Reedley to provide basic governmental services and public facilities maintenance services, exclusive of public safety.

**TABLE 16**  
**GENERAL GOVERNMENT FACILITIES**

|  |   |
|--|---|
| Identify Purpose of Fee  | General Government Service Facilities   |
| Identify Use of Fee  | Acquisition of facilities used to provide general government and public maintenance services of City Facilities, including a 7,500 square foot municipal services center and parking facility. Table 17 below identifies those facilities that serve all residents, employees, and development within the City, regardless of location.   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for Citywide services and general government functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Government Service Facilities on the Needs List. |

Table 17 below identifies the facilities proposed to be funded in whole or in part with the fees.

**TABLE 17**  
**GENERAL GOVERNMENT**  
**FACILITIES COST**

| General Government Facilities             | Facility Cost      |
|---|--------------------|
| Municipal Services Center (7,500 Sq. Ft.) | \$2,250,000        |
| Parking Facilities (Covered/Solar)        | \$1,200,000        |
| Revenues not yet committed                | (\$458,775)        |
| <b>General Government Total</b>           | <b>\$2,991,225</b> |

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 82.40% of the costs will be allocated to existing development and 17.60% of the costs will be allocated to new development

**TABLE 18**  
**GENERAL GOVERNMENT FACILITIES**  
**COST ALLOCATION SUMMARY**

| Development Type                | Percentage Allocated to New Development | Facility Cost Allocation | Offsetting Revenues | Allocation Including Offsetting Revenues |
|---------------------------------|---|--------------------------|---------------------|--|
| Existing Development            | 82.40%                                  | \$2,842,861              | \$0.00              | \$2,842,861                              |
| New Development                 | 17.60%                                  | \$607,139                | (\$458,775)         | \$148,364                                |
| <b>General Government Total</b> | <b>100%</b>                             | <b>\$3,450,000</b>       | <b>(\$458,775)</b>  | <b>\$2,991,225</b>                       |

**E. STORM DRAIN FACILITIES**

The Storm Drain Facilities will serve the residents of City of Reedley by providing facilities that ensure proper surface water drainage in those areas susceptible to storm water runoff. The storm drainage facilities also serve to recharge and/or retention of storm water. In order to meet the necessary protection levels from runoff generated by new development through build out, the City identified the need for certain drainage facilities as shown in the Needs List.

**TABLE 19  
STORM DRAIN FACILITIES**

|  |  |
|--|--|
| Identify Purpose of Fee  | Storm Drain Facilities   |
| Identify Use of Fee  | Construction of drainage facilities.   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | <p>New residential and non-residential development will be susceptible to storm water runoff, and will therefore require additional drainage facilities. Existing problems along with new development and the potential to increase rainwater runoff instigated the need for a Drainage Master Plan for the area.</p> <p>New storm water facilities will need to be constructed to properly collect runoff. Thus there is a relationship between new development and the need for new drainage facilities. Fees collected from new development will be used exclusively for drainage facilities on the Needs List.</p> |

Table 20 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the City.

**TABLE 20**  
**STORM DRAIN**  
**FACILITY COSTS**

| <b>Storm Drain Facilities</b>   | <b>Facility Cost</b> |
|---|----------------------|
| Basin K, Phase 2 (Existing Line), S. Tobu Ave between Evening Glow Ave & E. Springfield Ave - Upsize, 766 ft.     | \$1,621,000          |
| Basin K, Phase 2 (Existing Line), E. Springfield Ave from S. Tobu Ave toward Buttonwillow Ditch - Upsize, 360 ft. | \$759,000            |
| Basin K, Phase 2 (Existing Line), Buttonwillow Ditch between E. Springfield Ave & Elem. Sch. - Upsize, 669 ft.    | \$1,060,000          |
| Basin K, Phase 2 (Existing Line), Elem. Sch. from Buttonwillow Ditch to Zumwalt Ave-Upsize, 1,211 ft.             | \$1,686,000          |
| Basin P, Phase 1 (New Line), S. East Ave between E. Davis Ave & Lilac Ave, 488 ft.                                | \$526,000            |
| Basin P, Phase 1 (New Line), S. East Ave between Lilac Ave & E. Floral Ave, 1,258 ft.                             | \$2,163,000          |
| Basin P, Phase 2 (New Line), Lilac Ave between S. East Ave & Railroad, 2,350 ft.                                  | \$3,026,000          |
| Basin K, Phase 1 (New Line), Zumwalt Ave from Elem. Sch. To E. Manning Ave, 1,960 ft.                             | \$2,209,000          |
| Basin K, Phase 2 (New Line), Zumwalt Ave to S. Englehart Ave, 2,527 ft.   | \$2,443,000          |
| Basin K, Phase 2 (New Line), E. Manning Ave between Zumwalt Ave & S. Englehart Ave, 2,544 ft.                     | \$2,873,000          |
| Ponding Basin - Land Acquisition (Basin K)  | \$900,000            |
| <i>Revenues not yet committed</i>   | <i>(\$186,901)</i>   |
| <b>Storm Drain Total</b>  | <b>\$19,079,099</b>  |

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A.

The City of Reedley’s Integrated Master Plan dated June 2014 (the “Master Plan”), identifies specific facilities required within the City and distinguishes between those that are needed for existing versus future development. Utilizing specific Storm Drain related data found within the Master Plan, as well as numerous discussions with City staff, DTA was subsequently able to determine the appropriate allocation of costs to new development.

**Storm Drain Improvements**

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 63.74% of the costs will be allocated to existing development and 36.26% of the costs will be allocated to new development, as presented in Table 21 below.

**TABLE 21**  
**STORM DRAIN FACILITY IMPROVEMENTS**  
**COST ALLOCATION**

| Development Type     | Percentage Allocated to New Development | Facility Cost Allocated |
|----------------------|---|-------------------------|
| Existing Development | 63.74%                                  | \$12,161,613            |
| New Development      | 36.26%                                  | \$6,917,486             |
| <b>Total</b>         | <b>100%</b>                             | <b>\$19,079,099</b>     |

F. **WATER FACILITIES**

The Water Facilities Element includes those facilities used by the City to provide basic water supply and distribution services to residents and employees within the City of Reedley.

**TABLE 22**  
**WATER FACILITIES**

|  |   |
|--|---|
| Identify Purpose of Fee  | Water Facilities  |
| Identify Use of Fee  | Improvements of Water Facilities  |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | <p>New residential and non-residential development will generate an increased demand for Water Facilities.</p> <p>Population and growth has a direct impact on the need for water facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing water facilities. Fees collected from new development will be used exclusively for the improvement of the Water Facilities on the Needs List.</p> |

Table 23 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the City.

**TABLE 23**  
**WATER**  
**FACILITY COSTS**

| <b>Water Facilities</b>                                | <b>Facility Cost</b> |
|--|----------------------|
| New 2,000 Gallon-Per-Minute Water Well                 | \$2,555,000          |
| Expand Fire Flow Loop at E. Curtis and S. Buttonwillow | \$460,000            |
| Upsize Water Main on N. Birch, North of Manning        | \$38,000             |
| Upsize Water Main at E. Curtis and S. Buttonwillow     | \$175,000            |
| Upsize Water Main on W. Aspen                          | \$78,000             |
| Expand Fire Flow Loop at W. Aspen and N. Church        | \$431,000            |
| Install Water Main on Zumwalt, between Duff and Dinuba | \$359,000            |
| <i>Revenues not yet committed</i>                      | \$0                  |
| <b>Water Facilities Total</b>                          | <b>\$4,096,000</b>   |

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A.

Again, the City of Reedley's Integrated Master Plan dated June 2014 (the "Master Plan"), identifies specific facilities required within the City and distinguishes between those that are needed for existing versus future development. Utilizing specific water related data found within the Master Plan, as well as numerous discussions with City staff, DTA was subsequently able to determine the appropriate allocation of costs to new development.

**Water Facilities Improvements**

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 23.78% of the costs will be allocated to existing development and 76.22% of the costs will be allocated to new development, as presented in Table 24 below.

**TABLE 24**  
**WATER FACILITY IMPROVEMENTS**  
**COST ALLOCATION**

| Development Type     | Percentage Allocated to New Development | Facility Cost Allocated |
|----------------------|---|-------------------------|
| Existing Development | 23.78%                                  | \$973,989               |
| New Development      | 76.22%                                  | \$3,122,011             |
| <b>Total</b>         | <b>100%</b>                             | <b>\$4,096,000</b>      |

**G. WASTEWATER FACILITIES**

The Wastewater Facilities Element includes those facilities used by the City to provide services to Persons Served within the City of Reedley.

**TABLE 25**  
**WASTEWATER FACILITIES**

|  |   |
|--|---|
| Identify Purpose of Fee  | Wastewater Facilities   |
| Identify Use of Fee  | Improvements to Wastewater Facilities   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | <p>New residential and non-residential development will generate an increased demand for Wastewater Facilities.</p> <p>Population and growth has a direct impact on the need for Wastewater facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Wastewater facilities. Fees collected from new development will be used exclusively for the improvement of the Wastewater Facilities on the Needs List.</p> |

Table 26 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the City.

**TABLE 26**  
**WASTEWATER**  
**FACILITY COSTS**

| <b>Wastewater Facilities</b>                                 | <b>Facility Cost</b> |
|--|----------------------|
| Upsize Sewer Main on Shoemaker, from S. Frankwood to Reed    | \$3,251,000          |
| Reed Sewer Main Upsizing, from Dinuba to 8th                 | \$2,690,000          |
| Shoemaker Sewer Main Upsizing, from S. Frankwood to Railroad | \$2,414,000          |
| Upsize Sewer Main from Lincoln and S. Columbia, to Railroad  | \$2,899,000          |
| Reed Sewer Main Upsizing, between Dinuba and Shoemake        | \$1,371,000          |
| Upsize Reed Ave. Lift Station                                | \$64,000             |
| Upsize Sewer Main South of Olson at WWTP                     | \$1,679,000          |
| Upsize Industrial Pump Station Force Main                    | \$175,000            |
| <i>Revenues not yet committed</i>                            | (\$809,564)          |
| <b>Wastewater Total</b>                                      | <b>\$13,733,436</b>  |

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A.

Once more, the City of Reedley’s Integrated Master Plan dated June 2014 (the “Master Plan”), identifies specific facilities required within the City and distinguishes between those that are needed for existing versus future development. Utilizing specific Wastewater related data found within the Master Plan, as well as numerous discussions with City staff, DTA was subsequently able to determine the appropriate allocation of costs to new development.

**Wastewater Facilities Improvements**

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 71.12% of the costs will be allocated to existing development and 28.88% of the costs will be allocated to new development, as presented in Table 27 below.

**TABLE 27**  
WASTEWATER FACILITY COST ALLOCATION

| Development Type     | Percentage Allocated to New Development | Facility Cost Allocated |
|----------------------|---|-------------------------|
| Existing Development | 71.12%                                  | \$9,767,081             |
| New Development      | 28.88%                                  | \$3,966,355             |
| <b>Total</b>         | <b>100%</b>                             | <b>\$13,733,436</b>     |

**H. PARK AND RECREATION FACILITIES**

The Parks Facilities will serve the residents of the City by providing facilities for recreation while enhancing the community’s appeal and quality of life. The Fee Study includes a component for the acquisition of Park and Recreational facilities to serve new and existing residential development through build out, including, sports fields, ball fields, soccer fields, trails, restrooms, and park beautification.

The Parks Facilities will serve the residents of the City by providing facilities for recreation while enhancing the community’s appeal and quality of life.

**TABLE 28**  
PARK AND RECREATION FACILITIES

|  |   |
|--|---|
| Identify Purpose of Fee  | Park and Recreation Facilities  |
| Identify Use of Fee  | Construction of playground structure, ball fields, sports fields, trails, restroom facilities, and splash pad   |
| Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed | <p>New residential and non-residential development will generate an increased demand for Park and Recreational Facilities.</p> <p>Population and growth has a direct impact on the need for Park and Recreation facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Park and Recreational facilities. Fees collected from new development will be used exclusively for the improvement of Park and Recreation Facilities on the Needs List.</p> |

Table 29 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the City.

**TABLE 29**  
**PARK AND RECREATION FACILITY COSTS**

| <b>Park and Recreationla Facilities</b>              | <b>Facility Cost</b> |
|--|----------------------|
| Cricket Hollow-Playground structure                  | \$100,000            |
| Ballfields/Soccer                                    | \$4,133,905          |
| Sports Fields  | \$4,133,905          |
| Traver Creek Restoration                             | \$2,865,100          |
| Rail Trail #5 - Buttonwillow to Sports Park          | \$240,000            |
| Rail Trail #7 - Manning Ave. Bridge to Smith's Ferry | \$250,000            |
| Old Pool Property Neighborhood Park                  | \$500,000            |
| Riverpark Master Plan - Restroom Facilities          | \$50,000             |
| Pioneer Park - Restroom Facilities                   | \$250,000            |
| Mueller Park - Beautification, Splash Pad            | \$197,000            |
| <i>Revenues not yet committed</i>                    | <i>(\$580,201)</i>   |
| <b>Total</b>   | <b>\$12,139,709</b>  |

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

**Park and Recreation Facilities Improvements**

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 82.40% of the costs will be allocated to existing development and 17.60% of the costs will be allocated to new development, as presented in Table 30 below.

**TABLE 30**  
PARK AND RECREATION ALLOCATION

| Development Type     | Percentage Allocated to New Development | Facility Cost Allocation | Offsetting Revenues | Allocation Including Offsetting Revenues |
|----------------------|---|--------------------------|---------------------|--|
| Existing Development | 82.40%                                  | \$10,481,430             | (\$386,052)         | \$10,481,430                             |
| New Development      | 17.60%                                  | \$2,238,480              | (\$194,149)         | \$2,044,331                              |
| <b>Total</b>         | <b>100%</b>                             | <b>\$12,719,910</b>      | <b>(\$580,201)</b>  | <b>\$12,525,761</b>                      |

The total fee amounts to finance new development's share of the costs of facilities in the Needs Lists are summarized in Tables 31 below.

**TABLE 31**  
**DEVELOPMENT IMPACT FEE SUMMARY**

| Facility type                  | Residential     |                 | Non-Residential |                |                     |
|--------------------------------|-----------------|-----------------|-----------------|----------------|---------------------|
|                                | Single Family   | Multi-Family    | Commercial      | Industrial     | Institutional/Other |
| Transportation Facilities      | \$5,066         | \$3,377         | \$2,218         | \$1,141        | \$359               |
| Law Enforcement Facilities     | \$120           | \$80            | \$52            | \$27           | \$8                 |
| Fire Facilities                | \$999           | \$666           | \$437           | \$225          | \$71                |
| General Government Facilities  | \$94            | \$63            | \$41            | \$21           | \$7                 |
| Storm Drain Facilities         | \$4,396         | \$2,931         | \$1,925         | \$990          | \$311               |
| Water Facilities               | \$1,984         | \$1,323         | \$869           | \$447          | \$140               |
| Wastewater Facilities          | \$2,521         | \$1,680         | \$1,104         | \$568          | \$178               |
| Park and Recreation Facilities | \$1,299         | \$866           | \$569           | \$293          | \$92                |
| <b>Total</b>                   | <b>\$16,478</b> | <b>\$10,985</b> | <b>\$7,214</b>  | <b>\$3,712</b> | <b>\$1,167</b>      |

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**Appendix A**  
**Fee Derivation Worksheets**

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**City of Reedley**  
**EBU & EDU Calculation Year to Build-out (2030)**

Existing EDU Calculation [1]  
 Service Factor (Residents and Employees)

| Land Use Type             | Number Residents/<br>Employees | Number of<br>Persons Served * | Residents per Unit**/<br>Equivalency Factor/<br>Persons Served per 1,000 Sq. Ft. | EDUs per Unit/<br>per 1,000 Sq. Ft. | Number of Units/<br>Bldg. Sq. Ft. | Total<br>Number of EDUs |
|---------------------------|--------------------------------|-------------------------------|--|-------------------------------------|-----------------------------------|-------------------------|
| Single Family Residential | 20,516                         | 20,516                        | 3.80   | 1.00                                | 5,399                             | 5,399                   |
| Multi Family Residential  | 3,722                          | 3,722                         | 2.53   | 0.67                                | 1,471                             | 961                     |
| Commercial                | 4,893                          | 2,447                         | 1.86   | 0.44                                | 1,470,477                         | 644                     |
| Industrial                | 2,268                          | 1,144                         | 0.86   | 0.23                                | 1,336,475                         | 301                     |
| Institutional/Other       | 332                            | 166                           | 0.27   | 0.07                                | 816,966                           | 44                      |
| <b>Total</b>              |                                | <b>27,994</b>                 |  |                                     |                                   | <b>7,368</b>            |

Source: David Taussig & Associates; City of Reedley General Plan, U.S. Census Bureau QuickFacts (American Community Survey).

\* Persons Served = Residents plus 50% of Employees, customary industry practice designed to capture the reduced levels of service demanded by employees

\*\* Multi Family Residential = Set at 66% of Single Family Residential, customary industry practice designed to capture the reduced levels of service demanded by Multi Family Residential dwellings.

Future EDU Calculation [2]  
 Service Factor (Future Residents and Employees)

| Land Use Type             | Number Residents/<br>Employees | Number of<br>Persons Served * | Residents per Unit**/<br>Equivalency Factor/<br>Persons Served per 1,000 Sq. Ft. | EDUs per Unit/<br>per 1,000 Sq. Ft. | Number of Units/<br>Bldg. Sq. Ft. | Total<br>Number of EDUs |
|---------------------------|--------------------------------|-------------------------------|--|-------------------------------------|-----------------------------------|-------------------------|
| Single Family Residential | 4,511                          | 4,511                         | 3.80   | 1.00                                | 1,187                             | 1,187                   |
| Multi Family Residential  | 820                            | 820                           | 2.53   | 0.67                                | 324                               | 216                     |
| Commercial                | 845                            | 423                           | 1.86   | 0.44                                | 253,773                           | 111                     |
| Industrial                | 355                            | 198                           | 0.86   | 0.23                                | 230,647                           | 52                      |
| Institutional/Other       | 58                             | 29                            | 0.27   | 0.07                                | 106,475                           | 8                       |
| <b>Total</b>              |                                | <b>6,973</b>                  |  |                                     |                                   | <b>1,574</b>            |

Source: David Taussig & Associates; City of Reedley General Plan, U.S. Census Bureau QuickFacts (American Community Survey).

\* Persons Served = Residents plus 50% of Employees, customary industry practice designed to capture the reduced levels of service demanded by employees

\*\* Multi Family Residential = Set at 66% of Single Family Residential, customary industry practice designed to capture the reduced levels of service demanded by Multi Family Residential dwellings.

**City of Reedley  
Calculation By Fee Category**

**Overall Fee by Land Use**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to       |                             | Fee Amount  |
|---------------------------|--------------------------------------|---------------------|-----------------------------|-------------|
|                           |                                      | New Development     | Per Unit/ Per 1,000 Sq. Ft. |             |
| Single Family Residential | 1,187                                | \$19,559,305        | \$16,477.93                 | \$16,477.93 |
| Multi Family Residential  | 324                                  | \$1,559,233         | \$10,985.29                 | \$10,985.29 |
| Commercial                | 253,773                              | \$1,830,844         | \$7,214.50                  | \$7,214.50  |
| Industrial                | 230,647                              | \$856,115           | \$3,711.80                  | \$3,711.80  |
| Institutional/Other       | 106,475                              | \$124,226           | \$1,166.72                  | \$1,166.72  |
| <b>Total</b>              |                                      | <b>\$25,929,724</b> |                             | <b>NA</b>   |

**Transportation**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to      |                             | Fee Amount |
|---------------------------|--------------------------------------|--------------------|-----------------------------|------------|
|                           |                                      | New Development    | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$6,012,858        | \$5,085.59                  | \$5,085.59 |
| Multi Family Residential  | 324                                  | \$1,094,168        | \$3,377.06                  | \$3,377.06 |
| Commercial                | 253,773                              | \$562,832          | \$2,217.86                  | \$2,217.86 |
| Industrial                | 230,647                              | \$263,184          | \$1,141.07                  | \$1,141.07 |
| Institutional/Other       | 106,475                              | \$38,189           | \$358.67                    | \$358.67   |
| <b>Total</b>              |                                      | <b>\$7,971,231</b> |                             | <b>NA</b>  |

**Law Enforcement**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to    |                             | Fee Amount |
|---------------------------|--------------------------------------|------------------|-----------------------------|------------|
|                           |                                      | New Development  | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$141,862        | \$119.51                    | \$119.51   |
| Multi Family Residential  | 324                                  | \$25,815         | \$79.68                     | \$79.68    |
| Commercial                | 253,773                              | \$13,279         | \$52.33                     | \$52.33    |
| Industrial                | 230,647                              | \$6,209          | \$26.92                     | \$26.92    |
| Institutional/Other       | 106,475                              | \$921            | \$8.46                      | \$8.46     |
| <b>Total</b>              |                                      | <b>\$168,066</b> |                             | <b>NA</b>  |

**Fire Facilities**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to      |                             | Fee Amount |
|---------------------------|--------------------------------------|--------------------|-----------------------------|------------|
|                           |                                      | New Development    | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$1,185,700        | \$998.90                    | \$998.90   |
| Multi Family Residential  | 324                                  | \$215,763          | \$665.94                    | \$665.94   |
| Commercial                | 253,773                              | \$110,967          | \$437.35                    | \$437.35   |
| Industrial                | 230,647                              | \$51,898           | \$225.01                    | \$225.01   |
| Institutional/Other       | 106,475                              | \$7,531            | \$70.73                     | \$70.73    |
| <b>Total</b>              |                                      | <b>\$1,571,879</b> |                             | <b>NA</b>  |

**General Facilities**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to    |                             | Fee Amount |
|---------------------------|--------------------------------------|------------------|-----------------------------|------------|
|                           |                                      | New Development  | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$111,914        | \$94.28                     | \$94.28    |
| Multi Family Residential  | 324                                  | \$20,365         | \$62.86                     | \$62.86    |
| Commercial                | 253,773                              | \$10,476         | \$41.28                     | \$41.28    |
| Industrial                | 230,647                              | \$4,899          | \$21.24                     | \$21.24    |
| Institutional/Other       | 106,475                              | \$711            | \$6.68                      | \$6.68     |
| <b>Total</b>              |                                      | <b>\$148,384</b> |                             | <b>NA</b>  |

**Storm Drain Facilities**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to      |                             | Fee Amount |
|---------------------------|--------------------------------------|--------------------|-----------------------------|------------|
|                           |                                      | New Development    | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$5,217,997        | \$4,395.95                  | \$4,395.95 |
| Multi Family Residential  | 324                                  | \$949,526          | \$2,930.64                  | \$2,930.64 |
| Commercial                | 253,773                              | \$488,429          | \$1,924.67                  | \$1,924.67 |
| Industrial                | 230,647                              | \$228,393          | \$990.23                    | \$990.23   |
| Institutional/Other       | 106,475                              | \$53,141           | \$311.25                    | \$311.25   |
| <b>Total</b>              |                                      | <b>\$6,917,486</b> |                             | <b>NA</b>  |

**Water Facilities**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to      |                             | Fee Amount |
|---------------------------|--------------------------------------|--------------------|-----------------------------|------------|
|                           |                                      | New Development    | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$7,354,995        | \$1,983.99                  | \$1,983.99 |
| Multi Family Residential  | 324                                  | \$428,542          | \$1,322.68                  | \$1,322.68 |
| Commercial                | 253,773                              | \$220,439          | \$868.65                    | \$868.65   |
| Industrial                | 230,647                              | \$103,079          | \$446.91                    | \$446.91   |
| Institutional/Other       | 106,475                              | \$14,457           | \$140.48                    | \$140.48   |
| <b>Total</b>              |                                      | <b>\$8,122,011</b> |                             | <b>NA</b>  |

**Wastewater Facilities**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to      |                             | Fee Amount |
|---------------------------|--------------------------------------|--------------------|-----------------------------|------------|
|                           |                                      | New Development    | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$299,190          | \$2520.56                   | \$2,520.56 |
| Multi Family Residential  | 324                                  | \$544,440          | \$1,680.37                  | \$1,680.37 |
| Commercial                | 253,773                              | \$280,056          | \$1,103.57                  | \$1,103.57 |
| Industrial                | 230,647                              | \$130,958          | \$567.78                    | \$567.78   |
| Institutional/Other       | 106,475                              | \$19,002           | \$178.47                    | \$178.47   |
| <b>Total</b>              |                                      | <b>\$3,966,355</b> |                             | <b>NA</b>  |

**Park & Recreational Facilities**

| Land Use Type             | Number of Units/<br>Non-Res. Sq. Ft. | Allocation to      |                             | Fee Amount |
|---------------------------|--------------------------------------|--------------------|-----------------------------|------------|
|                           |                                      | New Development    | Per Unit/ Per 1,000 Sq. Ft. |            |
| Single Family Residential | 1,187                                | \$1,542,080        | \$1,299.14                  | \$1,299.14 |
| Multi Family Residential  | 324                                  | \$280,514          | \$866.09                    | \$866.09   |
| Commercial                | 253,773                              | \$144,346          | \$568.80                    | \$568.80   |
| Industrial                | 230,647                              | \$67,497           | \$292.64                    | \$292.64   |
| Institutional/Other       | 106,475                              | \$9,794            | \$91.99                     | \$91.99    |
| <b>Total</b>              |                                      | <b>\$2,044,331</b> |                             | <b>NA</b>  |

**DTA** DAVID TAUSSIG  
& ASSOCIATES

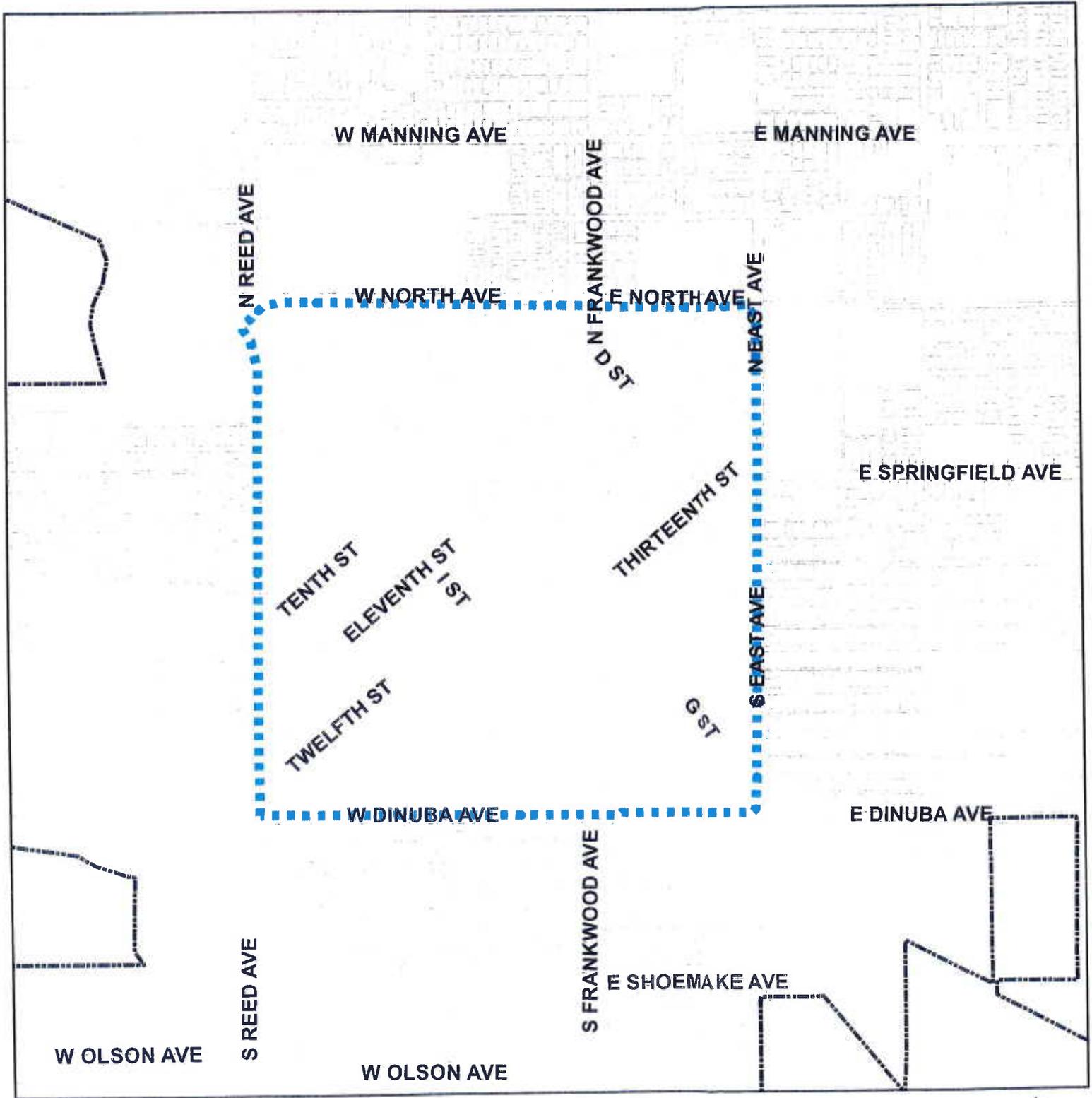
Public Finance  
Public Private Partnerships  
Urban Economics

2250 Hyde Street, 5<sup>th</sup> Floor  
San Francisco, CA 94109  
Phone (800) 969-4382

**Exhibit B**

**City Center Boundary**

# Development Impact Fees City Center Boundary



## Legend

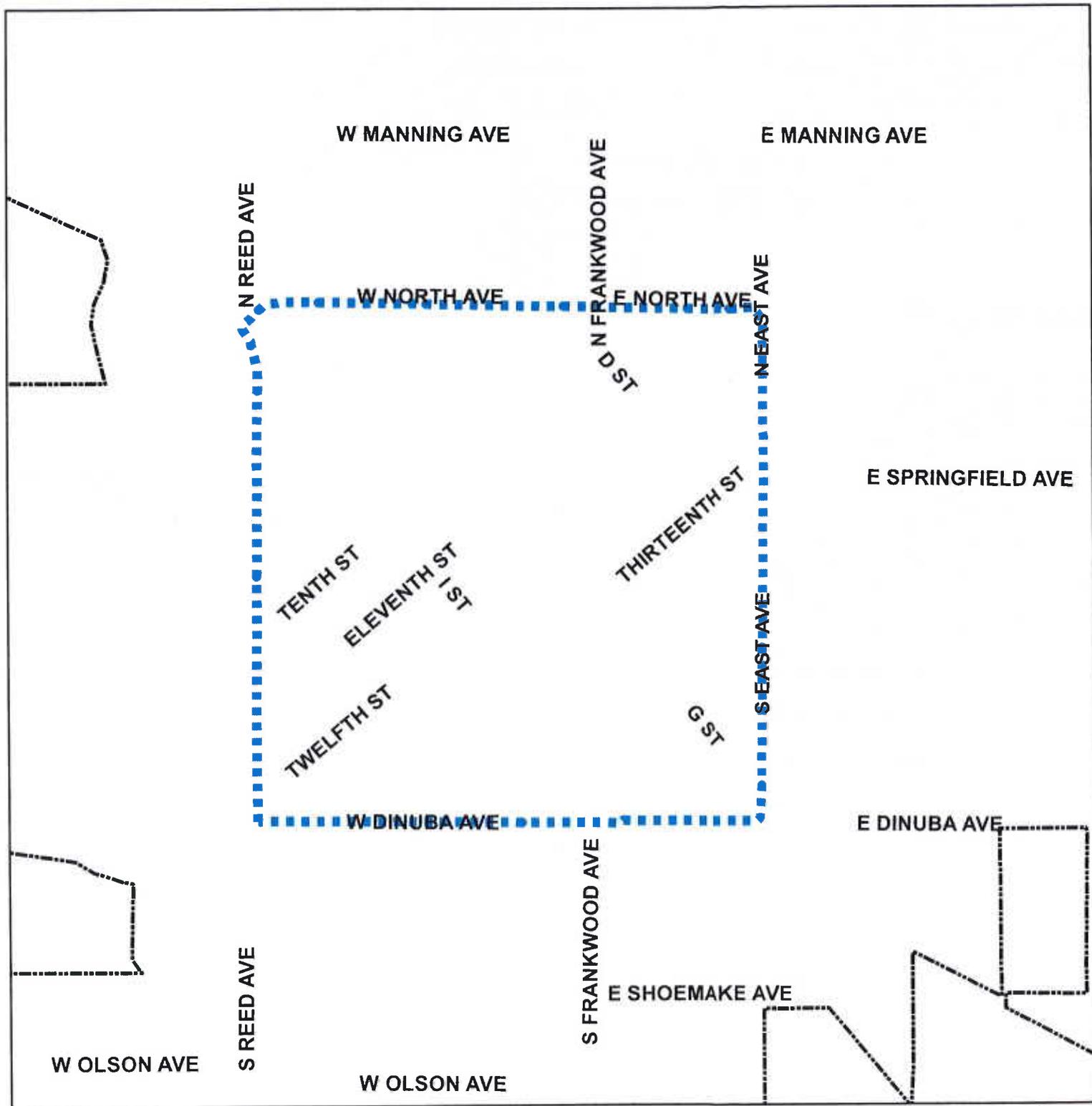
-  City Limits
-  City Center Boundary



## **Exhibit A**

### **Development Impact Fee – City Center Boundary**

# Development Impact Fees City Center Boundary



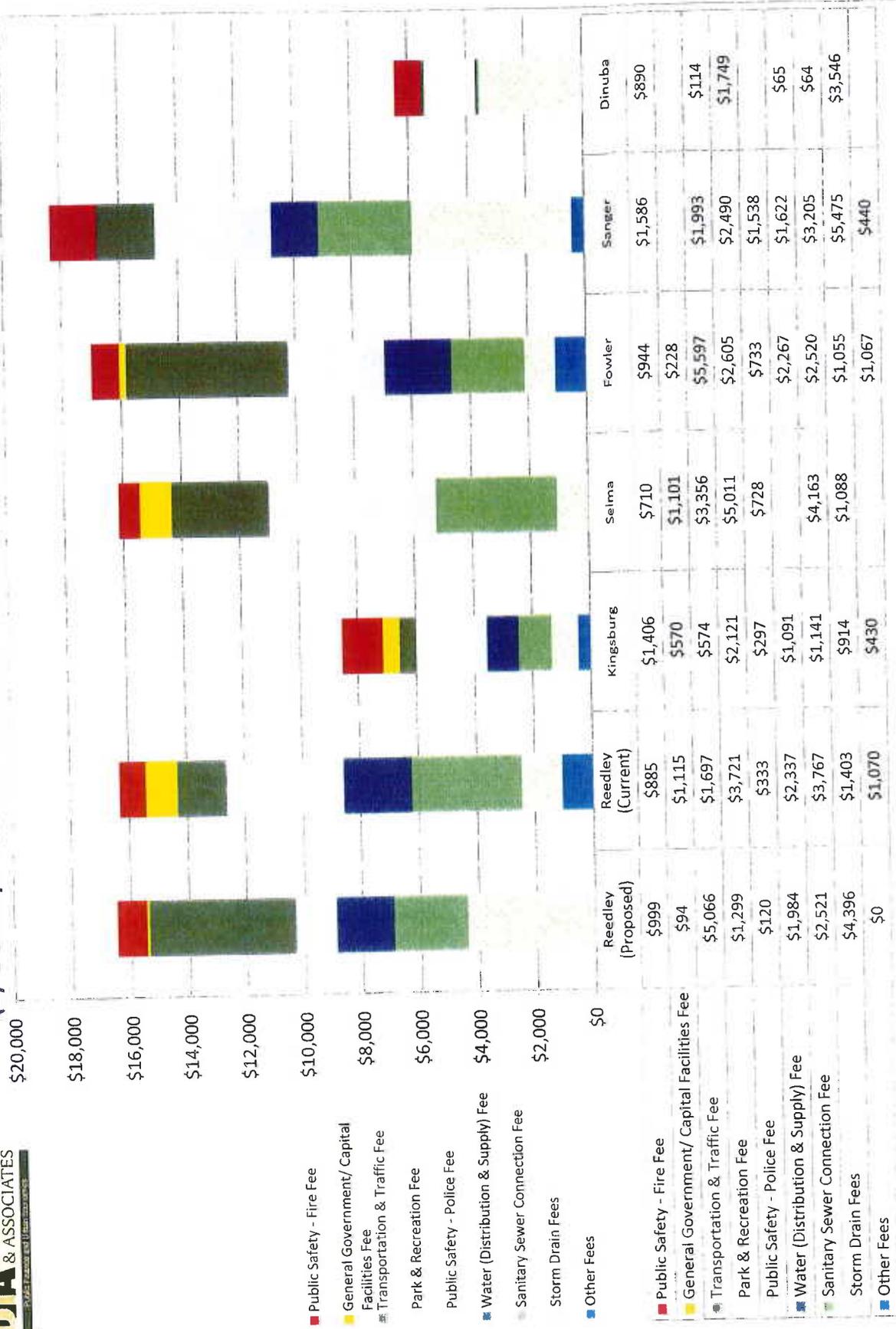
## Legend

-  City Limits
-  City Center Boundary

**Exhibit B**

**Development Impact Fee by Type, Single-Family Dwelling  
(per dwelling unit)**

**(1) Development Impact Fees by Type, Single-Family Dwelling (per dwelling unit)**



## **Exhibit C**

### **Development Impact Fee by Type, Commercial (per 1,000 square feet)**

**(2) Development Impact Fees by Type, Commercial (per 1,000 square feet)**

