CITY OF COLTON

City Hall, Council Chamber
650 N. La Cadena Drive
Colton, CA 92324
Website: www.coltonca.gov

AGENDA

CITY COUNCIL,
COLTON UTILITY AUTHORITY, COLTON PUBLIC FINANCING AUTHORITY,
COLTON HOUSING AUTHORITY
REGULAR MEETING

TUESDAY, JANUARY 21, 2020 – 5:00 P.M.

CITY HALL, COUNCIL CHAMBER

CLOSED SESSION - 5:00 p.m.

CLOSED SESSION CALLED TO ORDER

ROLL CALL

PUBLIC COMMENT Limit 3 Minutes

This is the portion of the meeting specifically set aside to invite your comments regarding Closed Session items; however, any matter that requires action will be referred to staff for investigation and report at a subsequent Council meeting. The Council is prohibited by law from discussing or taking immediate action on items during this public comment period.

Persons desiring to submit paperwork to the City Council Members shall provide copy of any paperwork to the City Clerk for the Official Record.

Speakers will be limited to 3 minutes; provided, however, that the presiding officer shall have certain discretion to extend or limit time as provided for in the City Council Manual of Procedure.

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
One (1) potential case

B. CONFERENCE WITH LABOR NEGOTIATOR:
Pursuant to California Government Code 54957.6

Agency Designated Representative:	Haydee Sainz, Human Resource Director
Employee Groups:	Teamsters, Local 1932 General Employees Unit
	Teamsters, Local 1932 Mid-Manager Employees Unit
	International Brotherhood of Electric Workers, Local 47
	Water and Wastewater Divisions
	International Brotherhood of Electric Workers, Local 47 Electric Division
	Colton Police Dispatchers Association (CPDA)
	Colton Police Officers Association (CPOA)
	Colton Police Management Association (CPMA)
	Non-Represented Confidential Group

CITY ATTORNEY ORAL REPORT ON CLOSED SESSION ACTIONS

RULES OF DECORUM

To help conduct the business of the City Council in an orderly fashion, the City Council has adopted rules pertaining to decorum and order, as provided for in the City Council Manual of Procedure. The City Council will strictly enforce these rules in order to allow full expression of ideas and opinions by councilmembers, staff and the public. Generally, the City's rules of decorum prohibit comments or actions which willfully disrupt the meeting. All remarks and questions shall be addressed to the Council as a whole and not to any particular member. No individual Councilmember or member of the City staff shall be questioned without first obtaining permission from the Presiding Officer. The City Council asks that all persons - including councilmembers, staff and the public - act and speak respectfully.

OPEN SESSION
6:00 P.M.

OPEN SESSION CALLED TO ORDER

INVOCATION Pastor Jonathon Florez

FLAG SALUTE

ROLL CALL

CEREMONIAL MATTERS
Presentations, Awards, Proclamations

- Recognition - Colton Youth Football
- Recognition - Fire Rescue
- Proclamation - National Mentoring Month

MAYOR AND COUNCIL ITEMS

GIFT DISCLOSURES

Prior to rendering a decision in any proceeding involving a license, permit, contract or other entitlement pending before the city council, any council member who has received been promised a gift or gifts aggregating $50.00 or more in value within the preceding twelve months from a party or participant in the proceeding shall disclose that fact either orally or in writing during open session. This disclosure shall be made part of the official public record of the proceeding, either as part of the minutes of the meeting or as a separate writing filed with the city. (CMC Section 2.04.030)

AB 1234 ORAL REPORTS

Members of the city council shall provide brief reports on meetings attended at the expense of the city. (GC Section 53232.3(d))

APPOINTMENTS

- Appointment - Mayor Pro Tempore

MAYOR AND COUNCIL DISCUSSION ITEMS

PUBLIC HEARINGS

To speak on public hearing items, it is requested that you obtain a card from the City Clerk and complete it by noting the agenda item number, as well as whether you are in favor, opposition or neither, and give it to the City Clerk. The applicant will be allowed 5 minutes to address the Council and all other persons will be allowed 3 minutes; provided, however, that the presiding officer shall have certain discretion to extend or limit time as provided for in the City Council Manual of Procedure.

(1) Fee Update - Development Impact Fees - TIME AND PLACE FIXED TO CONSIDER A PUBLIC HEARING TO INTRODUCE BY TITLE ONLY ORDINANCE NO. O-02-20, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, AMENDNG AND ADOPTING DEVELOPMENT IMPACT FEES & APPROVE AND ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, AMENDNG QUIMBY PARK IN-LIEU FEES, ORDINANCE NO. O-02-20 & RESOLUTION NO R-03-20)
[Staff Person: Mark Tomich]

Mayor announces the Public Hearing Open.

City Clerk submits the Affidavit of Publication and reports on protests or objections thereto.

Staff Presentation.

Public Comment.

After hearing public comment, on motion by Councilmember _____, seconded by Councilmember _____, the Public Hearing is terminated.

MOTION _____ SECOND _____

BUSINESS ITEMS

(2) FY2018-19 CAFR - Receive and File the FY2018-19 Comprehensive Annual Financial Report (CAFR), GANN Limit Report, and Related Letters.
[Staff Person: Stacey Dabbs]

(3) Ordinance - Civil Service Board - Waive Full Reading, Read By Title Only and Pass First Reading of An Ordinance of The City Of Colton California Amending The Colton Municipal Code Section 2.48.040 Through 2.48.090 Civil Service Board Duties and Responsibilities, **ORDINANCE O-01-20.**
[Staff Person: Haydee Sainz]

PUBLIC COMMENT Limit 3 Minutes

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Speakers will be limited to 3 minutes; provided, however, that the presiding officer shall have certain discretion to extend or limit time as provided for in the City Council Manual of Procedure.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered by the City Council to be routine and will all be enacted by one motion. There will be no separate discussion of these items prior to the time the City Council votes on the motion, unless councilmembers, staff or the public request that specific items be discussed and/or removed for separate discussions or action.

(4) Minutes - Approval of Minutes for the City Council Regular Meeting Held on December 17, 2019, on file in the Office of the City Clerk.
[Staff Person: Carolina Padilla]

(5) Warrants - Approve US Bank voucher dated 11/21/2019 totaling $38,722.77; voucher numbers 182727 to 182842 dated 12/05/2019 and totaling $169,342.08; vouchers numbers 182843 to 182930 dated 12/12/2019 and totaling $3,148.313.81; voucher numbers 182931 to 183056 dated 12/19/2019 and totaling $363,359.92; voucher numbers 183057 to 183147 dated 12/26/2019 and totaling $73,788.94; voucher numbers 183148 to 183219 dated 01/02/2020 and totaling $3,490,025.21 and a payroll disbursement listing for the period 10/19/2019 to 11/01/2019 and totaling $896,959.92.
[Staff Person: Stacey Dabbs]

(6) Treasurer's Report - Receive and File City Treasurer's Report for October & November 2019.
[Staff Person: Aurelio De La Torre]

(7) Delegation of Investment Authority - Delegation of Investment Authority to the City Treasurer, **RESOLUTION R-06-20.**
[Staff Person: Aurelio De La Torre]

(8) Agreement - 457(B) & 401(A) Platforms & Agreement - Approve Consolidation and Transition of the City's 457 (B) and 401(A) Record-Keeping Platforms and Agreement for 457(B) and 401(A) Plan Consulting and Investment Fiduciary Services.
[Staff Person: Haydee Sainz]

(9) Agreement - So Cal Gas - Approve and Adopt a Resolution for a So Cal Gas Interutility Agreement, **RESOLUTION R-01-20.**
[Staff Person: David Kolk]

(10) Appeal Denial Resolution - CF Equipment - Approve and Adopt a Resolution Denying CF Equipment Appeal, **RESOLUTION NO. R-114-19.**
[Staff Person: Mark Tomich]

(11) Contract - Wastewater Plant I Demolition - Approve Award of Contract for the Demolition of Wastewater Plant I.
[Staff Person: David Kolk]

(12) Contract - Mount Vernon/Washington Interconnect Project - Approve and Adopt a Award of Contract for the Mount Vernon Avenue-Washington Street Traffic Signal Interconnect Project, **RESOLUTION NO. R-05-20.**
[Staff Person: David Kolk]

(13) Contract Amendment - Colton Mural Project - Approve Amendment No. 1 to the Professional Services Agreement for the Colton Mural Project.
[Staff Person: David Kolk]

(14) Grant - Hazard Mitigation - Approve and Adopt a Resolution for Acceptance of Hazard Mitigation Grant of $97,188.75, **RESOLUTION NO. R-07-20.**
[Staff Person: Tim McHargue]

(15) Notice of Completion - Sewer Lining Project - Approve Notice of Completion for the FY 18-19 Sewer Lining Project.
[Staff Person: David Kolk]

(16) Purchase - PD Vehicles - Approve and Adopt a Resolution to Authorize the Purchase of Two New Community Service Officer Trucks, Three New Marked Police Vehicles, Along with K-9 Equipment and the Related Emergency Vehicle Equipment, **RESOLUTION R-04-20.**
[Staff Person: Mike Hadden]

(17) Set Public Hearing - CDBG Project Prioritization - Set a public hearing date for February 4, 2020 for Fiscal Year 2020 – 2021 Community Development Block Grant funds.
[Staff Person: Arthur Morgan]

MAYOR AND COUNCIL ORAL REPORTS AND COMMENTS

Comments from Mayor and Council on various issues and activities throughout the community.

CITY MANAGER'S REPORTS

ADJOURNMENT

I, Jacqueline Shook, Deputy City Clerk or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted , at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:

City of Colton City Hall 650 N. La Cadena Drive
City of Colton Website, www.coltonca.gov <http://www.coltonca.gov>

PROCEDURES FOR ADDRESSING CITY COUNCIL

For the Official Record, it is requested that you obtain a card from the City Clerk and complete it by noting a specific item number on the Agenda, if applicable, or you can identify the subject that you wish to address under the Public Comment portion of the Agenda. The City Council encourages public input on all City issues within the Rules of Decorum. Speakers will be limited to the time periods provided on the Agenda; provided, however, that the presiding officer shall have certain discretion to extend or limit time as provided for in the City Council Manual of Procedure.

RULES OF DECORUM

To help conduct the business of the City Council in an orderly fashion, the City Council has adopted rules pertaining to decorum and order, as provided for in the City Council Manual of Procedure. The City Council will strictly enforce these rules in order to allow full expression of ideas and opinions by councilmembers, staff and the public. Generally, the City's rules of decorum prohibit comments or actions which willfully disrupt the meeting. All remarks and questions shall be addressed to the Council as a whole and not to any particular member. No individual Councilmember or member of the City staff shall be questioned without first obtaining permission from the Presiding Officer. The City Council asks that all persons - including councilmembers, staff and the public - act and speak respectfully.

NOTICE TO PUBLIC

Staff reports or other written documentation relating to each item referred to, on the Agenda, are available for public inspection at the following locations: Office of the City Clerk, 650 N. La Cadena Drive, Colton, CA; City of Colton Public Library, 656 9th St., Colton, CA; or the City of Colton Internet Website, www.coltonca.gov. Any person having questions concerning any item on the Agenda may call the City Clerk at 370-5191 to make inquiry concerning the nature of the item described on the Agenda. The City Clerk shall direct inquiries to the appropriate office.

All matters listed under the Consent Calendar are considered by the City Council to be routine and will all be enacted by one motion. There will be no separate discussion of these items prior to the time the City Council votes on the motion, unless councilmembers, staff or the public request that specific items be discussed and/or removed for separate discussions or action.

In compliance with the American with Disabilities Act, if you need special assistance to participate in a City Meeting, please contact the City Clerk's Office at 909-370-5001. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

LEGAL CHALLENGES

If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MANUAL OF PROCEDURE

The City Council adopted its Manual of Procedure pursuant to Resolution No. R-150-07; Amended by Minute Action on December 2, 2014 and adopted by Resolution No. R-03-15 on January 20, 2015. Copies are available in the Office of the City Clerk.

ITEM NO. 1

STAFF REPORT

DATE: JANUARY 21, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: BILL SMITH, CITY MANAGER

PREPARED BY: MARK TOMICH, DIRECTOR

SUBJECT: TIME AND PLACE FIXED TO CONSIDER A PUBLIC HEARING TO INTRODUCE BY TITLE ONLY ORDINANCE NO. O-02-20, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, AMENDNG AND ADOPTING DEVELOPMENT IMPACT FEES & APPROVE AND ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, AMENDNG QUIMBY PARK IN-LIEU FEES, ORDINANCE NO. O-02-20 & RESOLUTION NO R-03-20)

RECOMMENDED ACTION

Staff recommends that the City Council take the following action:

It is recommended that the City Council adopt Resolution No. R-03-20 & Ordinance O-02-20, amending and adopting development impact fees.

BACKGROUND

The City has adopted development impact fees to fund public facilities needed to mitigate the direct and cumulative impacts of new development. Over the past twenty years, the City has adopted fees to pay the costs of future facilities, as follows:

- Long Range Developer Traffic Impact Fees
- Development Impact Mitigation Fees to fund the following civic facilities:
    - Fire Station
    - Civic Center
    - Library
    - Police Station
- Park Development Impact Fees
- Quimby Park In-Lieu Fees

Development Impact Mitigation Fees were last updated in July 2000; Traffic Impact Fees were updated in 2006; Park Development Impact Fees and Quimby Park In-Lieu Fees were updated in 2008. In order to adequately plan for growth by identifying the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, the City needs to update existing development impact fees and adopt new fees, where appropriate.

In order to prepare a development impact fee study ("nexus study") as required by AB 1600, to support recommended updates to the City's existing impact fees, and the adoption of new fees, where appropriate, the City entered into a contract with David Taussig & Associates ("DTA") in early 2019. For regional comparison purposes, DTA examined impact fees from the following cities: Colton, Fontana, San Bernardino, Highland, Rialto, Loma Linda, Grand Terrace, and Riverside. Cumulative maximum impact fees for a single-family residence within these jurisdictions are as follows:

Colton	Fontana	San Bernardino	Highland	Rialto	Loma Linda	Grand Terrace	Riverside
$14,430	$36,257	$32,217	$26,263	$33,335	$29,099	$15,727	$26,220

This study and associated impact fee recommendations do not address the City's Regional Infrastructure Fee (currently levied at $4,007 per single-family residence) as this fee is updated by Public Works in coordination with SBCTA. This fee was last updated in 2008. DTA also studied one new fee recommendation: A water/wastewater capacity fee.

Methodology

The Development Impact Fee Justification Study, attached to this report, was conducted with the objective of funding City facilities that will be necessary to meet the needs of new development through 2035. The fees cannot be used to address existing infrastructure deficiencies. The following general methodology was used:

1. Demographic Assumptions: Future growth was identified to assess the demand for public facilities.
2. Facilities Needs and Costs: The number of public facilities required to support the projected future growth was identified, including the costs of such facilities ("needs list").
3. Cost Allocation: The costs of facilities were allocated based on an "equivalent dwelling unit" calculation, and service factors unique to each fee (e.g., persons served, acres per 1,000 residents, gallons per day).
4. Fee Schedule: Fees were calculated per residential unit, per non-residential square foot or another specific unit of measurement.

As required by AB 1600, the Study was conducted in accordance with the following criteria:

- Identified the purpose of the fees;
- Identified the uses to which the fees would be put;
- Determined that there is a reasonable relationship between the fees uses and the types of development projects upon which the fees would be imposed;
- Determined that there is a reasonable relationship between the need for the public facilities and the types of development projects upon which the fees would be imposed; and
- Identified the relationship between the amount of the fees and the costs of the public facilities upon which the fees are imposed ("rough proportionality" relationship).

In addition, separate analyses were conducted for the Quimby Park In-Lieu Fee update and a new Water/Wastewater Capacity Fee, which are attached hereto.

ISSUES/ANALYSIS

The following discussion examines each of the proposed impact fees, including the Quimby Park In-Lieu Fees, and a new Water/Wastewater Fee.

Traffic Facilities Fee

The Traffic Facilities Fee is designed to fund the construction of new roadways, interchanges, intersections, traffic signals, and related improvements necessary for safe and efficient vehicular access throughout the City. The fees are intended to meet the transportation demand for new development through the year 2035. The City's Public Works/Traffic Engineer identified traffic facilities needs, including costs, which total $36,120,372. The proposed updated fee is $1,623 per single-family unit (detailed Traffic Facilities Fee recommendations may be found on Exhibit B to the attached Resolution). The City's current "Long Range Developer Traffic Impact Fee" is $1,381.80 per single-family unit. This is in addition to the Regional Infrastructure Fee (currently levied at $4,007 per single-family unit). For comparison purposes, traffic impact fees in surrounding cities range from $2,668 per single-family unit (San Bernardino) to $16,454 per single-family unit (Highland).

Water/Wastewater Capacity Fees

Although the City has the authority to impose both water and wastewater development impact ("capacity") fees, to date, it has not done so. Based on input from Public Works/Water & Wastewater, the cumulative cost of facilities required to accommodate new development through the year 2035 are as follows:

- Water Facilities: $29,000,000
- Wastewater Facilities: $56,450,000

Facilities demand assumptions are based on average water use by single-family residences of 472 gallons per day and commercial/office/industrial usage averaging 7,740 gallons per acre per day. The proposed Water/Wastewater Fee is $2,968 per single-family unit for a ¾-inch meter and $4,956 per single-family unit for a one-inch meter (detailed Water/Wastewater Fee recommendations may be found on Exhibit B to attached Resolution No. R-116-19). For comparison purposes, cumulative water and wastewater capacity fees in surrounding cities range from $0 (San Bernardino, Highland, Grand Terrace, and Riverside) to $7,626 per single-family unit in Rialto.

Public Facilities Fees

The attached Fee Study, pages 27-42, contains a detailed analysis of fees needed to support police, fire, library and civic center facilities required to accommodate growth through 2035. The proposed combined Public Facilities Fee is $2,698 per single-family unit (detailed Public Facilities Fee recommendations may be found on Exhibit B to the attached Resolution). The City's current combined "Development Impact Mitigation Fee" is $547 per single-family unit. Following is a brief summary of the individual components of this fee:

Fire Department Fees

Fire Department facilities include both fire stations and equipment needed to accommodate projected growth. The cumulative cost of these facilities, including the relocation of two stations and a new training tower/EOC facility, will total $19,350,000. The proposed Fire Department Fee is $870 per single-family unit. The City's current Fire Department fee is $106 per single-family unit. For comparison purposes, fire department fees in surrounding cities range from $0 (San Bernardino, Grand Terrace, and Riverside) to $1,120 in Loma Linda.

Police Department Fees

Police Department facilities include a new police building, sub-station, vehicles, and equipment totaling $25,223,000. The proposed Police Department Fee is $1,134 per single-family unit. The City's current Police Department Fee is $149 per single-family unit. For comparison purposes, police department fees in surrounding jurisdictions range from $0 (Loma Linda, Grand Terrace, and Riverside) to $1,295 in Rialto.

Civic Center Fees

The Civic Center Fees will fund facilities necessary to provide basic government services and public facilities maintenance services exclusive of public safety throughout the City.

To serve future development through 2035 (General Plan build-out), the City has identified the need for an administration building for utility, customer service, and development services (planning & building). The proposed Civic Center Fee is $180 per single-family unit. The City's current Civic Center Fee is $77 per single-family unit. For comparison purposes, civic center fees in surrounding cities range from $0 (Riverside) to $1,414 in Rialto.

Library Fees

Library Fees collected from new development will be used to fund a new library building, remodeling and repair projects, the acquisition of books and materials, replacement of computer hardware, and remodeling, and capital improvements. The cumulative cost of these facilities, equipment, and materials will total $11,449,037. The proposed Library Fee is $515 per single-family unit. The City's current Library Fee is $215 per single-family unit. For comparison purposes, library fees in surrounding cities range from $0 (Riverside, Grand Terrace, and Loma Linda) to $1,037 in Highland.

Park Development Fees

Park Development Fees will help fund the development of new park and recreation facilities to serve new residential development for the City through 2035. Covered in this fee are new parks, community centers, park improvements, aquatics facilities, restroom facilities, and park renovation. The Park Development Fee was calculated utilizing a "standards-based" methodology, and are a function of the City's park standard of 5.0 acres per 1,000 residents. The consultant estimated the cost of parkland construction and improvements, net of park grans/funding the City has already received, at $317,470. Land acquisition costs are not included but are addressed separately by the Quimby In-Lieu Fee. The proposed Perk Development Fee, which is also applied to non-residential development on a dwelling unit equivalent/square foot basis, is $5,714 per single-family unit. The City's current Park Development Fee is $5,636 per single-family unit. For comparison purposes, park development fees in surrounding cities range from $2,876 (Rialto) to $12,489 in Loma Linda.

Quimby Park In-Lieu Fees

The Quimby Act, within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for a park or recreational purposes as a condition of approval of a tentative or parcel subdivision map. The in-lieu fee is intended to help the City to achieve the Municipal Code standard of 3.0 acres per 1,000 residents – for new development (CMC Chapter 16.58). The City's General Plan standard is 5.0 acres per 1,000 residents; however, this has not been incorporated into the Municipal Code, nor was this standard utilized in the last in-lieu fee update in 2008. The City currently provides approximately 1.0 acre per 1,000 residents through its 55.9 acres of parkland. The City's impact fee consultant, DTA, evaluated in-lieu fees in a separate Quimby In-Lieu Program report, attached hereto.

DTA created a comparable land inventory of 60 undeveloped properties ranging from .15 acres to 15 acres, in and around the Colton area that was sold between 2015 and 2019. Based on this

inventory, DTA used an average of $419,509 per acre as the estimated cost of land acquisition. Based on the City's Municipal Code standard of 3.0 acres per 1,000 residents, a total of 39.83 acres of land for new park and recreation facilities were identified as needed to satisfy the demand created by new development by 2035. The proposed Quimby Park In-Lieu Fee is $5,605 per single-family unit. The City's current Quimby and Park Impact Fee is $2,858 per single-family unit. For comparison purposes, current Quimby in-lieu fees in surrounding cities range from $0 (Fontana, Highland, Loma Linda, Grand Terrace, and Riverside) to $9,518 in San Bernardino.

FISCAL IMPACTS

For the last complete fiscal year (FY 2018-19), development impact fee revenue was as follows:

- Traffic Impact: $1,052,102
- Development Impact (combined Civic Center, Fire Station, Library & Police): $153,065
- Quimby In-Lieu Fees: $120,036
- Park Development: $398,687

If development activity is sustained at the level of FY 2018-19, staff anticipates the following percentage increases in revenue due to the proposed fee updates in this report:

- Traffic Impact: +17%
- Public Facilities: +493%
- Park Development: +1.3%
- Quimby In-Lieu Fees: +96%
- Water/Wastewater: (new)

Staff will factor in the projected increases in development impact fees into the FY 2020-21 budget.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENT

1. Colton Quimby Report 2019
2. City of Colton DIF Report 2019
3. Water Wastewater Capacity Report 2019
4. RESOLUTION NO. R-03-20_Quimby In-lieu Fees
5. Ordinance No. O-02-20 Adopting Development Impact Fees and Capacity Fees

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PARKS AND RECREATIONAL FACILTIES

QUIMBY IN-LIEU PROGRAM

CITY OF COLTON

Report Date: October 30, 2019

Public Finance
Public-Private Partnerships
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www.FinanceDTA.com
5000 Birch Street, Suite 6000
Newport Beach, CA 92660

CITY OF COLTON

PARKS AND RECREATIONAL FACILITIES QUIMBY IN-LIEU PROGRAM

Prepared for:

City of City of Colton

650 N. La Cadena Drive

Colton, CA

Attention: Mark Tomich, Director Development Services

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I INTRODUCTION

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA (formerly David Taussig and Associates) was retained by the City of Colton (the "City") to update the existing Quimby Park In-Lieu Fees. DTA will assist the City in the development and adoption of a Quimby Act Program ("Quimby Act Program") California Government Code Section 66477 (the" Quimby Act"). This report is a supplement to the Development Impact Fee Justification Study prepared by DTA for the City.

The Quimby Act, within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition of the approval of a tentative or parcel subdivision map, if specified requirements are met. Existing law requires any fees collected to be committed within 5 years after the payment of the fees or the issuance of building permits on $^1/_2$ of the lots created by the subdivision, whichever occurs later. Existing law requires any fees not committed to be distributed and paid to the then record owners of the subdivision, as specified.

This bill would define the term "fee," as used in the Quimby Act with regard to the expenditure of fees, to include any interest income generated from a fee charged and collected pursuant to that act. The bill would provide that these provisions are declaratory of existing law.

The bill would, until January 1, 2021, authorize a city with a population of 3 million or more to commit interest earned on or before January 1, 2016, on fees charged pursuant to that act, without regard to the date the fee was collected or the date of issuance of building permits on 1/2 of the lots created by the subdivision, outside the subdivision for which the fees were collected, provided that the city holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing neighborhood or community parks or recreational facilities within the city.

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II QUIMBY IN- LIEU FEES

A Relationship Between Fees and Use of Fees

Currently, the City provides 55.9 acres of parks to its 54,391 residents, or approximately 1.00 acre per 1,000 residents.

Table 1: Current Parks in the City of Colton

Parks in Colton	Acres
Prado Park	0.76
Fleming Park	1.37
Max J. Lofy Park	1.87
Cooley Ranch Park	2.35
McKinley Park	3.5
Rich Dauer Park	4.13
Elizabeth Davis Park	6.41
George Brown Park	10.63
Caesar E. Chavez Park	12.15
Veterans Park	12.73
Total Acres	55.9

Section 66477(a)(2)(A) of the Government Code, however, states that the park acreage and population figures utilized in the Quimby fee program development shall be "as of the date of the most recent available federal census." So, for purposes of this study, therefore, the City's population is assumed to be 52,154 (This figure is based on the 2010 U.S. Census) and the existing park acreage (per the 2010 U.S. Census) is assumed to also be 55.9

Originally, the Act was designed to ensure "adequate" open space acreage in jurisdictions adopting Quimby Act standards (i.e., 3-5 acres per 1,000 residents). The City's current Quimby park dedication requirement is based on three (3) acres of Park Land per 1,000 residents.

Based on the City's General Plan standard of (3.0) acres of parkland per 1,000 residents, DTA has determined that **to meet** the increased demand from new development at an estimated buildout population of 65,431 residents (according to the General Plan), i.e., an increase of 13,277 residents (based on the population growth using the 2010 census numbers as a base starting point), the City will require 39.83 additional acres of community, neighborhood, and mini parks from new development.

New residential development will generate additional residents who will increase the demand for parks and recreational facilities within the City. Unlike the other development impact fees discussed in the report, Quimby fees are generated exclusively from residential development. (Non-residential development is excluded from fee calculations in this

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section).

The total amount of improved parkland needed to meet the park standard for the City's new development through the Quimby Program is therefore 39.83 acres. Land will have to be acquired to meet the anticipated future demand for community, neighborhood, and mini parks. Thus, a reasonable relationship exists between the demand for park and recreation facilities and the fee charged to acquire and parkland.

B Quimby In-Lieu Acquisition Fees

The City initially adopted the Quimby In-Lieu fees in 1998 (Ordinance Number O-10-88). The fees were updated in 2008 based on a "Quimby Dedication Requirement and In-Lieu Fee Study" prepared by SCI Consulting Group, and the "Comprehensive Park and Facilities Master Plan" 2004." The Quimby Act provides that the amount of fees to be paid must bear a reasonable relationship to the use of the park and recreational facilities by future residents of the subdivision.

As the City plans to acquire, develop, and construct new park facilities or rehabilitate existing park facilities, it is reasonable to assume that the in-lieu fees are based on the land acquisition costs and on the park improvement costs. Due to significate changes in land values since the 2008 and 2010 census data and the 2013 General Plan Update, the City feels that a comprehensive update of the In-Lieu fees is warranted.

C Land Acquisition Costs

The Quimby Act provides that the amount of fees to be paid must bear a reasonable relationship to the use of the park and recreational facilities by future residents of the subdivision. As the City plans to acquire, develop, and construct new park facilities or rehabilitate existing park facilities, it is reasonable to assume that the in-lieu fees are based on the land acquisition costs and on the park improvement costs.

The principal assumption used to determine parkland acquisition costs for a particular subdivision, and subsequent fee amounts, is that the costs depend on the fair market value of unimproved land within the subdivision which otherwise would have been dedicated. If a subdivision meets its Quimby Program obligation through payment of an in-lieu fee, rather than dedication of land, the land value component of the fee should be equal to the market value of the unimproved land for which the fee was substituted, because the land required to be dedicated would necessarily be unimproved.

The following three methods can generally be used to determine the fair market value of the unimproved land within the subdivision.

- Current sale prices of land within, or in the vicinity of, the subdivision;
- Assessed land value based on records of the San Bernardino County Assessor's Office; or
- Appraised land value based upon the determination by a qualified appraiser.

Generally, because land acquisition costs may vary throughout the City, in-lieu fee amounts could vary depending on the specific subdivision project under consideration for approval.

In order to determine a fair and accurate land acquisition cost, DTA utilized CoStar Real Estate software and created a comparable land inventory of 60 undeveloped properties ranging from .15 acres to 15 acres in and around the Colton area. Each of the properties in the inventory were sold between 2015 and 2019 and a weighted average of their sales price was determined.

Based on this inventory, DTA used the average of $419,509 per acre as an estimated cost of land acquisition. (An inventory listing the subject properties is presented in Appendix B at the end of this report) **Table 2** below presents the data supporting this assumption

D Fee Calculation

DTA has determined that the City requires a total of 39.83 acres of land for new park and recreation facilities to meet the Quimby In-Lieu Park Standard and satisfy the demand created by new development. After subtracting $213 in offsetting revenue, the total land costs equal $16,709,250. Given these land acquisition costs, the fees for single-family and multi-family residences are presented in **Table 3** below.

Table 2: **Total Land Acquisition Costs**

Land Acquisition Cost per Acre	Aggregate Amount of Proposed Parkland	Total Land Cost
$419,509	39.83	$16,709,250

Table 3: **Proposed Quimby In-Lieu Fees**

Land Use Type	Fees per Unit
Single-Family Residence	$5,605
Multi-Family Residence	$3,908

APPENDIX A

City of Colton
Parks and Recreational Facilities Quimby In-Lieu Fee Program

FEE DERIVATION WORKSHEETS

City of Colton - Quimby Parks Facilities

I. Acres of parkland per 1,000 residents 3

II. Future Persons Served Calculations [1]

Land Use Type	Future Persons Served
Single-Family	9,147
Multi-Family	4,130
Total	13,277

III. Proposed Inventory, Cost for future Service Standard

Facility	Quantity	Facility Units	Land Acquisition Cost per Acre	Total Land Cost	Weighted Land Cost per Acre
Neighborhood Park .15-15 acres	39.83	Acres	$ 419,509	$ 16,709,463	$ 419,509
Offsetting Revenue				$ 213	
	39.83		Facilities Cost	$ 16,709,250	
				Ave. Weighted Costs	$ 419,509

Facilities Cost	$ 16,709,250
Total Existing Persons Served	13,277
Facilities Costs per Persons Served	$1,259

IV. Development Impact Fees per Unit or per 1,000 Non-Residential SF

Land Use Type	Future Persons Served	Number of Units	Fees per Unit	Cost Financed
Single-Family	9,147	2,054	$ 5,605	$ 11,511,600
Multi-Family	4,130	1,330	$ 3,908	$ 5,197,650
			Total Park Facilities Costs	$ 16,709,250

[1] Based on 2010 Census Data

APPENDIX B

City of Colton
Parks and Recreational Facilities Quimby In-Lieu Fee Program

LAND INVENTORY

City of Colton - Land Inventory

Property Location	County	Sale Month	Sale Year	Acres	Total Price	Price/Acre
Fontana	San Bernardino	February	2017	0.15	$79,000	$526,667
Colton	San Bernardino	August	2017	0.21	$75,000	$357,143
Colton	San Bernardino	March	2016	0.29	$120,000	$413,793
Redlands	San Bernardino	November	2017	0.47	$180,000	$382,979
Rialto	San Bernardino	August	2015	0.51	$115,000	$225,490
Rialto	San Bernardino	April	2015	0.53	$320,000	$603,774
Fontana	San Bernardino	April	2019	0.87	$390,000	$448,276
Fontana	San Bernardino	June	2015	1.00	$412,820	$412,820
Bloomington	San Bernardino	February	2018	1.16	$699,378	$602,912
Fontana	San Bernardino	January	2015	1.29	$280,000	$217,054
Colton	San Bernardino	May	2019	1.40	$862,429	$616,021
Rialto	San Bernardino	November	2015	1.41	$803,500	$569,858
Bloomington	San Bernardino	July	2019	1.50	$550,000	$366,667
Colton	San Bernardino	June	2018	1.61	$600,000	$372,671
Fontana	San Bernardino	September	2015	1.70	$684,019	$402,364
Colton	San Bernardino	February	2018	1.74	$500,000	$287,356
Fontana	San Bernardino	July	2018	1.83	$800,000	$437,158
Rialto	San Bernardino	December	2018	2.00	$1,045,440	$522,720
Rialto	San Bernardino	April	2018	2.24	$1,389,007	$620,092
Fontana	San Bernardino	April	2015	2.27	$619,000	$272,687
Loma Linda	San Bernardino	April	2017	2.28	$855,426	$375,187
Rialto	San Bernardino	April	2018	2.32	$1,401,083	$603,915
Rialto	San Bernardino	December	2015	2.41	$600,000	$248,963
Bloomington	San Bernardino	September	2016	2.42	$800,000	$330,579
Rialto	San Bernardino	November	2015	2.63	$1,700,000	$646,388
Colton	San Bernardino	December	2017	2.82	$1,276,030	$452,493
Redlands	San Bernardino	February	2018	3.00	$2,025,000	$675,000
Bloomington	San Bernardino	May	2019	3.07	$1,300,000	$423,453
Colton	San Bernardino	January	2018	3.17	$600,000	$189,274
Fontana	San Bernardino	March	2018	3.29	$850,000	$258,359
Rialto	San Bernardino	May	2018	3.73	$1,850,000	$495,979
Fontana	San Bernardino	August	2016	3.76	$850,000	$226,064
Colton	San Bernardino	March	2016	4.10	$2,000,000	$487,805
Loma Linda	San Bernardino	April	2017	4.33	$1,624,574	$375,190
Redlands	San Bernardino	April	2015	4.70	$2,911,723	$619,516
Rialto	San Bernardino	November	2016	5.00	$750,000	$150,000
Rialto	San Bernardino	June	2015	5.00	$3,149,500	$629,900
Loma Linda	San Bernardino	October	2017	5.15	$1,500,000	$291,262
Fontana	San Bernardino	April	2018	5.17	$2,450,000	$473,888
Fontana	San Bernardino	November	2017	5.19	$2,995,000	$577,071
Rialto	San Bernardino	April	2018	5.26	$3,207,500	$609,791
Rialto	San Bernardino	August	2018	5.40	$1,425,000	$263,889
Rialto	San Bernardino	March	2016	5.62	$2,684,000	$477,580
Rialto	San Bernardino	May	2015	5.81	$500,000	$86,059
Redlands	San Bernardino	January	2016	6.50	$1,550,000	$238,462
Colton	San Bernardino	August	2016	6.96	$4,090,722	$587,747
Redlands	San Bernardino	April	2018	7.56	$2,276,104	$301,072
Colton	San Bernardino	October	2016	7.77	$4,000,000	$514,801
Colton	San Bernardino	November	2016	7.93	$3,100,000	$390,921
Rialto	San Bernardino	August	2018	8.20	$3,117,572	$380,192
Rialto	San Bernardino	March	2015	8.45	$3,128,000	$370,178
Redlands	San Bernardino	May	2016	8.75	$4,003,000	$457,486
Bloomington	San Bernardino	March	2017	8.96	$1,950,000	$217,634
Rialto	San Bernardino	March	2015	9.24	$5,537,537	$599,301
Fontana	San Bernardino	May	2018	9.41	$6,399,500	$680,074
Bloomington	San Bernardino	December	2016	9.81	$3,400,000	$346,585
Redlands	San Bernardino	June	2015	10.00	$5,900,000	$590,000
Rialto	San Bernardino	December	2015	10.13	$2,186,826	$215,876
Rialto	San Bernardino	April	2015	10.14	$5,787,500	$570,759
Bloomington	San Bernardino	August	2017	15.00	$1,250,000	$83,333
					Average per Acre	**$419,509**

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DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF COLTON

Report Date: January 21, 2020

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CITY OF COLTON

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

Prepared for:

City of Colton

650 N. La Cadena Drive

Colton, CA 92324

Attention: Mark Tomich, Director Development Services

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA (formerly David Taussig and Associates) was retained by the City of Colton (the "City") to update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the "Fee Study"). 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. The Fee amounts to be determined will finance Traffic, Fire Department, Police Department, Public Facilities, Libraries, Civic Center and Park Development at levels identified by the various City departments as being necessary to meet the needs of new development through 2035. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section V of the Fee Study. A description of the methodology used to calculate the fees is included in Section VI. The purpose of this report is to ensure that all new development is required to pay its "fair share" of the cost of the new infrastructure through the development fee program.

A Organization of The Report

This Development Impact Fee report will be presented in the following six (6) sections:

- Section I contains an Executive Summary and provides a brief introduction to the report and includes an overview of the proposed fees.
- Section II of this report introduces the study including a brief description of City surroundings, and background information on development fee financing.
- Section III provides an overview of the legal requirements for implementing and imposing the fee amounts identified in the Fee Study. Included is a discussion of the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing or imposing a fee as a condition of new development, and satisfies the nexus requirements for each facility included as part of this study.
- Section IV includes a discussion of land use characteristics on projected new development and demand variables such as population, the number of housing units and non-residential building square feet assuming current growth trends in housing, commercial, and industrial development extrapolated through 2035. Projections of future development are based on data provided by the City, the City's 2013 General Plan, the City Parks Master Plan, various publications from the City, City officials and additional sources determined to be reliable by DTA.
- Section V includes a description of the Needs List, which identifies the facilities needed to serve new development through General Plan build-out in 2035 that are

eligible for funding by the impact fees. The Needs List provides the total estimated facilities costs, offsetting revenues, net costs to the City and costs allocated to new development for all facilities listed in the Needs List.

- Section VI contains the description of the methodology used to determine the fees for all facility types and presents the proposed fees for each of the land types.
- Section VII presents the calculations and fees for each facility type.

This report will also include an appendix section presenting the calculations used to determine the findings presented in this report.

- Appendix A includes the Facilities Needs List.
- Appendix B includes the calculations used to determine the various fee levels.

B Impact Fee Summary

The total fee amounts required to finance new development's share of the facilities identified in the Needs List are summarized in Table ES-1 below. Fees presented in this study reflect the maximum fee levels that may be imposed on new development.

Table ES-1: Development Impact Fees Summary

Land Use	Residential		Non-Residential		
	Single-family $ per Unit	Multi-Family $ per unit	Commercial $ per 1,000 SF	Office $ per 1,000 SF	Industrial $ per 1,000 SF
Traffic Facilities Fee	**$1,623**	**$1,236**	**$395**	**$676**	**$147**
Public Facilities Fees					
Police	$1,134	$863	$276	$472	$102
Fire	$870	$662	$211	$362	$79
Library	$515	$392	$125	$214	$46
Civic Center	$180	$137	$44	$75	$16
Total	**$2,697**	**$2,054**	**$656**	**$1,124**	**$244**
Park Development Fee [1]	**$5,714**	**$4,351**	**$0.74**	**$1.27**	**$0.28**

[1] Non-residential Park Development fees are per square foot.

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II INTRODUCTION

Founded in 1857, the City of Colton (the "City") is located in the Inland Empire region of Southern California and is approximately 57 miles east of Los Angeles. The City is strategically located in one of the fastest growing regions in the United States. Nicknamed the "Hub City", due to its proximity to where the Santa Fe, Union Pacific, Burlington and Southern Pacific railroads converge, the City and its Sphere of Influence (SOI) covers an area of approximately 18 square miles and is home to a population of over 54,000 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, DTA (formerly David Taussig & Associates, Inc.) was retained by the City to prepare an updated AB 1600 Fee Justification Study (the "Fee Study"). For this study, DTA will update all development impact fees, including the adoption of new fees, if appropriate. 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 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 V 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 or other specific unit of measurement.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

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.

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 general plan.

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 Colton.

A PURPOSE OF THE FEE [GOVERNMENT CODE SECTION 66001(A)(1)]

New residential and non-residential development within the City 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, or purchased 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 Colton'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 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 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 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 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.

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 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 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 VI. Thus, there is a reasonable relationship between the amount of the fee and the cost of the facilities.

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IV DEMOGRAPHICS

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 material containing projections of future population and development within the City and its SOI through 2035. For the purpose of this study, DTA categorized developable residential land uses as single-family and multi-family residences. Developable non-residential land uses within the City's commercial and industrial zones are categorized as Commercial, Office and Industrial, respectively. Additional details are included in the table below. Based on these designations, DTA has established development impact 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.

Table 1: Summary of Land Use Categories

Land Use Classification 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: ▪ Retail; ▪ Service-oriented business activities; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ▪ Entertainment centers; ▪ Sub-regional and regional shopping centers; and ▪ Business/professional office.
Industrial	Includes but is not limited to buildings used as the following: ▪ Light manufacturing, warehouse/distribution, logistics, wholesaling; ▪ Wholesale and warehouse retail; ▪ Service-oriented commercial activities; ▪ Automobile dealerships; and ▪ Support commercial services.
Office	Includes, but is not limited to, buildings used as the following: ▪ Business / professional office; and ▪ Professional medical office.

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Elements from the City's 2013 General Plan (the "General Plan") demographics, along with numbers from the California Department of Finance were used as estimates for the number of housing units and non-residential building square feet to be built within the City. The City's land use decisions will also affect properties within its Sphere of Influence (SOI). California law requires that a General Plan "cover the territory within the boundaries of an adopted City… as well as any land outside its boundaries which in the planning agencies judgement bears relation to its planning". In addition, the General Plan was used to project the additional population generated from new development. Notably, DTA attempted to utilize metrics (e.g., average household size) that standardized existing demographics with the projections found in the General Plan.

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, the facilities on the Needs List (Section V), as reviewed and approved by the Colton City Council, 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).

A Existing Population for Land Use Categories

A.1 Existing Residential Land Use

According to the Land Use portion of the City's General Plan, land use planning in Colton reflects the City's industrial roots. In cities with major railways and highways, industrial land uses developed along major corridors where there was a concentration of goods movement. Today, most of the city's industrial uses are located along the BNSF railroad that runs north/south through the center of the city, and along the Union Pacific railroad parallel to I-10. As the population increased, non-industrial development grew outward from the established industrial clusters.

Today, the City's residential uses are located throughout the planning area at varying development densities. The highest densities are in the developments in the Cooley Ranch area and northwest of downtown. The lowest densities can be found on the hillside developments of Reche Canyon. The City population is expected to grow at a slow but consistent rate. The Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan states that by 2040, the City is projected to have a population in excess of 69,000 with almost 21,000 households.

As stated in the introduction, the City is located in one of the fastest growing regions in the United States, however the remining vacant land available for significant residential and non-residential growth consists of properties challenged by topography, biological resource constraints and limited access. As a result, the City looks for creative ways to expand further residential development.

Using the following demographic information provided by the City General Plan and confirmed using CoStar Real Estate software and other sources, DTA has assigned a City resident-per-unit factor of 3.6 for Single-family residential units and 2.74 for multi-family residential units. Combined, the current City population is comprised of 54,391 current residents living in 16,512 single-family and multi-family homes. **Table 2** below summarizes the existing demographics for the residential land uses.

Table 2: Estimated Existing Residential Development

Residential Land Use	Existing Residents	Existing Housing Units	Average Household Size
Single-Family Residential	38,261	10,628	3.60
Multi-Family Residential	16,130	5,884	2.74
Total	**54,391**	**16,512**	**N/A**

A.2 Existing Non-Residential Land Use

In terms of the City's non-residential property, there are estimated to be approximately 5.7 million square feet of existing commercial development, 1.1 million square feet of existing office space and 10.1 million square feet of industrial development. (Final 2035 build-out square footage totals presented in this study for both commercial and industrial space was taken from the City General Plan.)

In order to determine how many employees that the City has in these categories, DTA utilized an employee's-per-thousand square-foot factor (EPSF) of 1.75 for the Commercial Sector, 3.0 for the Office sector and .65 for the Industrial Sector. (For example, for commercial land uses, DTA calculated an EPSF of 3.0, i.e., on average there are 3.0 employees per thousand square feet of commercial development.

These numbers are not derived mathematically but are estimates based on the employee's-per thousand square-foot-factors published in The U.S. Energy Information Administration's "Commercial Buildings Energy Consumption Survey (CBECS) released in December of 2016.

These calculations resulted in 9,940 existing commercial employees, 3,309 existing office employees and 6,593 existing industrial employees within the City and its SOI as shown below in **Table 3**.

The total of 16,925,679 million square feet of existing commercial development, office space and industrial development is based on information provided by both the City and DTA's research using CoStar Real Estate software as well as other information sources. Using these figures and standard employment generation rates for industrial and commercial square footage, DTA has estimated the potential employee capacity (for both industrial and commercial) available in the City.

Note that the actual total employee figures for both commercial and industrial space

Figure 1: Existing Residential Land Use Development (Existing Units)

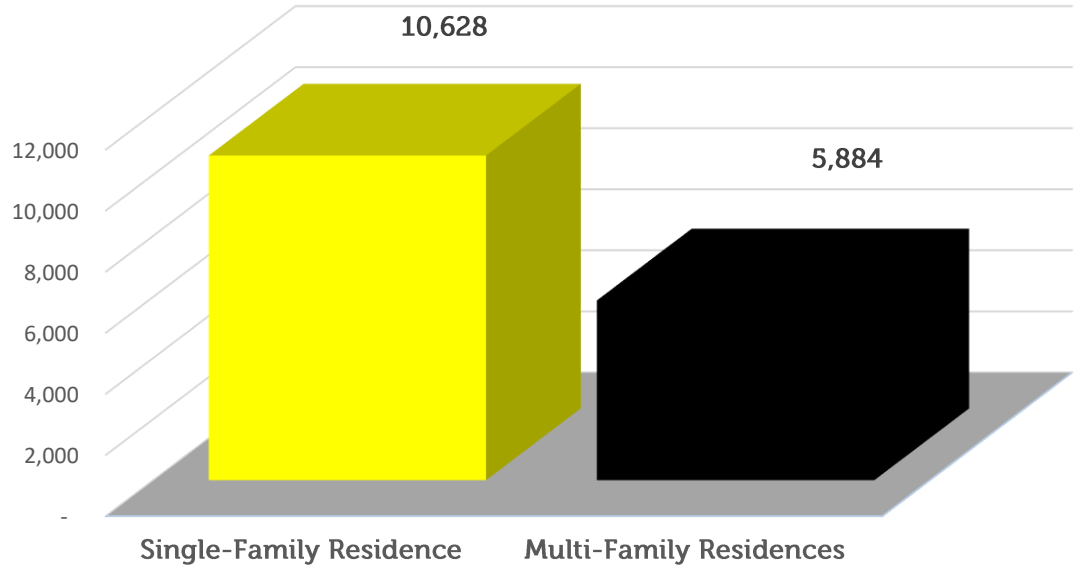
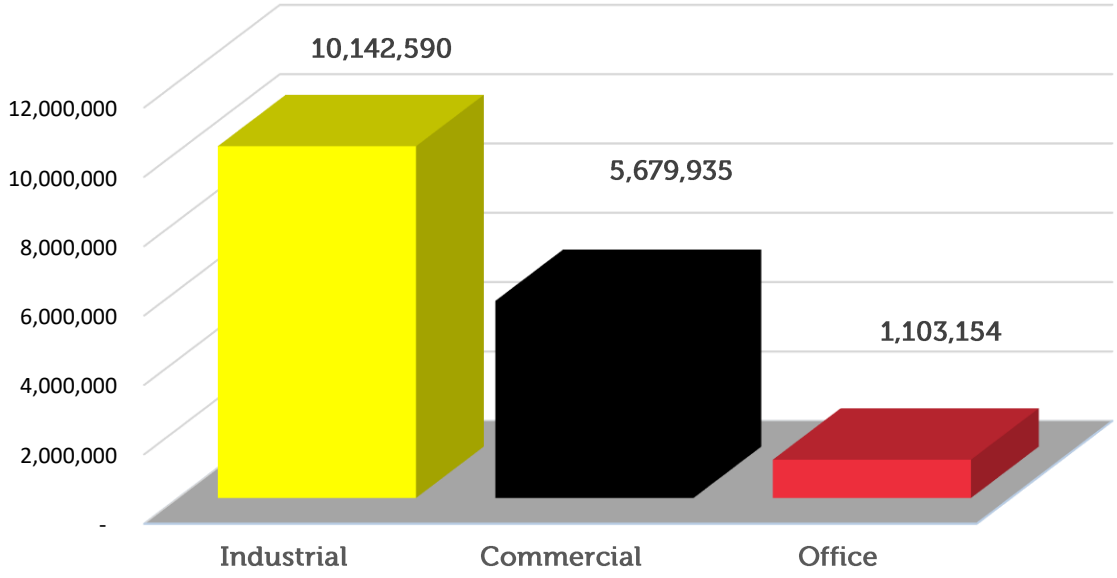


Figure 2: Existing Non-Residential Land Use Development (Square Footage)



will likely vary somewhat from DTA estimates because of vacancies, property utilizations, etc. However, for purposes of the fee calculation, the City is interested in the total number of employees that could be generated by the identified square footage for a particular land use. The same logic is applied to future non-residential space and associated employee estimates.

Table 3: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Building Square Feet	Employees per 1,000	Existing Employees	Persons Served per 1,000	Existing Persons Served
Commercial	5,679,935	1.75	9,940	1.75	4,970
Office	1,103,154	3.00	3,309	3.00	1,655
Industrial	10,142,590	0.65	6,593	0.65	3,296
Total	**16,925,679**	**N/A**	**19,842**	**N/A**	**9,921**

For many of the facilities considered in this Fee Study, Equivalent Dwelling Unit (EDU) calculations are based on the number of residents or employees ("Persons Served") generated by each land use class. (Equivalent Dwelling Units are covered in more detail in the following sections).

Based on 35 years of performing fiscal and economic impact studies, and with experience in a variety of areas both public and private, DTA has determined that utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees is common fiscal practice in quantifying the impact of a new development in a given service area. This number suggests that a resident generally has twice the fiscal impact of an employee. For existing Persons Served estimates for non-residential development, please reference **Table 3** above.

B Future Population for New Land Use Categories (2035)

B.1 Future Residential Land Use

According to information provided by the City through their General Plan, there are projected to be 2,054 single-family housing units and 1,330 multi-family housing units built in the City through 2035, the time horizon utilized for this fee study.

For the purpose of this study, DTA will maintain the city resident-per-unit factor introduced earlier of 3.6 for single-family residences and 2.74 for multi-family residences. This results in 11,040 additional residents living in 3,384 single-family and multi-family homes citywide through the 2035 build-out period. **Table 4** presented below summarizes the projected future demographics for the residential land uses over the build-out period.

Figure 3: Estimated Future Residential Land Use Development through 2035
(Projected Units)

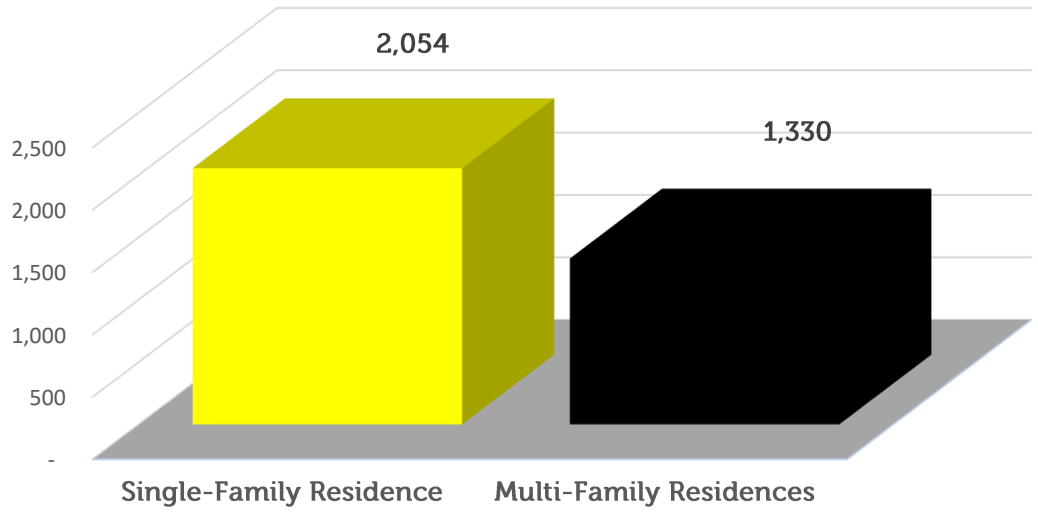


Figure 4: Estimated Future Non-Residential Land Use Development through 2035
(Square Footage)

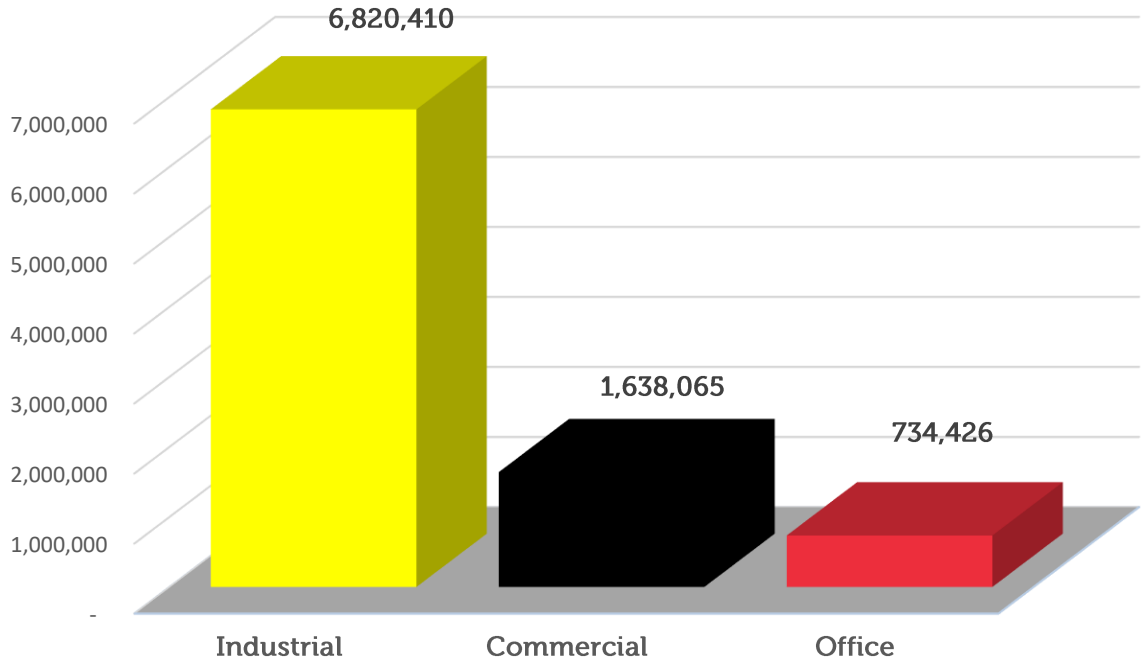


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Table 4: Future Residential Development

Residential Land Use	Future Residents	Future Housing Units	Average Household Size
Single-Family Residence	7,394	2,054	3.60
Multi-Family Residences	3,646	1,330	2.74
Total	**11,040**	**3,384**	**N/A**

B.2 Future Non-Residential Land Use

In terms of non-residential property, the City expects the development of approximately 1.6 million square feet of future commercial development, over 700 thousand square feet of office space and 6,8 million square feet of future industrial space to be built in the City through 2035. Projected non-residential land use was taken from the City Land Use Element of the 2013 General Plan

An important consideration in calculating square footage for future non-residential development, is the acceptable floor area ratio (FAR) used for each of the non-residential sectors. According to the Land Use Element of the City's General Plan, the City allows a maximum of between 0.5 and 1.0 FAR for commercial development, a maximum FAR of either 0.5, 1.0 or 2.0 for commercial development (depending on the type of office development) and a maximum FAR of 0.5 for industrial development.

Using the same methodology presented in the previous section, and in order to determine how many employees that the City has in these categories, DTA has maintained the same employee's-per-thousand square-foot factor of 1.75 for the commercial sector, 3.0 for the office sector and .65 for the industrial sector over the build-out period. These calculations result in 2,867 future commercial employees, 2,203 office employees and 4,443 future industrial employees within the City as shown below in **Table 5**.

Table 5: Future Non-Residential Development

Non-Residential Land Use	Future Building Square Feet	Employees per 1,000	Future Employees	Persons Served per 1,000	Future Persons Served
Commercial	1,638,065	1.75	2,867	1.75	1,433
Office	734,426	3.00	2,203	3.00	1,102
Industrial	6,820,410	0.65	4,433	0.65	2,217
Total	**9,192,901**		**9,503**		**4,752**

Notably, 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 over the build-out period, please reference **Table 5** above.

C Equivalent Dwelling Unit ("EDU") Projections

Equivalent Dwelling Units ("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. They are generated in the demographic portion of the report.

As indicated in the table below, the building development impact fee per unit for a single-family residence is the same as the cost per EDU, (a ratio of 1:1) The cost per EDU is calculated separately for each individual facility type examined in this report. Since a multi-family unit generates approximately 0.76 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the single-family fee. The same reasoning applies to the non-residential sector.

The proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the single-family residence fee. This same methodology (0.42 EDUs times the single-family fee) is used to calculate a fee per 1,000 square feet for office development and (0.09 EDUs times the single-family fee) to calculate a fee of per 1,000 square feet for industrial development. These calculations are presented in detail in Appendix 2.

Table 6: **Equivalent Dwelling Units**

Land Use Type	EDUs per Unit
Single-Family Residential	1.00
Multi-Family Residential	0.76
Commercial	0.24
Office	0.42
Industrial	0.09

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.

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V THE NEEDS LIST

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"). For purposes of the City'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 7** below.

Table 7: 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 and 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 Summary of the final Facility Needs List is presented on the following page. (The entire detailed Needs list is presented in full in Appendix A at the end of this report.)

Table 7, shown above, outlines the process used in putting the Needs List together. The facilities included on the list are provided by the City and reflect either the City's goals of maintaining and improving a specific area or objective or are part of a more formal policy document such as a General Plan, Active Transportation plan, Capital Improvement Plan, etc. Specific estimated facility costs are provided by the City and are used as a basis for determining the allocation of revenues between new and existing development.

Table 8: DIF Program for the City of Colton Public Facilities Needs List through 2035
(Needs List Summary)

Facility Name			Total Cost for Facility
A. Traffic Facilities			
Traffic Facilities		$	137,983,000
	Other Sources	$	(101,814,580)
	Existing / Offsetting Revenues	$	(48,048)
	Total Traffic Facilities	$	36,120,372
B. Public Facilities			
Police Facilities		$	25,223,000
Fire Facilities		$	19,350,000
Library Facilities		$	11,449,037
Civic Center Facilities		$	4,000,000
	Existing / Offsetting Revenues	$	(963)
	Total Public Facilities	$	60,022,037
C. Park Development Facilities			
Park Development Facilities		$	35,760,000
	Existing / Offsetting Revenues	$	(1,874)
	Total Park Development	$	35,760,000
	Grand Total	$	131,902,409

VI METHODOLOGY USED FOR CALCULATING IMPACT FEES

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 9 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 9: Equivalent Dwelling Units

Facility Type	Service Factor [1]	Existing EDU's/EBU's [2]	Projected EDU's/EBU's [2]
Traffic Facilities	Persons Served and /or Usage Factor	17,864	4,462
Fire Facilities			
Law Enforcement			
Library Facilities			
Civic Center Facilities			
Park Development [3]	Acres per 1,000 Residents	-	3,814

Notes:

[1] Service Factor is Determined by DTA and is specific to the Facility Type.

[2] Existing and Projected EDUs and EBUs are determined by DTA and explained in detail in Section IV.

[3] Park development fee calculations used only projected EDUs.

In determining a reasonable nexus for each specific type of public facility, DTA will utilize one of the methodologies discussed below, depending upon the data and other information available from the City, and its current infrastructure policies. Per the earlier section, the fee methodologies employ the concept of an Equivalent Dwelling Unit ("EDU") to allocate

benefit among various land use classes. EDUs are a means of quantifying different land uses regarding their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit from each type of public facility.

Plan-Based Fee Methodology

The Plan-based methodology used by DTA to establish the development impact fees used in this report is based on a "Plan," such as a Master Plan of Facilities, Capital Improvement Plan or City General Plan, which identifies a finite set of improvements. These facility plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this Plan-Based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population and commercial/industrial/office square footage numbers provided by the City and other sources, it is possible to assign development impact fees between new and existing development levels by percentage. This methodology will be used to calculate Traffic, Fire, Police, Library and Civic Center fees. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the demand caused by each type of future development.

The methodologies used for each specific facility type are presented below in **Table 10.**

Table 10: City of Colton Methodology (By Facility Type)

Facility Type	Methodology	Sources of Apportioning Costs	Units of Measure
Traffic Facilities	Plan-based	Existing Infrastructure Plan	Persons Served
Fire Department Facilities	Plan-based	Existing Infrastructure Plan	Persons Served
Police Department	Plan-based	Existing Infrastructure Plan	Persons Served
Library Facilities	Plan-based	Existing Infrastructure Plan	Persons Served
Civic Center Facilities	Plan-based	Existing Infrastructure Plan	Persons Served
Park Development	Standards-based	Existing Infrastructure Plan	Acres per 1,000 residents

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Standards-Based Fee Methodology

The standards-based methodology used to establish the development impact fees generated in this report are based on "standards" where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to each land use per unit of demand. Park fees examined in this report are an excellent example of this type of fee structure. For example, California's Quimby Act allows cities and counties to establish a service standard, typically three (3.0) to five (5.0) acres of parkland per thousand residents, which may be required of all new residential development. This standard is not based on cost but rather on a standard of service. In this study, the standards-based methodology is used to calculate park development fees. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system or having to commit to a specific size of the facility.

Many of the tables presented in this report using the above methodologies generate numbers carried out to several decimal places but have been rounded down or up for format purposes and to fit into the tables. As a result, many of the totals presented throughout the report may not sum.

VII BUILDING DEVELOPMENT IMPACT FEES

A Traffic Fees

A.1 Traffic Facilities (Nexus Requirement of AB 1600)

Transportation facilities include infrastructure such as roads, medians, road markings, safety barriers, bridge widening, traffic signals and the additional infrastructure support necessary to provide safe and efficient vehicular access throughout the City and its SOI. The Traffic Facilities Fee will include infrastructure necessary for safe and efficient vehicular access throughout the City. These improvements are listed in the City's General Plan. In order to meet the transportation demand of new development through the year 2035, the City's Transportation Engineering Department identified the need for road construction and equipment as shown in the following Needs List.

Table 11: Traffic Facilities Nexus Requirement

Identify the Purpose of the Fee	Traffic Facilities
Identify Use of Fee	Construction of new roadways, interchanges, intersections, traffic signals and related improvements
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. Streets will have to be improved or extended to meet the increased demand. 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 Traffic facilities on the Needs List.

Table 12 presented below identifies the proposed areas where the roads, bridge, traffic facilities and other projects to be funded in whole or in part with the fees collected for Active Transportation improvements. (Specific project detail is presented in Appendix A) The facility costs presented are based on estimates provided by the City.

A.2 Calculation Methodology

Traffic improvements benefit residents and employees throughout the City and its SOI. The Traffic fee is calculated for both residential and non- residential land uses and is detailed in Appendix A. The Traffic 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 construction and development costs for future development.

Each of the Transportation improvements listed in the preceding table benefit both residents and employees by providing safe and efficient vehicular access throughout

the City. Using the Plan-based approached introduced earlier, the Transportation fee was calculated for both residential and non- residential land uses as detailed in Appendix A.

Each land use classification was assigned an EDU factor, based on population, which was derived from the number of persons served, 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.

Table 12: Traffic Facilities Costs

Traffic Facilities	Facility Cost
Agua Mansa Road Widening including Bridge Widening at Rialto Channel	$7,000,000
La Cadena Bridge Replacement at Santa Ana River	$21,000,000
Mt. Vernon Ave. Bridge Widening over UPRR	$11,000,000
Mt. Vernon Ave. Bridge Widening over Santa Ana River	$21,450,000
Barton Bridge Replacement Project	$3,100,000
Fairway Drive road and Bridge Widening	$10,000,000
Reche Canyon Road Realignment to Hunts Lane	$3,100,000
I-10/Mt. Vernon Bridge Replacement Project	$53,533,000
San Bernardino Ave. Road Widening	$3,000,000
Traffic Signal Installation - San Bernardino/Meridian	$400,000
Traffic Signal Installation - San Bernardino/Eucalyptus	$400,000
Traffic Signal Installation - San Bernardino/Sycamore (with City of Rialto)	$400,000
Traffic Signal Installation - Cooley Drive/Old Ranch Road	$400,000
Traffic Signal Installation - La Cadena Drive/Maryknoll	$400,000
Traffic Signal Installation - La Cadena Drive/I-215 SB on-ramp (with CT)	$400,000
Traffic Signal Installation - Reche Canyon Road/Crystal Ridge Lane	$400,000
Traffic Signal Installation - Rancho Ave./N Street	$400,000
Traffic Signal Installation - Fairway Drive/Sperry	$400,000
Traffic Signal Installation - Fairway Drive/Auto Center	$400,000
Traffic Signal Installation - Meridian/C Street	$400,000
Traffic Signal Installation - Meridian/C Street (with City of SB)	$400,000
Traffic Facilities Subtotal	**$137,983,000**
Other Sources of Funds including Caltrans and other Jurisdictions	**($101,814,580)**
Offsetting Revenues	**($48,048)**
Traffic Facilities Total	**$36,120,372**

As illustrated in **Table 13** below, using this methodology, DTA has determined that 80.29% of the costs of the new facilities will be allocated to existing development and must be funded by other means such as taxes, grants, other fees, etc. while 19.71% of the costs will be allocated to new development.

All the Traffic facilities listed in this section were sized to meet the needs of both existing and future residents and employees. Each land use classification was considered by City Transportation Engineers who evaluated the required transportation and roadway improvements. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EDUs.

As illustrated in Appendix B at the end of this report, the total number of EDU's calculated for both residential and non-residential development equals 22,251 (Total EDU's), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $36,120,372 in total facilities costs equals $7,120,750. So, in total, $7,120,750 out of $36,120,372 in Gross Traffic Facilities costs would be covered by impact fees on new development

Table 13: Traffic Facilities Cost Allocation Summary

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	80.29%	$28,999,622
New Development	19.71%	$7,120,750
Total	**100.0%**	**$36,120,372**

The fee amounts required by each land use type to finance new development on the Needs List are presented below in **Table 14**. The single-family and multi-family residential fees are calculated per housing unit and the commercial, office and industrial development fees are calculated per 1,000 square feet. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of $7,120,750 / New EDUs resulting in a $1,623 cost per EDU.

As shown on the following page, the building development impact fee is $1,623 per unit for a single-family residence which is the same as the cost per EDU: $1,623 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.76 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the single-family fee, or $1,236 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the Single-family fee or $395 per 1,000 square feet.

The same methodology (0.42 EDUs times the single-family fee) is used to calculate a fee of $676 per 1,000 square feet for office development and (0.09 EDUs times the single-family fee) to calculate a fee of $147 per 1,000 square feet for industrial development.

DTA further recommends that after adoption, the fee should be reviewed each year and adjusted by the California Construction Cost Index ("CCI"). This construction cost index is based upon the Building Cost Index ("BCI") cost indices average for San Francisco and Los Angeles as produced by Engineering News Record ("ENR").

Table 14: Traffic Facilities Fee Derivation

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 Square Foot	Traffic Facilities Costs Financed by Fees
Single-Family Residential	$1,623		$3,334,108
Multi-Family Residential	$1,236		$1,644,057
Commercial		$395	$646,308
Office		$676	$496,752
Industrial		$147	$999,526
		Total	$7,120,750
		Gross Costs Allocated to Other Sources	$28,999,622
		Total Gross Transportation Costs	$36,120,372

B Public Facilities Fees

In order to better meet the needs of both city residents and businesses and to streamline the current development impact fee system, the City has decided to consolidate the following four fees into one Public Facilities fee; they include (1) the Fire Facility fee, (2) the Police Department fee, (3) the Library fee and (4) the Civic Center Fee. DTA generated the fees for each area and combined them into one Public Facilities fee. They are presented below in **Table 15** by land use type.

Table 15: Public Facilities Fee (Consolidated)

Land Use Type	Public Facilities Fees	
	Per Unit	Per 1,000 Square Feet
Single-Family Residential	$2,698	-
Multi-Family Residential	$2,054	-
Commercial	-	$656
Office	-	$1,124
Industrial	-	$244

Separate fee calculations for each of these areas are presented in detail in the following pages of this section, along with the respective methodology used to calculate each individual fee. The total amount for each individual development impact fee generated over the next several sections is shown by land use sub-facilities and summarized in **Table 16** below.

Table 16: Public Facilities Fee (Summary of fees broken out by Sub-Facility)

Land Use	Fire	Police	Library	Civic Center	Public Facilities Total
Single-Family Residential	$870	$1,134	$515	$180	$2,697
Multi-Family Residential	$662	$863	$392	$137	$2,054
Commercial	$211	$276	$125	$44	$656
Office	$362	$472	$214	$75	$1,124
Industrial	$79	$102	$46	$16	$244

[1] Single-family and multi-family residential fees are calculated per housing unit and commercial, office and industrial development fees are calculated per square feet.

C Fire Department Fees

C.1 Fire Department Facilities (Nexus Requirements AB 1600)

The Fire Department Facilities element includes those facilities required within the City to maintain adequate Fire protection services. The purpose of this updated section is to address the fire protection demands citywide, including areas that are currently experiencing (or are planned for) growth and/or are areas that exceed the desired response emergency services response times. Particular focus will be on the identification of Fire Department Facilities, including training facilities, fire apparatus, and fire equipment due to development in all areas of the city. According to the City, specific areas of attention will include the Wildland Urban Interface Zones and areas designated by Cal-Fire as Very High Fire Hazzard.

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 17: Fire Department Facilities Nexus Requirement

Identify the Purpose of the Fee	Fire Department Facilities
Identify Use of Fee	Construction of new Fire Department Facilities, a fire training facility, dorm and apparatus bay, a fire training tower and vehicle and equipment acquisition and 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.

The table presented on the following page identifies the proposed facilities, equipment and vehicle acquisition costs to be funded in whole or in part with the fees collected for Fire Department improvements. Costs are based on estimates provided by the City Fire Department.

Table 18: Fire Department Facilities Costs

Fire Department Facilities	Facility Cost
Relocate Fire Station 213	$4,600,000
New Station 213 Training Tower/Facility/EOC	$5,000,000
Relocation of Station 212 (Station / Land)	$5,200,000
Medic Engine (2)	$2,000,000
Medic Truck/Quint	$1,700,000
Medic Squad x2	$600,000
Utility Truck	$100,000
Fire Equipment Storage Facility	$150,000
Fire Department Facilities Total	**$19,350,000**

C.2 Calculation Methodology

The vehicles, equipment and facility costs presented in this fee category are based on figures provided by the City Fire Department with the fees calculated for both residential and 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 both new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the City, DTA has determined that 80.29% of the remaining costs will be allocated to existing development and must be funded by other means, while 19.71% of the costs will be allocated to new development.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $19,350,000 in total facilities costs equals $3,814,648. In total, $3,814,648 out of $19,350,000 in Gross Fire Department costs would be covered by impact fees on new development

Table 19: Fire Department Facilities Cost Allocation Summary

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	80.29%	$15,535,352
New Development	19.71%	$3,814,648
Total	**100.00%**	**$19,350,000**

C.3 Fee Calculation

The fee amounts required by each land use type to finance new development on the Fire Department Facilities Needs List are presented in the table below. The single-family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated per 1,000 square feet. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of $3,814,648 / New EDUs resulting in a $870 cost per EDU.

As shown on the following page, the building development impact fee is $870 per unit for a single-family residence and is the same as the cost per EDU: $870 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.76 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the single-family fee, or $662 per unit.

Table 20: Fire Department Facilities Fee Derivation

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 Square Feet	Transportation Facilities Costs Financed by Fees
Single-Family Residential	$870		$1,786,111
Multi-Family Residential	$662		$880,736
Commercial		$211	$346,233
Office		$362	$266,114
Industrial		$79	$535,455
		Total	**$3,814,648**
		Gross Costs Allocated to Other Sources	**$15,535,352**
		Total Gross Transportation Costs	**$19,350,000**

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the single-family fee or $211 per 1,000 square feet. The same methodology (0.42 EDUs times the single-family fee) is used to calculate a fee of $362

per 1,000 square foot for office development and (0.09 EDUs times the single-family fee) to calculate a fee of $79 per 1,000 square foot for industrial development.

DTA recommends that after adoption, the fee should be reviewed each year and adjusted by the California Construction Cost Index ("CCI"). This construction cost index is based upon the Building Cost Index ("BCI") cost indices average for San Francisco and Los Angeles as produced by Engineering News Record ("ENR").

D Police Department Fees

D.1 Police Department Facilities (Nexus Requirement of AB 1600)

The Police Department element includes those facilities used by the Colton Police Department to maintain Police Services. In order to serve new development through the year 2035, the Colton Police Department has identified the need for the construction of a new Police Department Facilities building (25,000 sq. ft.), the upgrade of a sub-station for additional officers, the purchase of additional vehicles and equipment, and weapons. In order to meet the Police Department demand of new development through the year 2035, the City's Police Department identified the need for buildings, vehicles and equipment as shown in the Needs List.

Table 21: Police Department Facilities Nexus Requirement

Identify the Purpose of the Fee	Police Department Facilities
Identify Use of Fee	The build-out and improvement of existing facilities along with 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 Police Department 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 Police Department facilities and the impact of residential and non-residential development. The Police Department Facility fees collected from new development will be used exclusively for Police Department purposes.

The table presented on the following page identifies the proposed facilities, equipment, vehicles and property acquisition costs to be funded in whole or in part with the fees collected for Police Department improvements. Costs are based on estimates provided by the City Police Department.

D.2 Calculation Methodology

The facilities cost breakdown presented in the Needs List for this fee category was provided by the City's Police Department and is calculated for both residential and 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 Police Department service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Table 22: Police Department Costs Breakdown

Police Department Facilities	Facility Cost
New Police Building 25,000 sq. ft. @ $960 sq. ft	$24,000,000
Sub Station Up Grade for Additional Officers	$100,000
Vehicles and Equipment - Patrol (4 @ $55,600)	$222,400
Vehicles and Equipment - Special Assignment/Detective (7 @ $42,500)	$297,500
Vehicles and Equipment - Patrol Supervisor (1 @ $78,500)	$78,500
Vehicles and Equipment - Code Compliance (2 @ $30,600)	$61,200
Vehicles and Equipment - Animal Services (2 @ 80,000)	$160,000
Vehicles and Equipment - Administration (2 @ $46,000)	$92,000
Safety Equipment, Body Camera, firearm, Taser, etc. (22 @ 3,400)	$74,800
General Office Equipment (workstations, computers, etc.)	$100,000
Patrol Rifles w/ sights and light (12 @2,300)	$27,600
Patrol Shotguns (12 @ $500)	$6,000
Less Lethal shotgun/40mm (3 @ $1000)	$3,000
Police Department Facilities Total	**$25,223,000**

Given the information provided by the City Police Department and using the Plan-based approach, DTA has determined that 80.29% of the costs will be allocated to existing development and 19.71% of the costs will be allocated to new development.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** As illustrated in the table below, 19.1% of the $25,223,000 in total facilities costs equals $4,972,448. So, in total, $4,975,448 out of $25,223,000 in Gross Police Facilities costs would be covered by impact fees on new development

Table 23: Police Department Cost Allocation Summary Fee Derivation

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	80.29%	$20,250,552
New Development	19.71%	$4,972,448
Total	**100.0%**	**$25,223,000**

D.3 Fee Calculation

The fee amounts required by each land use type to finance new development on the Needs List are presented below in **Table 24**. The single-family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated per 1,000 square feet. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of $4,972,448 / New EDUs resulting in a $1,134 cost per EDU.

As shown on the following page, the building development impact fee is $1,134 per unit for a single-family residence and is the same as the cost per EDU: $1,134 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.76 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the single-family fee, or $863 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the single-family fee or $276 per 1,000 square feet.

The same methodology (0.42 EDUs times the single-family fee) is used to calculate a fee of $472 per 1,000 square feet for office development and (0.09 EDUs times the single-family fee) to calculate a fee of $102 per 1,000 square feet for industrial development. DTA further recommends that each year, the fee should be reviewed by the City and adjusted by the California CCI.

Table 24: Police Department Facilities Fee Derivation

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 Square Feet	Transportation Facilities Costs Financed by Fees
Single-Family Residential	$1,134		$2,328,221
Multi-Family Residential	$863		$1,148,052
Commercial		$276	$451,319
Office		$472	$346,884
Industrial		$102	$697,973
		Total	$4,972,448
		Gross Costs Allocated to Other Sources	$20,250,552
		Total Gross Transportation Costs	$25,223,000

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E Civic Center Fees

E.1 Civic Center Facilities (Nexus Requirement AB 1600)

The Civic Center Facilities element includes facilities necessary to provide basic governmental services and public facilities maintenance services exclusive of public safety throughout the City. The 1997 Capital Infrastructure study concluded that continuing development of property in the City and associated population growth would create the need for expansion and remodeling of the Civic Center to accommodate additional City staff and maintain the current level of service. This section of the study takes into consideration existing and future needs to accommodate City staff at build-out in 2035 and addresses the need for expansion of City facilities/offices outside of the traditional Civic Center area.

In order to serve future development through General Plan build-out, the City has identified the need for an administration building for utility / customer service/ community development and planning.

Table 25: Civic Center Facilities Nexus Requirement

Identify the Purpose of the Fee	Civic Center Facilities
Identify Use of Fee	The includes the acquisition of land and the construction of public buildings as well as the expansion of city 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.	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 have 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 Civic Center Facilities on the Needs List.

The table presented on the following page identifies all of the proposed facilities and land to be funded in whole or in part with the fees collected for Public Facilities improvements. All facilities costs are based on estimates provided by the City and are part of the City's effort to maintain and improve the City's Civic Center Facilities.

E.2 Calculation Methodology

The cost estimates for the Civic Center facilities category were provided by the City and based on their Capital Improvement Plan. The fees are calculated for both residential and non-residential development. Each land use classification was

assigned an EDU factor which was derived from the number of Persons Served, which 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.

Table 26: Civic Center Facilities Costs

Civic Center Facilities	Facility Cost
Administration Building for Utility / Customer Service /Community Development Permitting	$4,000,000
Civic Center Total	$4,000,000

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 expected usage at build-out.

Consequently, given the information provided by the City, and using the Plan-based approach referred to earlier, DTA has determined that 80.29% of the costs will be allocated to existing development and 19.71% of the costs will be allocated to new development.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $4,000,000 in total facilities costs equals $788,558. In total, $788,558 out of $4,000,000 in Gross Civic Center Facilities costs would be covered by impact fees on new development

Table 27: Civic Center Facilities Cost Allocation Summary

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	80.29%	$3,211,442
New Development	19.71%	$788,558
Total	**100.00%**	**$4,000,000**

E.3 Fee Calculation

The fee amounts required by each land use type to finance new development on the Needs List are presented below in **Table 28**. The single-family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated 1,000 per square feet. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of $788,558 / New EDUs resulting in a $180 cost per EDU.

As shown on the table below, the building development impact fee is $180 per unit for a single-family residence which is the same as the cost per EDU: $180 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.76 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the single-family fee, or $137 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the single-family fee or $44 per 1,000 square feet. The same methodology (0.42 EDUs times the single-family fee) is used to calculate a fee of $75 per 1,000 square feet for office development and (0.09 EDUs times the single-family fee) to calculate a fee of $16 per 1,000 square feet for industrial development.

DTA further recommends that each year, the fee should be reviewed by the City and adjusted by the California CCI.

Table 28: Civic Center Facilities Fee Derivation

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 Square Feet	Transportation Facilities Costs Financed by Fees
Single-Family Residential	$180		$369,222
Multi-Family Residential	$137		$182,064
Commercial		$44	$71,573
Office		$75	$55,011
Industrial		$16	$110,688
		Total	$788,558
		Gross Costs Allocated to Other Sources	$3,211,442
		Total Gross Transportation Costs	$4,000,000

F Library Fees

F.1 Library Facilities Fees (Nexus Requirement AB 1600)

The Library Facilities element will serve residents and the City by promoting literacy and learning, as well as an improved quality of life for both residents and visitors. This is to support the City's goal of maintaining and improving the City's Library facilities. Building Development fees collected from new development will be used for a new library building, remodeling and repair projects, the acquisition of books and materials, required replacement of computer hardware and remodeling and capital improvements with a life exceeding 5 years.

Table 29: Library Facilities Nexus Requirement

Identify the Purpose of the Fee	Library Facilities
Identify Use of Fee	Expanding and remodeling of existing library facilities, including the acquisition of books, equipment and materials for these 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.	New residential development will generate additional residents who will become library patrons that will demand the addition of a new library, new computer/hardware replacement, books, movies, etc. Collections will have expanded, and additional volumes acquired to meet this increased demand. Fees collected from new development will be used for the acquisition of books and materials, required replacement and remodeling and capital improvements with a life exceeding 5 years.

The following table presents the proposed Library projects to be funded in whole or in part with the fees collected for Public Facilities improvements. The costs of facilities are based on estimates provided by the City.

Table 30: Library Facilities Costs

Library Facilities	Facility Cost
Roof Replacements	$250,000
Remodeling & Repair Projects	$500,000
Books, Movies, Music, Periodicals	$275,000
Furniture Replacement	$100,000
Computer/Hardware Replacement	$50,000
Carpet Replacement	$100,000
Parking Lot Repairs	$100,000
HVAC Replacement	$75,000
New Library Building	$10,000,000
Library Facilities Subtotal	**$11,450,000**
Offsetting Revenues	($963)
Library Facilities Total	**$11,449,037**

F.2 Calculation Methodology

The fee amounts for the Library facilities fee category were provided by the City and are calculated for both residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which 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 expected usage at build-out.

Consequently, given the information provided by the City and using the Plan-based fee approach, DTA has determined that after taking into account $963 in existing/offsetting revenue, 80.29% of the costs will be allocated to existing development and 19.71% of the costs will be allocated to new development.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following

equation: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $11,449,037 in total Library facilities costs equals $2,257,057. So, in total, $2,257,057 out of $11,449,037 in Gross Library Facilities costs would be covered by impact fees on new development.

Table 31: Library Facilities Cost Allocation Summary

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	80.29%	$9,191,980
New Development	19.71%	$2,257,057
Total	**100.00%**	**$11,449,037**

F.3 Fee Derivation

As illustrated below in **Table 32** single-family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated a per 1,000 square foot basis. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of $2,257,057 / New EDUs resulting in a $515 cost per EDU.

As shown on the following page, the building development impact fee is $515 per unit for a single-family residence and is the same as the cost per EDU: $515 per unit (a ratio of 1.1). Since a multi-family unit generates approximately 0.76 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the single-family fee, or $392 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the single-family fee or $125 per 1,000 square foot. This same methodology (0.42 EDUs times the single-family fee) is used to calculate a fee of $214 per 1,0000 square foot for office development and (0.09 EDUs times the single-family fee) to calculate a fee of $46 per 1,000 square foot for industrial development.

Table 32: Library Facilities Fee Derivation

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 Square Feet	Transportation Facilities Costs Financed by Fees
Single-Family Residential	$515		$1,056,809
Multi-Family Residential	$392		$521,115
Commercial		$125	$204,860
Office		$214	$157,455
Industrial		$46	$316,819
		Total	$2,257,057
		Gross Costs Allocated to Other Sources	$9,191,980
		Total Gross Transportation Costs	$11,449,037

F.4 Public Facilities Fee Summary

The following table combines each of the fees covered in this section and presents a summary of the Public Facilities Fee total.

Table 33: Public Facilities Fee Summary

Land Use	RESIDENTIAL		NON-RESIDENTIAL		
	Single-family $ per Unit	Multi-Family $ per unit	Commercial $ per 1,000 SF	Office $ per 1,000 SF	Industrial $ per 1,000 SF
Public Facilities Fees					
Police	$1,134	$863	$276	$472	$102
Fire	$870	$662	$211	$362	$79
Library	$515	$392	$125	$214	$46
Civic Center	$180	$137	$44	$75	$16
Total	$2,697	$2,054	$656	$1,124	$244

G Park Development Fees

G.1 Park Development Facilities Fees (Nexus Requirement AB 1600)

The Park Development Facilities element will serve the residents of Colton by providing facilities for recreation while enhancing the community's appeal and quality of life. Notably, per discussion with the City, the Community Recreation fee has been removed from the Public Facilities fee category and incorporated into the Park Development fee. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the City through 2035. Covered in this fee are new parks, community centers, park improvements, aquatics facilities, restroom facilities and park renovation.

In this analysis, both residential and non-residential land uses will be taken into consideration.

According to the City's General Plan, in addition to improving the overall quality of life for residents, excellent park and recreation programs are important for the well-being of a city's business community. Not only do parks make the community more attractive to higher income residents (providing a stronger market base for local businesses), they can directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses.

Table 34: Parks and Recreation Facilities

Identify the Purpose of the Fee	Parks and Recreation Facilities
Identify Use of Fee	The construction of new parks, recreational facilities and trails.
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 an increased demand for Park and Recreational Facilities. Population and growth will have 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.

G.2 Calculation Methodology

Park development impact fees in this study have been calculated utilizing the "standards-based" methodology introduced in section V. The fee levels are a function of (i) the City's existing park standard of 5.0 acres per 1,000 residents, (ii)

the estimated cost per acre for new park and recreation facilities, and (iii) the estimated person per household (for residential land use categories) and (iv) employees per square feet (for non-residential land use categories).

One global assumption utilized within the Park Development section of this study for the allocation of costs between existing and new development relates to the allocation of costs based on the facilities standard. The public parks and recreation facilities described in this section are 100% allocated to new development because these facilities are specifically a function of projected new residents and new employees within the City and do not reflect any unmet needs or deficiencies pertaining to existing development.

Since impact fees are typically presented in terms of dollars per dwelling unit for residential land uses and dollars per square foot (or per thousand square feet) for non-residential land uses, the methodology of this fee study involves calculating the park facilities demand generated by each residential unit and by each non-residential component (i.e., thousand square feet).

Specifically, this demand is expressed in terms of potential hours of parks and open space usage associated with the new residents and employees created by future development.

Using the City's Park Standard of 5.0 acres per 1,000 residents, and employing the concept of an "Equivalent Benefit Unit" ("EBU"), DTA links the demand for park facilities (per residential dwelling unit, or per non-residential thousand square feet, for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks and open space facilities based on the demand resulting from new development, the City can meet the requirements of its Future Park Standard.

DTA calculated the estimated costs of parkland construction and improvements, net of park grants/funding the City has already received at $317,470 per acre. The acquisition cost of this land is not included, as Colton utilizes a Quimby In-Lieu fee to cover those costs. (A proposed Quimby fee for the City is presented in the supplemental attachment to this report.)

Costs to improve parkland may include construction and installation costs for park improvements or equipment, as well as design, engineering, and project management costs.

Once the costs were calculated, DTA then proceeded to allocate the costs among the various land use types according to the total demand generated by each category of new development. Total park facilities demand for each land use type is given by the EBUs associated with the land use type, multiplied by the projected number of dwelling units or thousand square feet of new development through 2035 for the category

In this Parks and Recreation Fee Study, demand for park and recreation facilities is quantified in terms of hours per week of potential park facilities usage. Hours per week of potential benefit are calculated per individual (working/non-working resident or employee) and, by extension, per unit of development (i.e., residential dwelling unit or non-residential thousand square feet). Detailed calculations of potential park facilities usage hours, and the conversion of hours to equivalent Benefit Units ("EBUs") for each land use class

G.3 EBU Calculations and Assumptions

Impact fee calculation methods are based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Accordingly, each of the fee calculations in this Park Fee Study employs the concept of an Equivalent Benefit Unit ("EBU") to allocate benefit among the five (5) land use classes (i.e., Single-family residential, Multi-family residential, Commercial, Office and Industrial).

EBUs are a means of quantifying different land uses in terms of their equivalence to the level of benefit experienced by a single-family residential dwelling unit, where equivalence in this case is measured in terms of potential infrastructure use or benefit for parks and recreation facilities.

In this Park Development section, EBUs are calculated based on the number of residents or employees generated by each land use class. This analysis assumes that each employed person living in the City has three (3) hours of potential park usage during weekdays (i.e., one hour before work, one hour during lunch, and one hour after work), and twelve (12) hours per day on weekends: This potential usage amounts to 39 hours per week.

In addition, it is assumed that each non-working person living in the City has twelve (12) hours per day of potential park usage, seven (7) days a week, or 84 hours per week. Lastly, it is assumed that each industrial or commercial employee has three (3) hours of potential park usage, five (5) days a week (with no usage on the weekends), or 15 hours per week.

The rationale behind the calculation of residential demand per dwelling unit is as follows. According to the U.S. Census Bureau, approximately 62.1% of the population of the City is in the civilian labor force. In addition, DTA assumes that the average household size for single-family land uses in the City is 3.6 people. *Thus, for a Single-family residential unit, we have (62.1%) *(3.6)*(39 hours per week) + (37.9%)*(3.6)*(84 hours per week) = approximately 202 hours of park facilities demand per week, per dwelling unit.*

Since EBUs are used to quantify park facilities demand (generated by other land use classes) in relation to the level of benefit experienced by a single-family residential dwelling unit, by definition the ratio of EBU per single-family unit is 1.0. Therefore,

since on a weekly basis there are 202 hours of park demand per Single-family unit, one EBU is equal to 202 hours.

For a multi-family residential unit, the assumed average household size is lower at approximately 2.74. *Consequently, the park facilities demand associated with Multi-family land uses is (62.1%) *(2.74)*(39) + (37.9%)*(2.74)*(84) = approximately 154 hours of demand per week, per dwelling unit.* Each Multi-family unit therefore represents a level of demand equal to 154/202, or approximately 0.76 EBUs

To quantify non-residential demand, DTA maintained the same employee's-per-thousand square-foot factor introduced in the Methodology section of this report, 1.75 for the Commercial Sector, 3.0 for the Office sector and .65 for the Industrial Sector.

Given that each employee has an estimated 15 hours per week of potential park usage, the demand generated by each thousand-square-foot component of commercial development is approximately 26 hours of potential park usage. Since one EBU is equal to 202 hours, the demand associated with commercial land uses is 26/202, or approximately 0.13 EBU per thousand square feet.

Table 35: Park Facilities Demand per Unit/per Thousand Square Feet

Land Use Categories	Ave. Household Size per Unit	Employees per 1,000 Sq. ft.	Weekly Hours Demand per Unit / per 1,000 Sq. ft.	EBUs per Unit
Single-Family	3.60		202	1.00
Multi-Family	2.74		154	0.76
Commercial		1.75	26	0.13
Office		3.00	45	0.22
Industrial		0.65	10	0.05

DTA likewise applied this methodology in calculating EBU per thousand square feet for office land use, with a result of approximately 0.22 EBU per thousand square feet and approximately .05 EBU per thousand square feet for industrial development. A summary of park and recreation facilities demand metrics for each land use class is provided in **Table 35** above. (In this table, the EBUs per unit used throughout the rest of this analysis are highlighted in gray)

Multiplying the EBUs per dwelling unit (or per thousand square feet for non-residential development) by the number of units (or thousand square feet) of new development projected over the build-out period yields the total number of EBUs generated by new development, as presented in **Table 36** below

Table 36: Total Park Facilities Created by New Development

Land Use Categories	EBU's per Unit	EBU's per 1,000 Sq. ft.	New Development per Unit / per 1,000 Sq. ft.	Total EBUs
Single-Family	1.00		2,054	2,054
Multi-Family	0.76		1,330	1,013
Commercial		0.13	1,638	213
Office		0.22	734	164
Industrial		0.05	6,820	330

Per the City's General Plan and the City's Park and Facilities Master plan, the City established a standard of 5.00 acres per 1,000 residents, i.e., 0.005 acres per resident, which the City intends to use as its Future Park Standard to satisfy the demand created by new development. Using the single-family average household size of 3.6 as the standard, the single-family calculation is (0.005 x 3.6 x 1.0 = 0.018 acres required per unit.) The multi-family calculation is (0.005 x 3.6 x .076 = 0.014 acres required per unit.)

This same methodology is used to calculate the non-residential acres required per unit. Using the single-family average household size of 3.6 as the standard, the commercial calculation is (0.005 x 3.6 x 0.22 = 0.002 acres required per unit and so on for the other non-residential land uses.) The conversion of this residential standard to apply to non-residential land use classes is presented below in Table 37.

Table 37: Future Park Standards by Land Use Class

Land Use Categories	Acres per Resident	EBU's per Unit / per 1,000 Sq. ft.	Acres Required per Unit [1]
Single-Family	0.005	1.00	0.018
Multi-Family	0.005	0.76	0.014
Commercial	0.005	0.13	0.002
Office	0.005	0.22	0.004
Industrial	0.005	0.05	0.001

[1] Acres per Unit are calculated out are rounded here to 3 decimal places.

Finally, to obtain the total number of acres of improved parkland required to meet the Future Park Standard, DTA multiplied the acres required per dwelling unit (or per thousand square feet for commercial, office and industrial) by the projected development in new dwelling units (or in thousand square feet), as set forth in **Table 38** below. As indicated in the total Acres Required column, the City requires a total

of 67.91 acres.

Table 38: Total Acres to Meet Future Park Standard

Land Use	Land Use Categories	Acres per Units / 1,000 Sq. ft. [1]	New Development in Units / 1,000 Sq. Ft.	Total Acres Required
Residential	Single-Family	0.018	2,054	36.97
	Multi-Family	0.014	1,330	18.23
Non-Residential	Commercial	0.002	1,638	3.84
	Office	0.004	734	2.95
	Industrial	0.001	6,820	5.93
Total (Residential and Non-Residential)				**67.91**

[1] Acres per Unit are calculated out and are rounded here to 3 decimal places.

G.4 Fee Calculation

After determining that the City requires a total of 67.91 acres of new park and recreation facilities to meet the Future Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of financing needed to pay for the required acreage of new facilities. **Table 39**, below, presents the total costs of new park facilities (i.e., development and construction costs), less offsetting revenues of $1,874, which equals approximately $21.6 million in projected facility expenditures necessary to meet the Future Park Standard for new development.

A key assumption in this Park Fee Study is that 100% of the park and recreation facilities costs, or roughly $21.6 million, will be allocated to new development. The reason for this allocation is that the facilities are specifically a function of projected new residents and new employees within the City and do not reflect any unmet needs or deficiencies pertaining to existing development.

Table 39: Financing Required to Meet Future Park Standards

Facility Type	Number of Acres Required	Cost per Acre	Facilities Cost
Parks Development Facilities	67.91	$317,470	$21,560,961
Less: Offsetting Revenues			($1.874)
Net Cost of Facilities			**$21,559,087**

Based on data presented in Table 40, the total number of EBUs resulting from new development is 3,773. Dividing the net cost of facilities (i.e., the revenues to be generated by the park fee program) over the 3,773 EBUs yields an allocation cost of $5,714 per EBU, as shown below.

Table 40: Cost Allocation per EBU

Net Cost of Facilities	% Allocated to New Development	Total Cost Allocated to New Development	Total Numbers of EBUs	Cost Allocation per EBU
$21,559,087	100%	$21,559,087	3,773	$5,714

This cost allocation per EBU was used in calculating the cost allocation by land use category, as each land use type is associated with a specific number of EBUs per dwelling unit or per thousand square feet of development. The final existing Cost Allocation by Land Use Type is presented in **Table 41** below.

Table 41: Cost Allocation by Land Use Type

Land Use Categories	EBU's per Unit / 1,000 Sq. Ft.	Cost Allocation per Unit / 1,000 Sq. Ft.	New Development in Units / 1,000 Sq. Ft.	Cost Financed	% Cost Financed
Single-Family	1.00	$5,714	2054	$11,735,846	54.4%
Multi-Family	0.76	$4,351	1330	$5,786,975	26.8%
Commercial	0.13	$743	1638	$1,217,534	5.6%
Office	0.22	$1,274	734	$935,796	4.3%
Industrial	0.05	$276	6820	$1,882,937	8.7%
Total (Residential and Non-Residential)				**$21,559,087**	**100%**

G.5 Proposed Fees

The proposed Park Development Facilities fee amounts are summarized in **Table 42** below and are based on the cost allocation methodology described in the previous subsection of this report. Although the City's Park Standard of 5.0 acres per 1,000 residents was used in this calculation, the City's employees and their park access were also included, as a result, the acres per 1,000 residents will exceed 5.0 acres.

As illustrated below, the residential fee for a single- family residence is the same as the allocation rate per EBU: $5,714 per unit. Since a multi-family unit generates approximately 0.76 EBUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the Single-family fee, or $4,351 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial fee is given by the cost allocation per square foot, i.e., 0.13 times the single-family fee of $5,714 / 1,000, or $0.74 per square foot and so on for the other two non-residential categories. This allocation, expressed in terms of thousand square feet presented in the table below, is divided by 1,000 to yield the fees per square foot.

Table 42: Development Impact Fee Summary: Proposed Fees

Residential Development (Per Unit)		Non-Residential Development (Per Square Foot)		
Single-Family	Multi-Family	Commercial	Office	Industrial
$5,714	$4,351	$0.74	$1.27	$0.28

The fees recommended within this Park Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and new non-residential development depending upon the residential dwelling unit type, or non-residential land use type and building square footage. DTA recommends that after adoption, the fee should be reviewed each year and adjusted by the California Construction Cost Index ("CCI"). This construction cost index is based upon the Building Cost Index ("BCI") cost indices average for San Francisco and Los Angeles as produced by Engineering News Record ("ENR").

More specifically, as the development impact fees ("DIFs") proposed in this Fee Study are based on Future Facilities costs in 2019 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. Therefore, beginning on January 1, 2021 and every year thereafter, an escalator equal to the change in the ENR Construction Cost Index during the twelve months of the prior fiscal year may be added to the maximum DIF levels at the City's discretion

The proposed Quimby fee and Wastewater capacity fees for the City are presented in the supplemental attachments to this report.

APPENDIX A

City of Colton
Development Impact Fee Justification Study

NEEDS LIST

DEVELOPMENT IMPACT FEE UPDATE
CITY OF COLTON
PUBLIC FACILITIES NEEDS LIST THROUGH 2035

Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of Cost Allocated to New	{5} Cost Allocated to New Development	{6} Policy Background or Objective
A. TRAFFIC FACILITIES TO BE FUNDED (IN WHOLE OR IN PART) BY LONG RANGE DEVELOPER TRAFFIC IMPACT FEES						
Agua Mansa Road Widening including Bridge Widening at Rialto Channel	$ 7,000,000	$ -	$ 1,379,976	19.71%	$ 272,048	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
La Cadena Bridge Replacement at Santa Ana River	$ 21,000,000	$ -	$ 4,139,929	19.71%	$ 816,143	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Mt. Vernon Ave. Bridge Widening over UPRR	$ 11,000,000	$ -	$ 2,168,534	19.71%	$ 427,504	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Mt. Vernon Ave. Bridge Widening over Santa Ana River	$ 21,450,000	$ -	$ 4,228,641	19.71%	$ 833,632	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Barton Bridge Replacement Project	$ 3,100,000	$ -	$ 611,132	19.71%	$ 120,478	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Fairway Drive road and Bridge Widening	$ 10,000,000	$ -	$ 1,971,395	19.71%	$ 388,640	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Recehe Canyon Road Realignment to Hunts Lane	$ 3,100,000	$ -	$ 611,132	19.71%	$ 120,478	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
I-10/Mt. Vernon Bridge Replacement Project	$ 53,533,000	$ -	$ 10,553,466	19.71%	$ 2,080,505	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
San Bernardino Ave. Road Widening	$ 3,000,000	$ -	$ 591,418	19.71%	$ 116,592	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - San Bernardino/Meridian	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - San Bernardino/Eucalyptus	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - San Bernardino/Sycamore (with City of Rialto)	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Cooley Drive/Old Ranch Road	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - La Cadena Drive/Maryknoll	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - La Cadena Drive/I-215 SB on-ramp (with CT)	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Reche Canyon Road/Crystal Ridge Lane	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Rancho Ave./N Street	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Fairway Drive/Sperry	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Fairway Drive/Auto Center	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Meridian/C Street	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
Traffic Signal Installation - Meridian/C Street (with City of SB)	$ 400,000	$ -	$ 78,856	19.71%	$ 15,546	Per the City's goal to maintain / improve the City's roads infrastructure, traffic & transportation systems.
	$ 137,983,000					
Other Sources of funds including the Caltrans Highway Bridge Program and Funds from other Juris		$ 101,814,580				
Traffic Impact Fee Revenues not yet Committed		$ 48,048				
Traffic Subtotal	**$ 137,983,000**	**$ 101,862,628**	**$ 36,120,372**		**$ 5,362,567**	
B. PUBLIC FACILITIES FUNDED BY DEVELOPMENT IMPACT MITIGATION FEES (IN WHOLE OR IN PART)						
I. Police Facilities						
New Police Building 25,000 sq. ft. @$960 sq.ft.	$ 24,000,000	$ -	$ 24,000,000	19.71%	$ 4,731,347	Per the Colton Police Department
Sub Station Up Grade for Additional Officers	$ 100,000	$ -	$ 100,000	19.71%	$ 19,714	Per the Colton Police Department
Vehicles and Equipment - Patrol (4 @ $55,600)	$ 222,400	$ -	$ 222,400	19.71%	$ 43,844	Per the Colton Police Department
Vehicles and Equipment - Special Assignment/Detective (7 @ $42,500)	$ 297,500	$ -	$ 297,500	19.71%	$ 58,649	Per the Colton Police Department
Vehicles and Equipment - Patrol Supervisor (1 @ $78,500)	$ 78,500	$ -	$ 78,500	19.71%	$ 15,475	Per the Colton Police Department
Vehicles and Equipment - Code Compliance (2 @ $30,600)	$ 61,200	$ -	$ 61,200	19.71%	$ 12,065	Per the Colton Police Department
Vehicles and Equipment - Animal Services (2 @ 80,000)	$ 160,000	$ -	$ 160,000	19.71%	$ 31,542	Per the Colton Police Department
Vehicles and Equipment - Administration (2 @ $46,000)	$ 92,000	$ -	$ 92,000	19.71%	$ 18,137	Per the Colton Police Department
Safety Equipment, Body Camera, firearm, Taser, etc. (22 @ 3,400)	$ 74,800	$ -	$ 74,800	19.71%	$ 14,746	Per the Colton Police Department
General Office Equipment (workstations, computers, etc.)	$ 100,000	$ -	$ 100,000	19.71%	$ 19,714	Per the Colton Police Department
Patrol Rifles w/ sights and light (12 @2,300)	$ 27,600	$ -	$ 27,600	19.71%	$ 5,441	Per the Colton Police Department
Patrol Shotguns (12 @ $500)	$ 6,000	$ -	$ 6,000	19.71%	$ 1,183	Per the Colton Police Department
Less Lethal shotgun/40mm (3 @ $1000)	$ 3,000	$ -	$ 3,000	19.71%	$ 591	Per the Colton Police Department
Police Facilities Revenues not yet Committed		$ -				
Police Subtotal	**$ 25,223,000**	**$ -**	**$ 25,223,000**		**$4,972,449**	
II. Fire Facilities						
Relocate Fire Station 213	$ 4,600,000	$ -	$ 4,600,000	19.71%	$ 906,842	Per the Colton Fire Department
New Station 213 Training Tower/Facility/EOC	$ 5,000,000	$ -	$ 5,000,000	19.71%	$ 985,697	Per the Colton Fire Department
Relocation of Station 212 (Station / Land)	$ 5,200,000	$ -	$ 5,200,000	19.71%	$ 1,025,125	Per the Colton Fire Department
Medic Engine (2)	$ 2,000,000	$ -	$ 2,000,000	19.71%	$ 394,279	Per the Colton Fire Department
Medic Truck/Quint	$ 1,700,000	$ -	$ 1,700,000	19.71%	$ 335,137	Per the Colton Fire Department
Medic Squad x2	$ 600,000	$ -	$ 600,000	19.71%	$ 118,284	Per the Colton Fire Department
Utility Truck	$ 100,000	$ -	$ 100,000	19.71%	$ 19,714	Per the Colton Fire Department
Fire Equipment Storage Facility	$ 150,000	$ -	$ 150,000	19.71%	$ 29,571	Per the Colton Fire Department
Police Facilities Revenues not yet Committed		$ -				
Fire Subtotal	**$ 19,350,000**	**$ -**	**$ 19,350,000**		**$ 3,814,648**	
III. Library Facilities						
Roof Replacements	$ 250,000	$ -	$ 250,000	19.71%	$ 49,285	Per the City's goal to maintain/improve the City's Library Facilities.
Remodeling & Repair Projects	$ 500,000	$ -	$ 500,000	19.71%	$ 98,570	Per the City's goal to maintain/improve the City's Library Facilities.
Books, Movies, Music, Periodicals	$ 275,000	$ -	$ 275,000	19.71%	$ 54,213	Per the City's goal to maintain/improve the City's Library Facilities.
Furniture Replacement	$ 100,000	$ -	$ 100,000	19.71%	$ 19,714	Per the City's goal to maintain/improve the City's Library Facilities.
Computer/Hardware Replacement	$ 50,000	$ -	$ 50,000	19.71%	$ 9,857	Per the City's goal to maintain/improve the City's Library Facilities.
Carpet Replacement	$ 100,000	$ -	$ 100,000	19.71%	$ 19,714	Per the City's goal to maintain/improve the City's Library Facilities.
Parking Lot Repairs	$ 100,000	$ -	$ 100,000	19.71%	$ 19,714	Per the City's goal to maintain/improve the City's Library Facilities.

HVAC Replacement	$ 75,000	$ -	$ 75,000	19.71%	$ 14,785	Per the City's goal to maintain/improve the City's Library Facilities.
New Library Building	$ 10,000,000	$ -	$ 10,000,000	19.71%	$ 1,971,395	Per the City's goal to maintain/improve the City's Library Facilities.
Library Facilities Revenues not yet Committed		**$ 963**	**$ 963**			
Library Subtotal	**$ 11,450,000**	**$ 963**	**$ 11,449,037**		**$ 2,257,247**	
IV. Civic Center Facilities						
Administration Building for Utility / Customer Service /Community Development	$ 4,000,000	$ -	$ 4,000,000	19.71%	$ 788,558	Capital Infrastructure Study
General Government Facilities Revenues not yet Committed						
Civic Center/Government Subtotal	**$ 4,000,000**		**$ 4,000,000**		**$ 788,558**	
Public Facilities Total	**$ 60,023,000**	**$ -**	**$ 60,022,037**		**$ 788,558**	
C. PARK DEVELOPMENT FACILITIES						
New Parks in new & underserved areas	$ 5,000,000	$ -	$5,000,000	100%	$ 5,000,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Existing Community Center Improvements (four centers)	$ 3,500,000	$ -	$3,500,000	100%	$ 3,500,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Current Park Improvements	$ 2,500,000	$ -	$2,500,000	100%	$ 2,500,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Sports Fields & Concessions Improvements	$ 750,000	$ -	$750,000	100%	$ 750,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Restroom Facilities - Renovate & Replace	$ 1,000,000	$ -	$1,000,000	100%	$ 1,000,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Aquatics Facility Improvements (2020 - 2024)	$ 250,000	$ -	$250,000	100%	$ 250,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Complete Pool Renovation - existing built in 1995x30 yr. life expectancy = 2025	$ 3,000,000	$ -	$3,000,000	100%	$ 3,000,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Fleming Park Renovation	$ 1,000,000	$ -	$1,000,000	100%	$ 1,000,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Skate Park Improvements	$ 10,000	$ -	$10,000	100%	$ 10,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Bike & Trail Improvements	$ 250,000.00	$ -	$250,000	100%	$ 250,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
New Community Sports Park (South Colton)	$ 18,500,000.00	$ -	$18,500,000	100%	$ 18,500,000	Per the City's goal to maintain/improve the City's Park and Community Development Facilities.
Quimby Revenues not yet Committed		**$ 1,874**	$ -			
Total Park Development Facilities	**$ 35,760,000**	**$ 1,874**	**$ 35,760,000**		**$ 35,760,000**	
Grand Total	**$ 233,766,000**	**$ 101,864,502**	**$ 131,902,409**		**$ 41,911,124**	

APPENDIX B

City of Colton
Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

City of Colton - Civic Center Facilities

Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	38,261	3.600	1.00	10,628	10,628
Multi-Family Residential	16,130	2.741	0.76	5,884	4,481
Commercial	4,970	0.875	0.24	5,679,935	1,381
Office	1,655	1.500	0.42	1,103,154	460
Industrial	3,296	0.325	0.09	10,142,590	916
Total	**64,312**				**17,864**

Projected EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	7,394	3.600	1.00	2,054	2,054
Multi-Family Residential	3,646	2.741	0.76	1,330	1,013
Commercial	1,433	0.875	0.24	1,638,065	398
Office	1,102	1.500	0.42	734,426	306
Industrial	2,217	0.325	0.09	6,820,410	616
Total	**15,792**				**4,387**

III. Projected Civic Center Facilities Costs

Facility	Facility Cost
Civic Center	$4,000,000
Offsettting Revenues	-
Total Facilities Cost	**$4,000,000**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	17,864	80.29%	$ 3,211,442
New Development	4,387	19.71%	$ 788,558
	22,251	**100.00%**	**$ 4,000,000**

V. Allocation of New Development

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Civic Center	4,387	$ 788,558	$ 180

VI. Development Impact Fee per Unit

Land Use Type	EDU's per Unit	Fee Per Unit/ Per 1,000 SF	Total Units/ Non-Res SF	Costs Financed by DIF
Single-Family Residential	1.00	$180	2,054	$369,222
Multi-Family Residential	0.76	$137	1,330	$182,064
Commercial	0.24	$44	1,638,065	$71,573
Office	0.42	$75	734,426	$55,011
Industrial	0.09	$16	6,820,410	$110,688
				$788,558

City of Colton - Fire Facilities

Existing EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	38,261	3.600	1.00	10,628	10,628
Multi-Family Residential	16,130	2.741	0.76	5,884	4,481
Commercial	4,970	0.875	0.24	5,679,935	1,381
Office	1,655	1.500	0.42	1,103,154	460
Industrial	3,296	0.325	0.09	10,142,590	916
Total	**64,312**				**17,864**

Projected EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	7,394	3.600	1.00	2,054	2,054
Multi-Family Residential	3,646	2.741	0.76	1,330	1,013
Commercial	1,433	0.875	0.24	1,638,065	398
Office	1,102	1.500	0.42	734,426	306
Industrial	2,217	0.325	0.09	6,820,410	616
Total	**15,792**				**4,387**

III. Projected Fire Facilities Costs

Facility		Facility Cost
Fire Facilities	$	19,350,000
Offsettting Revenues	$	-
Total Facilities Cost	**$**	**19,350,000**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated		Percentage of Cost Allocated
Existing Development	17,864	80.29%	$	15,535,352
New Development	4,387	19.71%	$	3,814,648
	22,251	**100.00%**	**$**	**19,350,000**

V. Allocation of New Development

Facility	Number of Projected EDUs		Cost to New Development		Cost per EDU
Fire Facilities	4,387	$	3,814,648	$	870

VI. Development Impact Fee per Unit

Land Use Type	EDU's per Unit	Fee Per Unit/ Per 1,000 SF	Total Units/ Non-Res SF	Costs Financed by DIF
Single-Family Residential	1.00	$870	2,054	$1,786,111
Multi-Family Residential	0.76	$662	1,330	$880,736
Commercial	0.24	$211	1,638,065	$346,233
Office	0.42	$362	734,426	$266,114
Industrial	0.09	$79	6,820,410	$535,455
				$3,814,648

City of Colton - Library Facilities

Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	38,261	3.600	1.00	10,628	10,628
Multi Family Residential	16,130	2.741	0.76	5,884	4,481
Commercial	4,970	0.875	0.24	5,679,935	1,381
Office	1,655	1.500	0.42	1,103,154	460
Industrial	3,296	0.325	0.09	10,142,590	916
Total	**64,312**				**17,864**

Projected EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	7,394	3.600	1.00	2,054	2,054
Multi Family Residential	3,646	2.741	0.76	1,330	1,013
Commercial	1,433	0.875	0.24	1,638,065	398
Office	1,102	1.500	0.42	734,426	306
Industrial	2,217	0.325	0.09	6,820,410	616
Total	**15,792**				**4,387**

III. Projected Library Facilities Costs

Facility	Facility Cost
Library Facilities	$11,450,000
Offsettting Revenues	$963
Total Facilities Cost	**$ 11,449,037**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	17,864	80.29%	$ 9,191,980
New Development	4,387	19.71%	$ 2,257,057
	22,251	**100.00%**	**$ 11,449,037**

V. Allocation of New Development

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Library Facilities	4,387	$ 2,257,057	$ 514.54

VI. Development Impact Fee per Unit

Land Use Type	EDU's per Unit	Fee Per Unit/ Per 1,000 SF	Total Units/ Non-Res SF	Costs Financed by DIF
Single Family Residential	1.00	$515	2,054	$1,056,809
Multi Family Residential	0.76	$392	1,330	$521,115
Commercial	0.24	$125	1,638,065	$204,860
Office	0.42	$214	734,426	$157,455
Industrial	0.09	$46	6,820,410	$316,819
				$2,257,057

City of Colton - Parks Development Fee

Parks Recreation Input

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours per Weekend Day	Number of Weekend Days per Week	Potential Recreation Hours per Week per Person
Resident non-working	12	5	12	2	84
Resident working	3	5	12	2	39
Employee	3	5	0	2	15

Total Hours of Potential Parks Usage per Week (Single-Family)

Type of Resident	Number per Household	Potential Recreation hours/week per person	Potential Recreation hours/week per household
Resident non-working	1.36	84	115
Resident working	2.24	39	87
Total	3.60		202

One EBU = 202 hours

Total Hours of Potential Parks Usage per Week (Multi-Family)

Type of Resident	Number per Household	Potential Recreation hours/week per person	Potential Recreation hours/week per household
Resident non-working	1.04	84	87
Resident working	1.70	39	66
Total	2.74		154

Type of Non- Resident	Employees per 1,000 SF.	Potential Recreation hours/week per person	Potential Recreation hours/week per 1,000 SF.
Commercial	1.75	15	26
Office	3.00	15	45
Industrial	0.65	15	10

NEW DEVELOPMENT (EBU) CALCULATION

Land Use Type	Residents per Unit/Employees per 1,000 SF.	Potential Recreation Hours/Week per Unit/per 1,000 SF.	EBU per Unit/per 1,000 SF.	Number of Units / per 1,000 SF.	Number of EBUs
Single-family	3.60	202	1.00	2,054	2,054
Multi-family	2.74	154	0.76	1,330	1,013
Commercial	1.75	26	0.13	1,638	213
Office	3.00	45	0.22	734	164
Industrial	0.65	10	0.05	6,820	330
					3,773

Facilities Standards

Acres per 1,000 Residents	Proposed Residential Facility Standard (Acres per Resident)	Persons per Household (Single-family residents per Unit)	Persons per Household (Muti-family residents per Unit)	Proposed Facility Standard - Commercial (Acres per 1,000 SF.)	Proposed Facility Standard - Office (Acres per 1,000 SF.)	Proposed Facility Standard Industrial (Acres per 1,000 SF..)
5	0.005	3.60	2.74	0.0023	0.0040	0.0009

Number of Acres Needed to Meet Facility Standards

Land Use Type	Park Acres Required per Unit per 1,000	Number of Units/1,000 SF.	Total Number of Park Acres Required
Single-family	0.018	2,054	36.97
Multi-family	0.014	1,330	18.23
Commercial	0.002	1,638	3.84
Office	0.004	734	2.95
Industrial	0.001	6,820	5.93
		Total	67.91

Projected Facility Costs Necessary to Meet Facility Standards

	Acres	Cost Per Acre	Facility Costs
Park Improvements	67.91	$317,470	$21,560,961
Offsettting Revenues			$1,873.94
			$21,559,087

Cost Allocation	2035
Allocation to New Development	100%
Total Allocated to New Development	$21,559,087
Cost Per EBU	$5,714

Land Use Type	EBU per Unit/per 1,000 SF.	Allocation Rate per Unit/per 1,000 SF.	Number of Units / 1,000 SF.	Cost Financed
Single-family	1.00	$5,714	2,054	$11,735,846
Multi-family	0.76	$4,351	1,330	$5,786,975
Commercial	0.13	$743	1,638	$1,217,534
Office	0.22	$1,274	734	$935,796
Industrial	0.05	$276	6,820	$1,882,937
				$21,559,087

Land Use Type	Fees	Units
Single-family	$5,714	per unit
Multi-family	$4,351	per unit
Commercial	$0.74	per square foot
Office	$1.27	per square foot
Industrial	$0.28	per square foot

[1] This analysis assumes that each non-working person has (12) hours per day of potential park usage
[2] This analysis assumes that each employed person living in the City has three (3) hours of of potential park usage during the weekday (i.e., (1) hour before work, (1) hour during lunch and (1) hour after work and 12 hours per day on weekends
[3] Assumes Employees in City have (3) hours of potential usage (5) days a week.
[4] 62.1% Civilian popultion in the workforce 2013-2017 US Cencus Quick Facts

City of Colton - Police Facilities

Existing EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	38,261	3.600	1.00	10,628	10,628
Multi-Family Residential	16,130	2.741	0.76	5,884	4,481
Commercial	4,970	0.875	0.24	5,679,935	1,381
Office	1,655	1.500	0.42	1,103,154	460
Industrial	3,296	0.325	0.09	10,142,590	916
Total	**64,312**				**17,864**

Projected EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	7,394	3.600	1.00	2,054	2,054
Multi-Family Residential	3,646	2.741	0.76	1,330	1,013
Commercial	1,433	0.875	0.24	1,638,065	398
Office	1,102	1.500	0.42	734,426	306
Industrial	2,217	0.325	0.09	6,820,410	616
Total	**15,792**				**4,387**

III. Projected Police Facilities Costs

Facility		Facility Cost
Police Facilities	$	25,223,000
Offsettting Revenues	$	-
Total Facilities Cost	**$**	**25,223,000**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated		Percentage of Cost Allocated
Existing Development	17,864	80.29%	$	20,250,552
New Development	4,387	19.71%	$	4,972,448
	22,251	**100.00%**	**$**	**25,223,000**

V. Allocation of New Development

Facility	Number of Projected EDUs		Cost to New Development		Cost per EDU
Police Facilities	4,387	$	4,972,448	$	1,134

VI. Development Impact Fee per Unit

Land Use Type	EDU's per Unit	Fee Per Unit/ Per 1,000 SF	Total Units/ Non-Res SF	Costs Financed by DIF
Single-Family Residential	1.00	$1,134	2,054	$2,328,221
Multi-Family Residential	0.76	$863	1,330	$1,148,052
Commercial	0.24	$276	1,638,065	$451,319
Office	0.42	$472	734,426	$346,884
Industrial	0.09	$102	6,820,410	$697,973
				$4,972,448

City of Colton - Traffic Facilities

Existing EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ r 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	38,261	3.600	1.00	10,628	10,628
Multi Family Residential	16,130	2.741	0.76	5,884	4,481
Commercial	4,970	0.875	0.24	5,679,935	1,381
Office	1,655	1.500	0.42	1,103,154	460
Industrial	3,296	0.325	0.09	10,142,590	916
Total	**64,312**				**17,864**

Projected EDU Calculation

Land Use Type	Number of Persons Served **	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ r 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	7,394	3.600	1.00	2,054	2,054
Multi Family Residential	3,646	2.741	0.76	1,330	1,013
Commercial	1,433	0.875	0.24	1,638,065	398
Office	1,102	1.500	0.42	734,426	306
Industrial	2,217	0.325	0.09	6,820,410	616
Total	**15,792**				**4,387**

III. Projected Traffic Facilities Costs

Facility		Facility Cost
Traffic Facilities	$	137,983,000
Offsettting Revenues	$	101,862,628
Total Facilities Cost	**$**	**36,120,372**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated		Percentage of Cost Allocated
Existing Development	17,864	80.29%	$	28,999,622
New Development	4,387	19.71%	$	7,120,750
	22,251	**100.00%**	**$**	**36,120,372**

V. Allocation of New Development

Facility	Number of Projected l		Cost to New Development		Cost per EDU
TrafficFacilities	4,387	$	7,120,750	$	1,623.31

VI. Development Impact Fee per Unit

Land Use Type	EDU's per Unit	Fee Per Unit/ Per	Total Units/ Non-	Costs Financed
Single Family Residential	1.00	$1,623	2,054	$3,334,108
Multi Family Residential	0.76	$1,236	1,330	$1,644,057
Commercial	0.24	$395	1,638,065	$646,308
Office	0.42	$676	734,426	$496,752
Industrial	0.09	$147	6,820,410	$999,526
				$7,120,750

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WATER/WASTEWATER CAPACITY FEES

CITY OF COLTON

Report Date: January 21, 2020

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CITY OF COLTON

WATER/WASTEWATER CAPACITY FEES

Prepared for:

City of Colton

650 North La Cadena Drive

Colton, CA 92324

Attention: Mark Tomich, Director Development Services

TABLE OF CONTENTS

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I INTRODUCTION

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA (formerly David Taussig and Associates) was retained by the City of Colton (the "City") to conduct a study to adopt a Water/Wastewater Capacity fee. This study will meet the requirements of California Government Code Section 66013.

According to Government Code section 66013, a "Capacity Charge" means a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities. A "Capacity Charge" does not include a commodity charge. These fees are charged to new customers connecting to the system, or to existing customers increasing their demand (i.e., capacity requirement).

Additionally, according to Government Code section 66013, notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

The local government bears the burden of proving by a preponderance of evidence that a levy, charge, or other exaction is not a tax, that the amount is not more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payor bear a fair or seasonable relationship to the payors burdens on, or benefits received from, the governmental activity.

The Wastewater capacity fees recommended in this study will be implemented according to the capacity requirement, or impact, each new development has on the existing infrastructure.

The City is authorized, pursuant to Section 66013, to establish and impose a Wastewater capacity fees. Under Section 66013, a sewer connection fee is defined as a charge to pay for costs to connect a structure or project to a public sewer system and a capacity charge is defined as a charge for public facilities in existence at the time the charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged.

The method of fee assessment used in this fee study is called the "**Capacity-Based Fee Methodology**." This methodology is based on the "capacity" of a service or system, such as

a water tank or a sewer plant. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset; however, it requires that the capacity used by a particular land use type be measurable or estimable. Capacity-based fees are assessed based on the demand rate per unit. In this plan, this methodology is used to calculate the capacity fees for both water and wastewater systems.

II WATER/WASTEWATER CAPACITY FEES

A Water/Wastewater Facilities Fees

An abundant local water supply is one of Colton's greatest assets. The City sits on one of the largest potable aquifers in the State of California, therefore, 100% of the city's water comes from deep water wells. In addition, the City owns, operates and maintains a wastewater collection, pumping and treatment system. The wastewater treatment plant also serves the City of Grand Terrace and unincorporated County areas. The plant utilizes a conventional and extended aeration secondary treatment process to product treated effluent in compliance with Regional Water Quality Control Board regulations.

The City has the authority to impose both water and wastewater capacity fees in the city and the analysis provided in this section is to provide the City with the information to accurately assess those fees. Since water and wastewater usage is a function of water consumption, cost apportionment based on meter sizes is more appropriate than apportioning costs based on land use. Therefore, in contrast to the fees generated in the Building Development Impact fee study which are calculated for a specific land use, the capacity fees in this report are presented by meter size for both residential and non-residential development.

In order to serve future development through the General Plan build-out, the City has identified the need for additional water and wastewater facilities. Among the facilities needed are new wells, treatment plants, booster stations, lift stations, pipes, reservoirs, station rehabs and others. Per the City's request, the water and wastewater fees are calculated separately and then combined into a single water/wastewater capacity fee at the end of the section.

Table 1, presented below, lists the proposed separate water/wastewater projects to be funded in whole or in part with the fees collected for water/wastewater improvements. The costs of facilities are based on estimates provided by the City.

B Water Facilities

The calculation methodology for fees associated with water facilities entails projecting total water demand at build-out and dividing the cost of water facilities by said water demand to determine the cost per water demand unit. In order to calculate residential water demand at build-out for the City, DTA used information provided in the City's 2017-18 Water Rate Study, as well as prior water rate studies and additional information provided by the City. DTA was able to determine that a single-family residence uses approximately 472 gallons of water per day, while a multi-family residence uses approximately 359 gallons of water per day.

Table 1: Water/Wastewater Facilities Costs

Water/Wastewater	Facility Cost
Wastewater	
Lake Cadena Sewer Lift Station replacement	$2,000,000
Center Street Lift Station	$3,000,000
Fernandez & Flores Lift Station Rehab/Replacement	$300,000
Mt. Vernon Lift Station rehab	$700,000
Fairway Lift Station rehab	$300,000
Glenwood Wildwood Lift Station rehab	$150,000
Modernize Wastewater Treatment Plant	$25,000,000
Trenchless technology lining - sewer pipes 2 miles/Year	$25,000,000
Subtotal	**$56,450,000**
Water	
New Well 1	$5,000,000
New Well 2	$5,000,000
New Reservoir for Central Zone	$7,000,000
New Reservoir for Crystal Ridge	$7,000,000
Rehab Booster Station - Prado	$1,500,000
Rehab Booster Station- Crystal Ridge	$1,500,000
New Booster Station at Rialto Reservoir	$2,000,000
Subtotal	**$29,000,000**
Water/Wastewater Total	**$85,450,000**

In order to calculate the non-residential water use, DTA applied an area wide water use factor for each land use designation in the General Plan. This water use factor, measured in hundreds of cubic feet per year, is converted to gallons per day ("GPD"), for each land use designation and combined to total non-residential consumption and measured in acres.

Table 2: Projected Water Demand

Land Use Type	Units/Acres[1]	Gallons per Day per Unit	Gallons per Day per Acre	Total GPD
Single-Family Residential	12,682	472		5,985,904
Multi-Family Residential	7,214	359		2,589,826
Commercial, Office, Industrial	599		7,740	4,636,396
Total				**13,212,126**

Note:

1. Projected residential units and non-residential acres at build-out in 2035

Table 2 presented above summarizes the projected water demand for both the residential and non-residential land uses in the City at build-out in 2035. Specific details regarding the analysis related to water facilities are included in Appendix B.

C Residential Water Use

Based on the estimated cost for water facilities of $29,000,000, the cost per GPD is $2.19, therefore the fee amount for a residential unit is determined by multiplying the cost per GPD ($2.19) times the number of GPD for residential units (472), resulting in a capacity fee amount of $1,036 for a residential unit with a 3/4" inch meter and $1,730 ($1,036 x 1.67 = $1,730) for a residential unit with a 1" meter. Notably, in this analysis, both single-family and multi-family residences are grouped together as residential units.

D Non-Residential Water Use

For non-residential land uses, the gallons per acre methodology is used and calculated. For commercial, office and industrial land uses, a cost apportionment based on meter size is especially appropriate since average water consumption varies widely between different uses permitted on property designated for non-residential land use. To determine fees based on fixture counts for new units is both cumbersome and difficult to enforce when fixture additions occur.

Assessing fees based upon meter size has the advantage of charging a fee based upon an upper limit of usage inherent in the meter size, covering potential changes in demand as building uses and fixture counts change over time. The disadvantage of meter size fee structuring is that the larger meters have a much wider capacity range that may not necessarily reflect usage levels.

Actual consumption could be considerably lower than meter capacity. However, engineering plans for building water systems likely call for meter sizes that reasonably correspond with the potential water consumption of the proposed building usage. Consequently, using the design capacity of installed meters is reasonable and provides a conservative assumption of future demand for the purpose of this study. Meter capacities as ratios of the standard 3/4" meter was used to compute the related capacity fees presented in **Table 3** below.

As illustrated in Table 3, the fee amounts vary greatly depending on the meter size, ranging from $1,036 for a non- residential unit with a 3/4"meter to $116,552 for a non-residential facility with a 12" meter.

Table 3: Capacity Fees per Meter Size – Water Fee Calculation

Land Use	Hydraulic Capacity Factor[1]	Fee Amount
Residential		
3/4" Meter	1.00	$1,036
1" Meter	1.67	$1,730
Non-Residential		
3/4" Meter	1.00	$1,036
1" Meter	1.67	$1,730
1-1/2" Meter	3.33	$3,450
2" Meter	5.33	$5,522
3" Meter	10.67	$11,054
4" Meter	16.67	$17,270
6" Meter	33.33	$34,530
8" Meter	60.00	$62,161
10" Meter	80.00	$82,881
12" Meter	112.50	$116,552

Note:

1. Hydraulic Capacity Factors used in this table and the following tables are provided by the City.

E Wastewater Facilities

Wastewater generation is directly related to water demand. Interior water usage (excluding landscape irrigation since it is considered a component of water demand) generally constitutes half (and often times more) of the total water demand for a residential unit. The methodology used to calculate fee amounts associated with wastewater facilities entails projecting total wastewater of the City at build-out and dividing the cost for wastewater facilities by said wastewater generation to determine the cost per unit of wastewater generated.

Table 4: Projected Wastewater Demand

Land Use Type	Units/Acres	Gallons per Day per Unit	Gallons per Day per Acre	Total GPD
Single-Family Residential	12,682	208		2,633,798
Multi-Family Residential	7,214	158		1,139,523
Commercial, Office, Industrial	599		3,831	2,295,016
			Total	**6,068,337**

Similar to the water calculation, wastewater generation at build-out was projected by multiplying wastewater generation rates measured in gallons per day ("GPD") for each land use designation by the number of units and acreage totals associated with each land use designation as presented in **Table 4** above. Details regarding the analysis related to wastewater facilities are presented in detail in Appendix B.

F Residential Wastewater Use

Based on the estimated wastewater facilities cost of $56,450,000, DTA has calculated the cost per GPD at $9.30. The fee amount for a residential unit is determined by multiplying the cost per GPD ($9.30) times the number of wastewater GPD for residential units (208), which results in a fee amount of $1,932 per residential unit with a 3/4" meter and $3,226 for a residential unit with a 1" meter.

Table 5: Capacity Fees per Meter Size – Wastewater Fee Calculation

Land Use	Hydraulic Capacity Factor	Fee Amount
Residential		
3/4" Meter	1.00	$1,932
1" Meter	1.67	$3,226
Non-Residential		
3/4" Meter	1.00	$1,932
1" Meter	1.67	$3,226
1-1/2" Meter	3.33	$6,433
2" Meter	5.33	$10,297
3" Meter	10.67	$20,614
4" Meter	16.67	$32,205
6" Meter	33.33	$64,391
8" Meter	60.00	$115,915
10" Meter	80.00	$154,554
12" Meter	112.50	$217,341

G Non-Residential Wastewater Use

Since wastewater generation is a function of water consumption, the cost apportionment based on meter sizes for non-residential land uses, as previously discussed in the water fee section, is more appropriate than apportioning costs based on land use. **Table 5** presented above summarizes the projected wastewater fees for City. As indicated in the table, the non-residential fees vary depending on the size of the meter and range from $1,932 for a 3/4" meter to $217,341 for a 12" meter.

H Water/Wastewater Facilities Fee

Given the information provided in the previous two sections, the combined Water/Wastewater Capacity fee for the City is presented in **Table 6** below.

Table 6: Water/Wastewater Capacity Fee Calculation

Land Use	Hydraulic Capacity Factor	Fee Amount
Residential		
3/4" Meter	1.00	$2,968
1" Meter	1.67	$4,956
Non - Residential		
3/4" Meter	1.00	$2,968
1" Meter	1.67	$4,956
1-1/2" Meter	3.33	$9,883
2" Meter	5.33	$15,819
3" Meter	10.67	$31,668
4" Meter	16.67	$49,476
6" Meter	33.33	$98,921
8" Meter	60.00	$178,076
10" Meter	80.00	$237,435
12" Meter	112.50	$333,893

As illustrated in the table above, the Water/Wastewater Capacity fees for both single-family and multi-family residences with water meters range from $2,968 for a residence with a 3/4" inch meter to $4,956 for one with a 1" meter. In the non-residential sector, the fee for meters ranging from 3/4" to 12" is between $2,968 and $333,893.

APPENDIX A

City of Colton
Water/Wastewater Capacity Fees

FEE DERIVATION WORKSHEETS

City of Colton - Water Fees

Estimated Costs of Water Facilities $29,000,000

I. Water Demand Caculation and Costs in Gallons per Day

Land Use Type	Acres	Demand In Gallons per Day (GPD) per Unit / Non-	Dwelling Unit per Acre / Lot Coverage	Residential Dwelling Units / Non-Residential	Total Demand in (GPD)	Cost per GPD
Single-Family Residential	3,011	472	4.21	12,682	5,985,904	
Multi-Family Residential	365	359	19.76	7,214	2,589,826	
Commercial, Office, Industrial	599	7,740	1.00	599	4,636,396	
	3,975				13,212,126	$2.19

II. Water Impact Fees per Meter Size (for calculation purposes)

Land Use	Hydraulic Capacity Factor	Fee Amount
Residential:		
3/4" meter	1.00	$1,036
1" meter	1.67	$1,730
Non - Residential		
3/4" meter	1.00	$1,036
1" meter	1.67	$1,730
1-1/2" meter	3.33	$3,450
2" meter	5.33	$5,522
3" meter	10.67	$11,054
4" meter	16.67	$17,270
6" meter	33.33	$34,530
8" meter	60.00	$62,161
10" meter	80.00	$82,881
12" meter	112.50	$116,552

City of Colton - Wastewater Fees

Estimated Costs of Wastewater Facilities $56,450,000

I. Water Wastewater Demand Caculation and Costs in Gallons per Day

Land Use Type	Acres	Wastewater Generation (GPD) Unit/Acre	Dwelling Unit per Acre / Lot Coverage	Residential Dwelling Unit / Acre	Total Demand (GPD)	Cost per GPD
Single-Family Residential	3,011	208	4.21	12,682	2,633,798	
Multi-Family Residential	365	158	19.76	7,214	1,139,523	
Commercial, Office, Industrial	599	3831	1.00	599	2,295,016	
	3,975			20,495	**6,068,337**	**$9.30**

Irrigation Factor	
Single-Family Residential	20.0%
Multi-Family Residential	20.0%
Commercial, Office, Industrial	10.0%

II. Wastewater Impact Fees per Meter Size

Land Use	Hydraulic Capacity Factor	Fee Amount
Residential:		
3/4" meter	1.00	$1,932
1" meter	1.67	$3,226
Non - Residential		
3/4" meter	1.00	$1,932
1" meter	1.67	$3,226
1-1/2" meter	3.33	$6,433
2" meter	5.33	$10,297
3" meter	10.67	$20,614
4" meter	16.67	$32,205
6" meter	33.33	$64,391
8" meter	60.00	$115,915
10" meter	80.00	$154,554
12" meter	112.50	$217,341

III. Water Wastewater Impact Fee Calculation (Combined total of both Fees)

Land Use	Hydraulic Capacity Factor	Fee Amount
Residential:		
3/4" meter	1.00	$2,968
1" meter	1.67	$4,956
Non - Residential		
3/4" meter	1.00	$2,968
1" meter	1.67	$4,956
1-1/2" meter	3.33	$9,883
2" meter	5.33	$15,819
3" meter	10.67	$31,668
4" meter	16.67	$49,476
6" meter	33.33	$98,921
8" meter	60.00	$178,076
10" meter	80.00	$237,435
12" meter	112.50	$333,893

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RESOLUTION NO. R-03-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, AMENDNG QUIMBY PARK IN-LIEU FEES

WHEREAS, the City of Colton adopted Quimby Park In-Lieu Fees in 1988 (Ordinance No. O-10-88), and updated said fees in 2008 (Ordinance No. O-10-08 and Resolution No. R-74-08); and

WHEREAS, the Colton Municipal Code (CMC) requires a subdivider to dedicate land for parks and provide recreational facilities thereon unless the City determines that dedication is not desirable as provided in Section 16.58.060; and

WHEREAS, if a park or recreational facility is not located in whole or in part within the proposed subdivision, the subdivider shall, in lieu of dedicating land, pay a fee computed in accordance with CMC Section 16.58.050 to be used for park and recreation purposes to serve the residents of the area being subdivided and other members of the public; and

WHEREAS, CMC Section 16.58.060 specifies that in-lieu fees shall be computed by multiplying the area of parkland to be dedicated under Section 16.58.040(D) by the fair market value of the land being developed plus the subdivision's fair share contributions to cover the cost of park improvements; and

WHEREAS, the City has conducted a "Quimby Park In-Lieu Fee Study" to support an adjustment to the Quimby Park In-Lieu Fees; and

WHEREAS, a properly noticed public hearing was conducted on January 21, 2020, to receive public comments on the proposed fees.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Colton does hereby find, determine and declare as follows:

SECTION 1. Revocation of Current Quimby In-Lieu Fees. Any previously adopted fees, charges, and resolutions of the City are hereby rescinded to the extent they conflict with the provisions herein.

SECTION 2. Adoption of Fees. Quimby In-Lieu Fees, as identified on Exhibit A, attached hereto, are hereby adopted and supersede all fees identified in Section 1, above.

SECTION 3. Supporting Evidence & Study. The adoption of this Resolution is based on all oral and written evidence prepared by and/or presented to the City, including but not limited to, the Quimby Park In-Lieu Fee Study, prepared on behalf of the City with input from all affected parties. This study, which documents that the revised Quimby Park In-Lieu Fees do not exceed the cost to the City of providing parkland facilities, is hereby accepted by the City Council.

SECTION 5. CEQA Findings. The City Council hereby finds that, in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3).

SECTION 6. Effective Date of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest thereto, and thereafter this Resolution shall take effect immediately.

PASSED, APPROVED, AND ADOPTED this 21st day of January, 2020.

_____
FRANK J. NAVARRO
Mayor

ATTEST:

_____
CAROLINA R. PADILLA
City Clerk

Exhibit A

Quimby Park In-Lieu Fees

Land Use Type	Fees per Unit
Single-Family Residence	$5,605
Multi-Family Residence	$3,908

ORDINANCE NO. O-02-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, AMENDNG AND ADOPTING DEVELOPMENT IMPACT FEES

WHEREAS, the City of Colton adopted Long Range Developer Traffic Impact Fees in 2000 (Ordinance No. O-02-00), and updated said fees in 2006 (Ordinance No. O-14-06); and

WHEREAS, the City of Colton adopted Development Impact Mitigation Fees in 2000 (Ordinance No O-02-00) to fund Civic Center facilities, Fire Station facilities, Police Station facilities and Library facilities; and

WHEREAS, the City of Colton adopted Park Development Impact Fees in 1977 (Ordinance No. 1522), and updated said fees in 2000 (Ordinance No. O-02-00) and in 2008 (Ordinance No. O-09-08 and Resolution No. R-73-09), respectively; and

WHEREAS, the City has determined that, in order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, the City needs to update development impact fees and adopt new impact fees to fund future facilities, where appropriate; and

WHEREAS, the City has conducted a Development Impact Fee Justification Study and a Capacity Fee Study pursuant to the requirements of AB 1600 and Government Code section 66013 to address funding for future traffic facilities, water and wastewater facilities, public facilities (police, fire, library and civic center), and park development; and

WHEREAS, a properly noticed public hearing was conducted on January 21, 2020, to receive public comments on the proposed fees.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLTON, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Revocation of Development Impact Fees. Any previous action, including any previously adopted resolution, ordinance, fee or charge, is hereby rescinded to the extent such previous action conflicts with the provisions herein.

SECTION 2. Adoption of Fees. Traffic Facilities Fees, Public Facilities Fees (Police, Fire, Library and Civic Center), Water/Wastewater Fees, and Park Development Fees, as identified on Exhibit A, attached hereto, are hereby adopted and supersede all fees identified in Section 1, as supported by the following findings:

A. Traffic Facilities Fee

Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:

The development impact fee, if adopted, would be imposed, collected and spent on the construction of the new roadways, interchanges, traffic signals, bridge construction and related

improvements in the City, specifically the facilities identified on the Needs List. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of needed traffic 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. Without future development many of the new traffic facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Colton's present population.

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:

The collection of the Traffic Facilities Fee would be used to construct the projects (or portions of the projects) identified in the facilities needs list presented below and in Appendix A of the Development Impact study. The collected fees will be used to pay for the additional traffic signals, road and bridge widening projects, and bridge replacement projects which will accommodate new development in the City. The fees cannot be used for any other purpose.

- Agua Mansa Road Widening including Bridge Widening at Rialto Channel
- La Cadena Bridge Replacement at Santa Ana River
- Mt. Vernon Ave. Bridge Widening over UPRR
- Mt. Vernon Ave. Bridge Widening over Santa Ana River
- Barton Bridge Replacement Project
- Fairway Drive road and Bridge Widening
- Recehe Canyon Road Realignment to Hunts Lane
- I-10/Mt. Vernon Bridge Replacement Project
- San Bernardino Ave. Road Widening
- Traffic Signal Installation - San Bernardino/Meridian
- Traffic Signal Installation - San Bernardino/Eucalyptus
- Traffic Signal Installation - San Bernardino/Sycamore (with City of Rialto)
- Traffic Signal Installation - Cooley Drive/Old Ranch Road
- Traffic Signal Installation - La Cadena Drive/Maryknoll
- Traffic Signal Installation - La Cadena Drive/I-215 SB on-ramp (with CT)
- Traffic Signal Installation - Reche Canyon Road/Crystal Ridge Lane
- Traffic Signal Installation - Rancho Ave./N Street
- Traffic Signal Installation - Fairway Drive/Sperry
- Traffic Signal Installation - Fairway Drive/Auto Center
- Traffic Signal Installation - Meridian/C Street
- Traffic Signal Installation - Meridian/C Street (with City of SB).

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:

The Traffic Facilities Fee will include infrastructure necessary for safe and efficient vehicular access throughout the City. These improvements are listed in the City's General Plan. The fees will be expended for the acquisition, installation, and construction of the traffic facilities identified on the Needs List and other authorized uses, as that is the purpose for which the fee is collected. Each development will contribute to the need for new traffic facilities. Without future development, (both residential and non-residential) the City would have no need to construct many of the traffic 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 traffic facilities and creates the need for new facilities to accommodate growth.

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 imposed. [Government Code Section 66001(A)(1)]:

New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Streets will have to be improved or extended to meet the increased demand. 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 Traffic facilities on the Needs List. All new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on traffic 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 traffic facilities included on the Needs List and all new development within the City.

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 6601 (A)}:

As set forth above, all new development in the City 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 traffic 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 traffic facilities on the Needs Lists would not be necessary as existing City facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The total number of equivalent dwelling units (EDU's) calculated for both residential and non-residential development equals 22,251 (Total EDU's), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** So, 19.1% of the $36,120,372 in total facilities costs equals $7,120,750. So, in total, $7,120,750 out of $36,120,372 in Gross Traffic Facilities costs would be covered by impact fees on new development.

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

B. <u>Public Facilities Fee (Combined Fire, Police, Library and Civic Center Facilities)</u>

1. Fire Department Facilities Fee

Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:

The development impact fee, if adopted, would be imposed, collected and spent on the construction of new Fire Department Facilities, a fire training facility, dorm and apparatus bay, a fire training tower and vehicle and equipment acquisition and replacement, specifically the facilities identified on the Needs List. The City believes that having the right type, size and number of fire stations, in the right locations and the proper vehicles and equipment will allow the fire department to serve new development. Without future development many of the new fire department facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Colton's present population.

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:
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. The fees would be used to construct a new station and training tower, relocate a station and increase the number of emergency response vehicles. Specifically, the fee will be used to pay for the Fire Department projects (or portions of the projects) identified in the facilities needs list presented below and in Appendix A of the Development Impact study. The fees cannot be used for any other purpose.

- Relocate Fire Station 213
- New Station 213 Training Tower/Facility/EOC
- Relocation of Station 212 (Station / Land)
- Medic Engine (2)
- Medic Truck/Quint
- Medic Squad x2
- Utility Truck
- Fire Equipment Storage Facility

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:
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. Fire service response extended to new development should be consistent with the fire response currently enjoyed by the City's citizens and business community. Each development will contribute to the need for new public facilities. Without future development, (both residential and non-residential) the City would have no need to construct or provide many of the fire department 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 fire department facilities and creates the need for new facilities to accommodate growth.

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 imposed. [Government Code Section 66001(A)(1)]:

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. The fee would be collected as the development occurs (usually at the building permit stage). As the new development occurs, the impact is generated. All new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on fire department 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 fire department facilities included on the Needs List and all new development within the City.

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 6601 (A)}:

As set forth above, all new development in the City 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 fire department 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 fire department facilities on the Needs Lists would not be necessary as existing City facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** So, 19.1% of the $19,350,000 in total facilities costs equals $3,814,648. In total, $3,814,648 out of $19,350,000 in Gross Fire Department costs would be covered by impact fees on new development

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

2. Police Department Facilities Fee

Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:

The development impact fee, if adopted, would be imposed, collected and spent on the construction, expansion and build-out of Police department facilities as well as vehicle and equipment replacement specifically the facilities identified on the Needs List. The Police Department element includes those facilities used by the Colton Police Department to maintain Police Services. Without future development many of the new police facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Colton's present population.

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:

New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained police department personnel. In order to serve new development through the year 2035, the Colton Police Department has identified the need for the construction of a new Police Department Facilities building (25,000 sq. ft.), the upgrade of a sub-station for additional officers, the purchase of additional vehicles and equipment, and weapons. Specifically, the fee will be used to pay for the Police Department projects (or portions of the projects) identified in the facilities needs list presented below and in Appendix A of the Development Impact study. The fees cannot be used for any other purpose.

- New Police Building 25,000 sq. ft. @$960 sq. ft.
- Sub Station Up Grade for Additional Officers
- Vehicles and Equipment - Patrol (4 @ $55,600)
- Vehicles and Equipment - Special Assignment/Detective (7 @ $42,500)
- Vehicles and Equipment - Patrol Supervisor (1 @ $78,500)
- Vehicles and Equipment - Code Compliance (2 @ $30,600)
- Vehicles and Equipment - Animal Services (2 @ 80,000)
- Vehicles and Equipment - Administration (2 @ $46,000)
- Safety Equipment, Body Camera, firearm, Taser, etc. (22 @ 3,400)
- General Office Equipment (workstations, computers, etc.)
- Patrol Rifles w/ sights and light (12 @2,300)
- Patrol Shotguns (12 @ $500)
- Less Lethal shotgun/40mm (3 @ $1000)

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:

New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained police department personnel. Police service response extended to new dev elopement should be consistent with the fire response currently enjoyed by the City's citizens and business community. Each development will contribute to the need for new police department facilities. Without future development, (both residential and non-residential) the City 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 police facilities and creates the need for new facilities to accommodate growth.

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 imposed. [Government Code Section 66001(A)(1)]:

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 Police Department facilities and the impact of residential and non-residential development. The Police Department Facility fees collected from new development will be used exclusively for Police Department purposes. All new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on police department 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 police department facilities included on the Needs List and all new development within the City.

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 6601 (A)}:

As set forth above, all new development in the City 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 police 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 police facilities on the Needs Lists would not be necessary as existing City facilities are generally adequate.

Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** So, 19.1% of the $25,223,000 in total facilities costs equals $4,972,448. So, in total, $4,975,448 out of $25,223,000 in Gross Police Facilities costs would be covered by impact fees on new development

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

3. Library Facilities Fee

Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:

The development impact fee, if adopted, would be imposed, collected and spent on the expansion and remodeling of the existing library facilities, and the acquisition of books, equipment and materials for these facilities, specifically the facilities identified on the Needs List. This is to support the City's goal of maintaining and improving the City's Library facilities. Without future development many of the new library facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Colton's present population.

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:

New residential development will generate additional residents who will become library patrons that will demand the addition of a new library, new computer/hardware replacement, books, movies, etc. Specifically, the fee will be used to pay for the Library facility projects

(or portions of the projects) identified in the facilities needs list presented below and in Appendix A of the Development Impact study. The fees cannot be used for any other purpose.

- Roof Replacements
- Remodeling & Repair Projects
- Books, Movies, Music, Periodicals
- Furniture Replacement
- Computer/Hardware Replacement
- Carpet Replacement
- Parking Lot Repairs
- HVAC Replacement
- New Library Building

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:

New residential and non-residential development will generate additional residents and employees who will increase the need for library facilities. The Building Development fees collected from new development will be used for a new library building, remodeling and repair projects, the acquisition of books and materials, required replacement of computer hardware and remodeling and capital improvements with a life exceeding 5 years. Each development will contribute to the need for new public library facilities. Without future development, (both residential and non-residential) the City would have no need to construct or provide many of the library 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 library facilities and creates the need for new facilities to accommodate growth.

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 imposed. [Government Code Section 66001(A)(1)]:

Building, building remodeling and replacement, and equipment 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 Library Department facilities and the impact of residential and non-residential development. The Library Department Facility fees collected from new development will be used exclusively for Library Department purposes. All new

development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public library 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 library facilities included on the Needs List and all new development within the City.

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 6601 (A)}:

As set forth above, all new development in the City 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 library 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 library facilities on the Needs Lists would not be necessary as existing City facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** So, 19.1% of the $11,449,037 in total Library facilities costs equals $2,257,057. So, in total, $2,257,057 out of $11,449,037 in Gross Library Facilities costs would be covered by impact fees on new development.

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

4. Civic Center Facilities Fee

Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:

The development impact fee, if adopted, would be imposed, collected and spent on the acquisition of land, the construction of new public buildings, and expansion of existing city facilities to accommodate new growth, specifically the facilities identified on the Needs List. Without future development many of the new civic center facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Colton's present population.

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:

In order to serve future development through General Plan build-out, the City has identified the need for an administration building for utility / customer service/ community development and planning. Specifically, the fee will be used to pay for the Fire Department projects (or portions of the projects) identified in the facilities needs list presented below and in Appendix A of the Development Impact study. The fees cannot be used for any other purpose.

- Administration Building for Utility / Customer Service /Community Development Permitting

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:

New development in the City will generate additional residents and employees who will increase the demand for Citywide services and general government functions. Each development will contribute to the need for new public Civic Center facilities. Without future development, (both residential and non-residential) the City 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.

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 imposed. [Government Code Section 66001(A)(1)]:

Population and growth have 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 Civic Center Facilities on the Needs List. All new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on civic center 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 civic center facilities included on the Needs List and all new development within the City.

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 6601 (A)}:

As set forth above, all new development in the City 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 civic center 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 civic center facilities on the Needs Lists would not be necessary as existing City facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The total number of EDUs calculated for both residential and non-residential development equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New **EDUs / Total EDUs = 19.1%.** So, 19.1% of the $4,000,000 in total facilities costs equals $788,558. In total, $788,558 out of $4,000,000 in Gross Civic Center Facilities costs would be covered by impact fees on new development

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

C. Waste/Water Facilities Fee

In order to serve future development through the General Plan build-out, the City has identified the need for additional water and wastewater facilities. Among the facilities needed are new wells, treatment plants, booster stations, lift stations, pipes, reservoirs, station rehabs and others. Specifically, the fee will be used to pay for the water/wastewater projects (or portions of the projects) identified in the facilities needs list presented below and in Appendix A of the Development Impact study. The fees cannot be used for any other purpose.

- Lake Cadena Sewer Lift Station replacement
- Center Street Lift Station
- Fernandez & Flores Lift Station Rehab/Replacement
- Mt. Vernon Lift Station rehab
- Fairway Lift Station rehab

- Glenwood Wildwood Lift Station rehab
- Modernize Wastewater Treatment Plant
- Trenchless technology lining - sewer pipes 2 miles/Year
- New well 1
- New well 2
- New Reservoir for Central Zone
- New Reservoir for Crystal Ridge
- Rehab Booster Station - Prado
- Rehab Booster Station- Crystal Ridge
- New Booster Station at Rialto Reservoir

New development will generate additional residents and employees who will increase the demand for water and wastewater. Each development will contribute to the need for new public facilities. Without future development, (both residential and non-residential) the City would have no need to construct many of the water/wastewater 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 water/wastewater facilities and creates the need for new facilities to accommodate growth.

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

Based on the estimated cost for water facilities of $29,000,000, the cost per GPD is $2.19, the fee amount for a residential unit is determined by multiplying the cost per GPD ($2.19) times the number of GPD for residential units (472), resulting in a development impact fee amount of $1,036 for a residential unit with a 3/4" inch meter and $1,730 ($1,036 x 1.67 = $1,730) for a residential unit with a 1" meter. The fee amounts vary greatly depending on the meter size, ranging from $1,036 for a non- residential unit with a 3/4"meter to $116,552 for a non-residential facility with a 12" meter

Based on the estimated wastewater facilities cost of $56,450,000, DTA has calculated the cost per GPD at $9.30. The fee amount for a residential unit is determined by multiplying the cost per GPD ($9.30) times the number of wastewater GPD for residential units (208), which results in a fee amount of $1,932 per residential unit with a 3/4" meter and $3,226 for a residential unit with a 1" meter. The non-residential fees vary depending on the size of the meter and range from $1,932 for a 3/4" meter to $217,341 for a 12" meter.

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

D. Park Facilities Fee

Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:

The development impact fee, if adopted, would be imposed, collected and spent on the construction of new parks, recreational facilities and trails. Without future development many of the new Park facilities would not be necessary as the existing park facilities are generally adequate for Colton's present population.

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:

In order to serve future development through the General Plan build-out, the City has identified the need for parks, community centers, park improvements, aquatics facilities, restroom facilities,

park renovation and other facilities. New residential and non-residential development will generate an increased demand for Park and Recreational Facilities. Park development impact fees in this study have been calculated utilizing the "standards-based" methodology introduced in section V of the report. The fee levels are a function of (i) the City's existing park standard of 5.0 acres per 1,000 residents, (ii) the estimated cost per acre for new park and recreation facilities, and (iii) the estimated person per household (for residential land use categories) and (iv) employees per square feet (for non-residential land use categories). The public parks and recreation facilities described are 100% allocated to new development because these facilities are specifically a function of projected new residents and new employees within the City and do not reflect any unmet needs or deficiencies pertaining to existing development

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:

All new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on traffic facilities and creates the need for new park facilities to accommodate growth. Without future development, many of the facilities on would not be necessary. For the reasons presented herein, there is a reasonable relationship between the need for the park facilities included on the Needs List and all new development within the City.

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 imposed. [Government Code Section 66001(A)(1)]:

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. The project costs related to park development are based on a standard of 5 acres per 1,000 residents, therefore, there is a reasonable relationship between the needs for the facilities and new development. Fees collected from new development will be used exclusively for these purposes.

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 6601 (A)}:

As set forth above, all new development in the City 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 park facilities 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 construction, and/or installation of many of the parks and recreation facilities would not be necessary as existing City facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from new facilities.

Using the City's Park Standard of 5.0 acres per 1,000 residents, and employing the concept of an "Equivalent Benefit Unit" ("EBU"), DTA links the demand for park facilities (per residential dwelling unit, or per non-residential thousand square feet, for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand.

The total number of EBUs resulting from new development is 3,773. Dividing the net cost of facilities (i.e., the revenues to be generated by the park fee program) over the 3,773 EBUs yields an allocation cost of $5,714 per EBU. Since a multi-family unit generates approximately 0.76 EBUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.76 times the Single-family fee, or $4,351 per unit. Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial fee is given by the cost allocation per square foot, i.e., 0.13 times the single-family fee of $5,714 / 1,000, or $0.74 per square foot and so on for the other two non-residential categories.

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

SECTION 3. Supporting Evidence & Study. The adoption of this Ordinance is based on all oral and written evidence prepared by and/or presented to the City, including but not limited to, the Development Impact Fee Justification Study, prepared on behalf of the City with input from all affected parties. This study, which documents that the development

impact fees do not exceed the cost to the City of providing noted facilities is hereby accepted by the City Council.

SECTION 4. Annual Fee Adjustments; Future Fees. The City is hereby authorized conduct an annual administrative review and adjustment of development impact fees adopted herein, based on the California Construction Cost Index (CCI). Future development impact fees or capacity fees may be adopted by resolution or ordinance.

SECTION 5. CEQA Findings. The City Council hereby finds that, in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3).

SECTION 6. Effective Date of Ordinance. The Mayor shall sign this ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a newspaper published and circulated in the City of Colton, and thereupon and thereafter this ordinance shall take effect and be in force according to law. The fees described herein shall take effect on _____, 2020.

PASSED, APPROVED, AND ADOPTED this 21st day of January, 2020.

_____
FRANK J. NAVARRO
Mayor

ATTEST:

_____
CAROLINA R. PADILLA
City Clerk

Ordinance No. _____

Exhibit A
Development Impact Fees and Capacity Fees

Land Use	Residential		Non-Residential		
	Single-family $ per Unit	Multi-Family $ per unit	Commercial $ per 1,000 SF	Office $ per 1,000 SF	Industrial $ per 1,000 SF
Traffic Facilities Fee	**$1,623**	**$1,236**	**$395**	**$676**	**$147**
Public Facilities Fees					
Police	$1,134	$863	$276	$472	$102
Fire	$870	$662	$211	$362	$79
Library	$515	$392	$125	$214	$46
Civic Center	$180	$137	$44	$75	$16
Total	**$2,697**	**$2,054**	**$656**	**$1,124**	**$244**
Water / Wastewater Fee					
3/4" Meter	**$2,968**	**$2,968**	**Non - Residential Land Use**		
1" Meter	**$4,956**	**$4,956**	**See Table below [2]**		
Park Development Fee [1]	**$5,714**	**$4,351**	**$0.74**	**$1.27**	**$0.28**

Non-Residential Water/Wastewater	Fee Amount
Non - Residential	
3/4" meter	$2,968
1" meter	$4,956
1-1/2" meter	$9,883
2" meter	$15,819
3" meter	$31,668
4" meter	$49,476
6" meter	$98,921

8" meter	$178,076
10" meter	$237,435
12" meter	$333,893