

Mitigation Fee Report as of June 30, 2020 for the City of Colton, CA

Publication Date: January 29, 2021

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*Revenue & Cost Specialists, LLC
1519 East Chapman Avenue, Suite C
Fullerton, California 92831
(714) 992-9020*

REVENUE & COST SPECIALISTS, L.L.C.
1519 Chapman Avenue, Suite C
Fullerton, California 92831
(714) 992-9020

January 29, 2021

William R. Smith, City Manager
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

Attached is the cumulative annual Mitigation Fee Report for FY 2019-2020 as of June 30, 2020, prepared for the City. RCS would like to thank Eva Elias, in the Water & Wastewater Department, for coordinating the financial information on which this report is based.

Please note that the appendices from the Annual & 5th Year Mitigation Fee Report as of June 30, 2014 are included by reference and are referred to in the text as "Initial Report." This Report includes the new Ordinance (O-02-20) as Appendix A and the DTA Study as Appendix B.

This report should be received by the City Council and the issues raised by the Summary of Findings on pages 2 and 3 should be addressed.

Sincerely,

A handwritten signature in cursive script, enclosed in a blue rectangular box. The signature appears to read "Rick Kermmer".

RICK KERMER
President Emeritus

REPORT SUMMARY

The following is a definition of development impact fees (DIFs) written for the League of California Cities - City Attorney Department:

“A development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local governmental agency to an 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 (Gov. Code § 66000(b).) The legal requirements for enactment of development impact fee program are set forth in Government Code §§ 66000-66025 (the ‘Mitigation Fee Act’), the bulk of which were adopted as 1987’s AB 1600 and thus are commonly referred to as ‘AB 1600 requirements.’ A development impact fee is not a tax or special assessment; by its definition, a fee is voluntary and must be reasonably related to the cost of the service provided by the local agency. If a development impact fee does not relate to the impact created by development or exceeds the reasonable cost of providing the public service, then the fee may be declared a special tax and must then be subject to a two-thirds voter approval. (Cal. Const., Art. XIII A, § 4.)”¹

Government Code Sections 66000 through 66008 are found in Appendix A of the Initial Report.

For each account or fund established under the Mitigation Fee Act, the following information is required to be reported annually within 180 days after the end of the fiscal year: (The following is a paraphrase of GC § 66006(b)(1) with actions taken.)

1. A brief description of the type of fee in the account or fund.
-Found in the discussion for each fee.
2. The amount of the fee.
-Found in the discussion for each fee.
3. The beginning and ending balance of the account or fund.
-Annual balances found on the Summary of Development Impact Fee Revenues & Expenditures by DIF, page 4, which summarizes the detail found in the discussion for each fee.

¹ *A Short Overview of Development Impact Fees*, Brown, Peter N. & Lyons, Graham, League of California Cities, 2003

4. The amount of the fees collected and the interest earned.
-Annual amounts found on the Summary of Fund Revenues & Expenditures for each DIF.
5. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
-Project detail when available is found on the Summary of Expenditures for each DIF. The percentage of the cost that was funded with fees is 100% unless otherwise stated.
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
-This information should be provided by staff.
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- No loans covered by new revenues.
8. Any required refunds made.
-This section does not apply.

SUMMARY OF FINDINGS

The following summarizes the findings of this Report:

FINDING #1 -- By combining Quimby Fees, Parks Impact Fees, State Parks Grants and donations within Fund 248, the accounting for any one of these items becomes difficult. It is recommended that the revenues and expenditures for park impact fees be in their own fund so that there is a natural match-up of revenues with projects.

FINDING #2 – By combining the original Traffic Impact Fee with the SANBAG Fee, the City's accounting system does not give a clear picture of the individual fees. It is recommended that each impact fee be in its own fund.

FINDING #3 – Because of Finding #1, it is difficult to tell whether the Parks Impact Fees have not been spent within the 5-year period specified by AB1600. However, it is clear that Library, Civic Center, Fire and Law Enforcement Fees have monies that have not been spent in the 5-year period. Now that the new DIF Justification Study has been

completed (See Appendix B of this Report), the City has identifiable projects for which this money is encumbered.

FINDING #4 – The Updated Impact Fee Study has addressed the issue of additional revenues being needed for the various DIF funds. However, it is not clear that the calculation of the new fees accounted for the available balances in the various funds.

FINDING #5 -- There is no direction in O-02-20 that requires the water and the wastewater DIFs to be accounted for in separate funds. Since Fund 521 and 522 are enterprise funds, there is no problem accounting for the DIFs in a restricted reserve. The City should establish distinct accounting for the DIF revenues and expenditures and a specific year-end restricted reserve for DIFs collected but not spent.

OVERALL SUMMARY SCHEDULE OF REVENUES & EXPENDITURES

The schedule on the following page shows all of the DIFs.

DETAIL FOR INDIVIDUAL DIFs

The detail for each fee follows the Summary schedule in sequence by fund number:

	<u>page</u>
Fund 248 - Park Development Fund.....	5
Fund 249 - Traffic Impact Fund.....	11
Fund 250 - Library Facility Fund.....	18
Fund 251 - Civic Center Development Fee.....	24
Fund 252 - Fire Facility Development Fee.....	30
Fund 253 - Police Facility Development Fee.....	36
Fund 521 & 522 - Waste/Water Facilities Fee.....	41

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
BY
DEVELOPMENT IMPACT FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

CAPITAL FACILITIES FUNDS	PRIOR BALANCE	REVENUES				EXPENDITURES			AVAILABLE BALANCE
		DIF	OTHER DIF/ NON-DIF REV.	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PARK DEVELOPMENT (248) FUND	\$0.00	\$2,540,221.56	\$1,191,071.99	\$550,852.50	\$4,282,146.05	\$1,874,075.87	\$0.00	\$1,874,075.87	\$2,408,070.18
TRAFFIC IMPACT (249) FUND	\$0.00	\$6,519,939.92	\$8,704,870.17	\$1,495,185.90	\$16,719,995.99	\$7,548,502.49	\$0.00	\$7,548,502.49	\$9,171,493.50
LIBRARY DEVELOPMENT IMPACT (250) FUND	\$0.00	\$322,896.39	\$0.00	\$25,451.76	\$348,348.15	\$40,236.23	\$0.00	\$40,236.23	\$308,111.92
CIVIC CENTER DEVELOPMENT IMPACT (251) FUND	\$0.00	\$202,428.20	\$0.00	\$10,638.05	\$213,066.25	\$94,199.99	\$0.00	\$94,199.99	\$118,866.26
FIRE PROTECTION DEVELOPMENT IMPACT FEE	\$0.00	\$308,013.76	\$0.00	\$15,700.48	\$323,714.24	\$115,733.68	\$0.00	\$115,733.68	\$207,980.56
LAW ENFORCEMENT DEVELOPMENT IMPACT FEE	\$0.00	\$451,068.20	\$0.00	\$19,915.32	\$470,983.52	\$203,892.63	\$0.00	\$203,892.63	\$267,090.89
SUMMARY	\$0.00	\$7,804,346.47	\$8,704,870.17	\$1,566,891.51	\$18,076,108.15	\$8,002,565.02	\$0.00	\$8,002,565.02	\$10,073,543.13

Note:
The Traffic Impact Fund information begins with FY 1995-96.

PARK DEVELOPMENT FUND

FUND 248

Note: Includes Quimby Fees

OVERVIEW

The City adopted a Parks Development Impact Fee (DIF) by Ordinance O-02-00 on March 21, 2000 (Appendix B - Initial Report). The adopted fees were effective on July 1, 2000. The fees were deposited into an existing fund (248) which was established earlier to account for the City's Quimby fees. There was no separation of the revenue accounts for the two fees until fiscal year 2008-09.

The Parks Development Impact Fee, now referred to as the Park Facility Fee, was recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of this Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019, by DTA of Newport Beach (attached as Appendix B to this Report).

Both fees have been accounted for in the same fund. Although the revenues are posted to separate revenue accounts, no effort has been made to associate interest earnings or projects with the different revenues. Consequently, both fees are treated jointly.

Since the balance of Quimby monies is unknown prior to the City separating the Quimby and Parks DIF revenues in fiscal year 2008-09, it is also unknown whether any monies in the current fund balance are Quimby monies. Fortunately, there is no time requirement on the expenditure of Quimby monies.

The City has also updated its Quimby Fees by Resolution R-03-20 dated January 21, 2020 and effective immediately. The new fees are \$5,605 for a single-family residence and \$3,908 for a multi-family residence. Since this fee is not covered by AB1600 requirements, it is noted only for information purposes.

The DTA Study identified \$35,760,000 of needed parks projects with uncommitted Quimby Revenues of \$1,874 in Appendix A of their Study. Then, by using a "...projected facility costs necessary to meet facility standards..." (in Appendix B) the consultants came up with facility costs of \$21,560,961 which was 100% attributed to new development less \$1,873.94 of offsetting Quimby revenues for a balance of \$21,559,087 to be recovered from either the current fees listing on the next page or from Quimby Fees..

SCHEDULE OF PARK DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00	O-09-08	Current O-02-20
Residential (per Unit)			
Single Family Housing	\$936	\$5,636	\$5,714
Multiple Family Housing	\$831	\$3,593	\$4,351
Nonresidential (per 1,000Sq.Ft.)			
Retail/Other		\$0.28	\$0.74
Office		\$0.46	\$1.27
Industrial		\$0.19	\$0.28

Ordinance O-02-00 is found in Appendix B of the Initial Report. Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

PARK DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. Some of the projects were actually accounted for in the Capital Projects Fund (457) and the Parks Fund reimbursed the Capital Projects Fund.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

**CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
FOR
PARK DEVELOPMENT (248) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020**

EXPENDITURES	PRIOR YRS	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Capital Projects - Prior Years	\$342,715.68	(\$122,341.12)						\$50,118.05							\$270,492.61
Capital Project #6955 & 6957	\$719,333.05														\$719,333.05
Capital Project #0543 & 0544	\$84,955.27														\$84,955.27
Colton Middle School Lighting	\$40,406.91														\$40,406.91
McKinley Park Restroom									\$99,408.67	\$776.56	\$4,193.98	\$2,000.00			\$106,379.21
Parks Repair Project												\$3,071.87	\$32,282.34		\$35,354.21
Capital Project #6203								\$17,999.80							\$17,999.80
Colton Bike Lane (FD 457)	\$60,657.92	\$69,342.08													\$130,000.00
Elizabeth David Park (FD 450)		\$90,000.59													\$90,000.59
LaC. Multi-Use Pk (FD 450)		\$41,964.25		\$18,348.60								\$5,100.34			\$65,413.19
Chavez Pk.P'gd Imp.(FD 450)							\$30,474.00								\$30,474.00
Colton Sports Complex													\$159,832.01	\$123,435.02	\$283,267.03
															\$0.00
															\$0.00
TOTAL	\$1,248,068.83	\$78,965.80	\$0.00	\$18,348.60	\$0.00	\$0.00	\$30,474.00	\$68,117.85	\$99,408.67	\$776.56	\$4,193.98	\$10,172.21	\$192,114.35	\$123,435.02	\$1,874,075.87

APPLIED TO FISCAL YEAR															
	PRIOR YRS	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
PRIOR YEARS	\$1,248,068.83	\$78,965.80		\$429.87											\$1,327,464.50
FY 2007-08				\$17,918.73			\$14,663.06								\$32,581.79
FY 2008-09							\$14,564.93								\$14,564.93
FY 2009-10							\$1,246.01	\$68,117.85	\$36,059.09						\$105,422.95
FY 2010-11									\$57,045.31						\$57,045.31
FY 2011-12									\$6,304.27	\$776.56	\$4,193.98	\$10,172.21	\$26,581.03		\$48,028.05
FY 2012-13													\$116,091.78		\$116,091.78
FY 2013-14													\$49,441.54	\$123,435.02	\$172,876.56
FY 2014-15															\$0.00
FY 2015-16															\$0.00
FY 2016-17															\$0.00
FY 2017-18															\$0.00
FY 2018-19															\$0.00
FY 2019-20															\$0.00
APPLIED TOTAL	\$1,248,068.83	\$78,965.80	\$0.00	\$18,348.60	\$0.00	\$0.00	\$30,474.00	\$68,117.85	\$99,408.67	\$776.56	\$4,193.98	\$10,172.21	\$192,114.35	\$123,435.02	\$1,874,075.87

PARKS REVENUE & EXPENDITURE SUMMARY SCHEDULE

The schedule on the next page summarizes the revenues received by the fund in each fiscal year and the expenditures paid with those revenues. The expenditures for each fiscal year come from the bottom part of the prior schedule.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

1) By combining Quimby Fees, Parks Impact Fees, State Parks Grants and donations, the accounting for any one of these items becomes difficult. It is recommended that the revenues and expenditures for park impact fees be in their own fund so that there is a natural match-up of revenues with projects. The other advantage of separate accounting is that Quimby Fees can be used for rehabilitation of existing facilities whereas AB1600 impact fees can only be used for new facilities.

2) The consultant included \$1,873.94 of Quimby Fees but made no mention of the Park Development Fund balance at 6/30/2019 of \$1,613,070. Was the difference due to monies that had already been obligated?

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
PARK DEVELOPMENT (248) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

FISCAL YEAR	PRIOR BALANCE	REVENUES (248-6730/6732)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		PARK DIF	PARK GRANT/ QUIMBY	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$412,671.97	\$467,026.79	\$447,765.74	\$1,327,464.50	\$1,327,464.50		\$1,327,464.50	\$0.00
2007-08	\$0.00	\$31,714.00		\$867.79	\$32,581.79	\$32,581.79		\$32,581.79	\$0.00
2008-09	\$0.00	\$12,375.00	\$1,886.00	\$303.93	\$14,564.93	\$14,564.93		\$14,564.93	\$0.00
2009-10	\$0.00	\$69,429.00	\$35,752.00	\$241.95	\$105,422.95	\$105,422.95		\$105,422.95	\$0.00
2010-11	\$0.00	\$36,495.00	\$19,716.00	\$834.31	\$57,045.31	\$57,045.31		\$57,045.31	\$0.00
2011-12	\$0.00	\$33,618.40	\$13,796.65	\$613.00	\$48,028.05	\$48,028.05		\$48,028.05	\$0.00
2012-13	\$0.00	\$87,445.70	\$27,872.00	\$774.08	\$116,091.78	\$116,091.78		\$116,091.78	\$0.00
2013-14	\$0.00	\$189,089.77	\$51,448.00	\$874.27	\$241,412.04	\$172,876.56		\$172,876.56	\$68,535.48
2014-15	\$68,535.48	\$8,470.00		\$1,507.06	\$9,977.06	\$0.00		\$0.00	\$78,512.54
2015-16	\$78,512.54	\$58,901.00	\$17,148.00	\$2,159.62	\$78,208.62	\$0.00		\$0.00	\$156,721.16
2016-17	\$156,721.16	\$222,838.44	\$17,148.00	\$935.72	\$240,922.16	\$0.00		\$0.00	\$397,643.32
2017-18	\$397,643.32	\$372,221.03	\$151,474.00	\$5,838.60	\$529,533.63	\$0.00		\$0.00	\$927,176.95
2018-19	\$927,176.95	\$398,687.26	\$120,036.00	\$43,735.12	\$562,458.38	\$0.00		\$0.00	\$1,489,635.33
2019-20	\$1,489,635.33	\$606,264.99	\$267,768.55	\$44,401.31	\$918,434.85	\$0.00		\$0.00	\$2,408,070.18

SUMMARY	\$0.00	\$2,540,221.56	\$1,191,071.99	\$550,852.50	\$4,282,146.05	\$1,874,075.87	\$0.00	\$1,874,075.87	\$2,408,070.18
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TRAFFIC FACILITIES FEE FUND

FUND 249

Includes:

Long Range Developer Traffic Impact Fees (original title)
Nexus Infrastructure (“SANBAG”) Fees

OVERVIEW

Traffic Impact Fees were collected by the City since at least the early 1990's. The initial study was probably the Mohle, Grover and Associates study in 1993 which was revised and updated by City staff in 1999. With the State's passage of AB 1600, the City adopted conforming fees in Ordinance O-02-00. This Ordinance was adopted on March 21, 2000 and became effective on July 1, 2000. To avoid confusion with the newer SANBAG fees, this group of fees is referred to as the Long-Range Developer Traffic Impact Fees or Traffic Impact Fees.

On September 19, 2006, the Council adopted Ordinance O-14-06 (Appendix C - Initial Report) which updated the Traffic Impact Fees adopted by Ordinance O-02-00 and added a new group of circulation fees for arterial, interchange and railroad crossing improvements. These new fees were based on a nexus study commissioned by SANBAG which apportioned the fees to all cities in the county. These fees are referred to as the Infrastructure Fees, the Nexus Infrastructure Fees or the SANBAG Fees. The projects for these fees are enumerated and the fees are annually updated by the ENR construction cost tables. The fees are also updated as necessary without the need for an City ordinance to revise them.

The Traffic Impact Fees were recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of this Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019, by DTA of Newport Beach (attached as Appendix B to this Report).

Both fees have been accounted for in the same fund. Although the revenues are posted to separate revenue accounts, no effort has been made to associate interest earnings or projects with the different revenues. Consequently, both fees are treated jointly.

The Study indicated that the Traffic Facility needs are projected to cost \$137,983,000 of which \$101,862,628 would come from offsetting revenues with the balance split between existing development and new development. The share attributed to new development is \$7,120,750.

The offsetting revenues are split between "Other Sources of funds including the Caltrans Highway Bridge Program and Funds from other Jurisdictions (\$101,814,580)" and "Traffic Impact Fee Revenues not yet Committed (\$48,048)." The Study does not analyze how the Traffic Impact Fund available balances on 6/30/2019 of \$8,354,242 ties into their calculations.

TRAFFIC IMPACT FEE RATE HISTORY

The following schedule shows the history of the Traffic Impact fee since its first adoption under the provisions of AB 1600. A previous fee had been in effect since 1993.

	O-02-00	O-14-06	Current O-02-20
Residential (per Unit)			
Single Family Housing	\$940	\$1,381.80	\$1,623
Multiple Family Housing-Apartments	\$570	\$837.90	\$1,236
Nonresidential per 1,000 Sq.Ft.			
Commercial	Var.-See Ord.	Var.-See Ord.	\$395.
Office	Var.-See Ord.	Var.-See Ord.	\$676.
Industrial	Var.-See Ord.	Var.-See Ord.	\$147.

Ordinance O-02-00 is found in Appendix B and Ordinance O-14-06 is found in Appendix C of the Initial Report. Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

IMPACT FEE EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were mostly accounted for in Fund 249 (Traffic Impact Fund). The projects are identified with as much information as was available in the accounting reports without going into the detail.

The bottom part of the schedule on the next page shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

No effort was made in the accounting records to distinguish the funding source for the projects.

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year by each fee and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) By combining the Traffic Impact expenditures in the same fund with the SANBAG expenditures, the City's accounting system does not give a clear picture of the individual fee transactions and balances. It is recommended that each impact fee be in its own fund or, at least the interest earnings split between the two fees and the project expenditures clearly labeled as to the source of revenue paying for the project.
- 2) The Development Impact Fee Justification Study (Appendix B of this Report) does not clearly state how the existing balance in the Traffic Impact Fund was considered in the calculation of the new impact fees.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
TRAFFIC IMPACT (249) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

FISCAL YEAR	PRIOR BALANCE	REVENUES (249-6731/7829)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		LOCAL TRAF. DIF	NEXUS INFRA. DIF	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$2,461,380.15		\$822,806.39	\$3,284,186.54	\$3,284,186.54		\$3,284,186.54	\$0.00
2007-08	\$0.00	\$250,579.42		\$26,212.11	\$276,791.53	\$276,791.53		\$276,791.53	\$0.00
2008-09	\$0.00	\$111,545.31	\$178,785.30	\$26,054.73	\$316,385.34	\$316,385.34		\$316,385.34	\$0.00
2009-10	\$0.00	\$16,545.43	\$138,657.70	\$15,923.74	\$171,126.87	\$171,126.87		\$171,126.87	\$0.00
2010-11	\$0.00	\$15,623.00	\$206,800.23	\$5,493.16	\$227,916.39	\$227,916.39		\$227,916.39	\$0.00
2011-12	\$0.00	\$3,642.00	\$39,554.20	\$681.17	\$43,877.37	\$43,877.37		\$43,877.37	\$0.00
2012-13	\$0.00	\$124,917.07	\$406,514.50	\$831.62	\$532,263.19	\$532,263.19		\$532,263.19	\$0.00
2013-14	\$0.00	\$485,460.00	\$1,090,379.67	\$3,715.30	\$1,579,554.97	\$1,579,554.97		\$1,579,554.97	\$0.00
2014-15	\$0.00	\$39,046.83	\$75,620.47	\$6,527.39	\$121,194.69	\$121,194.69		\$121,194.69	\$0.00
2015-16	\$0.00	\$117,983.00	\$255,168.76	\$9,278.79	\$382,430.55	\$382,430.55		\$382,430.55	\$0.00
2016-17	\$0.00	\$1,118,414.00	\$2,266,413.00	\$149,225.83	\$3,534,052.83	\$612,775.05		\$612,775.05	\$2,921,277.78
2017-18	\$2,921,277.78	\$460,847.51	\$966,468.00	\$23,735.94	\$1,451,051.45	\$0.00		\$0.00	\$4,372,329.23
2018-19	\$4,372,329.23	\$1,052,101.87	\$1,898,851.85	\$209,210.16	\$3,160,163.88	\$0.00		\$0.00	\$7,532,493.11
2019-20	\$7,532,493.11	\$261,854.33	\$1,181,656.49	\$195,489.57	\$1,639,000.39	\$0.00		\$0.00	\$9,171,493.50
SUMMARY	\$0.00	\$6,519,939.92	\$8,704,870.17	\$1,495,185.90	\$16,719,995.99	\$7,548,502.49	\$0.00	\$7,548,502.49	\$9,171,493.50

LIBRARY DIF

FUND 250

OVERVIEW

DIFs were initially established for the Library by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The DIFs were recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of this Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019, by DTA of Newport Beach (attached as Appendix B to this Report).

The current enabling Ordinance states that "...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...." (Ord. O-02-20, Sec. 2, B, 3).

The Study indicated that the library needs would cost \$11,450,000 of which \$2,257,057 would come from new development. The Study based the fees on offsetting revenues of \$963 when the available revenues (balance) on 6/30/2019 was calculate to be \$261,606.

SCHEDULE OF LIBRARY DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00	Current O-02-20
Residential (per Unit)		
Single Family Housing	\$215	\$515
Multiple Family Housing	\$191	\$392
Nonresidential per 1,000 Sq.Ft.		
Commercial	\$59	\$125
Office	\$43	\$214
Industrial	\$35	\$46

Ordinance O-02-00 is found in Appendix B of the Initial Report. Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

LIBRARY DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the Capital Projects Fund (450). The Library Development Fee Fund (250) then reimbursed the Capital Projects Fund. The total expenditures for prior Library DIF projects as of June 30, 2020 is now \$40,236.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
FOR
LIBRARY DEVELOPMENT IMPACT (250) FUND
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

EXPENDITURES	PRIOR YRS	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
General Fund Expenditures															\$0.00
Fund 450 Expenditures	\$40,183.30														\$40,183.30
Professional Services												\$52.93			\$52.93
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
TOTAL	\$40,183.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52.93	\$0.00	\$0.00	\$40,236.23

APPLIED TO FISCAL YEAR															
PRIOR YEARS	\$40,183.30												\$52.93		\$40,236.23
FY 2007-08															\$0.00
FY 2008-09															\$0.00
FY 2009-10															\$0.00
FY 2010-11															\$0.00
FY 2011-12															\$0.00
FY 2012-13															\$0.00
FY 2013-14															\$0.00
FY 2014-15															\$0.00
FY 2015-16															\$0.00
FY 2016-17															\$0.00
FY 2017-18															\$0.00
FY 2018-19															\$0.00
FY 2019-20															\$0.00
APPLIED TOTAL	\$40,183.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52.93	\$0.00	\$0.00	\$40,236.23

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) A minimal amount of Library Development Impact Fees was spent during FY 2019-2020. The current available monies for Library projects are just over \$308K. New development's share of every proposed project in the "new" DIF Report except for a new library is \$285,852. Unfortunately, the balance of those projects has to be paid by existing City monies to the amount of about \$1.2M.
- 2) The DTA Report states that the number of EDUs assigned to new development is 19.1% of the total build-out EDUs. It is actually 19.71% (4387/22251) which the DTA Report confirms in its Appendix B. Possibly, this was a clerical error in preparing the final version of the Report. Unfortunately, this error was picked-up in the Ordinance.
- 3) From an accounting standpoint, the new fees are also based on Offsetting Revenues of \$963 where the 6/30/2019 information available, listed \$262K. The new fees are overstated less than 3% which will be wiped-out by inflation before it matters.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
LIBRARY DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6738: 3148)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$133,055.28		\$6,660.46	\$139,715.74	\$40,236.23		\$40,236.23	\$99,479.51
2007-08	\$99,479.51	\$8,637.00		\$596.23	\$9,233.23	\$0.00		\$0.00	\$108,712.74
2008-09	\$108,712.74	\$2,364.08		\$238.59	\$2,602.67	\$0.00		\$0.00	\$111,315.41
2009-10	\$111,315.41	\$4,343.00		\$57.08	\$4,400.08	\$0.00		\$0.00	\$115,715.49
2010-11	\$115,715.49	\$2,126.00		\$115.74	\$2,241.74	\$0.00		\$0.00	\$117,957.23
2011-12	\$117,957.23	\$2,448.00		\$77.01	\$2,525.01	\$0.00		\$0.00	\$120,482.24
2012-13	\$120,482.24	\$6,941.75		\$47.76	\$6,989.51	\$0.00		\$0.00	\$127,471.75
2013-14	\$127,471.75	\$24,299.18		\$90.27	\$24,389.45	\$0.00		\$0.00	\$151,861.20
2014-15	\$151,861.20	\$5,003.74		\$611.05	\$5,614.79	\$0.00		\$0.00	\$157,475.99
2015-16	\$157,475.99	\$4,141.13		\$763.64	\$4,904.77	\$0.00		\$0.00	\$162,380.76
2016-17	\$162,380.76	\$34,433.00		\$1,151.31	\$35,584.31	\$0.00		\$0.00	\$197,965.07
2017-18	\$197,965.07	\$25,112.00		\$1,111.37	\$26,223.37	\$0.00		\$0.00	\$224,188.44
2018-19	\$224,188.44	\$30,199.09		\$7,660.63	\$37,859.72	\$0.00		\$0.00	\$262,048.16
2019-20	\$262,048.16	\$39,793.14		\$6,270.62	\$46,063.76	\$0.00		\$0.00	\$308,111.92

SUMMARY	\$0.00	\$322,896.39	\$0.00	\$25,451.76	\$348,348.15	\$40,236.23	\$0.00	\$40,236.23	\$308,111.92
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CIVIC CENTER DIF

FUND 251

OVERVIEW

DIFs were initially established for the Civic Center by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The DIFs were recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of this Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019 by DTA of Newport Beach (attached as Appendix B to this Report).

The enabling Ordinance states that “...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...” (Ord. O-02-20, Sec. 2, B, 4)

The Study indicated that the civic center needs would cost \$4,000,000 of which \$788,558 would come from new development. The Study based the fees on offsetting revenues of \$-0- when the available revenues (balance) on 6/30/2019 was calculate to be \$112,826.

SCHEDULE OF CIVIC CENTER DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00	Current O-02-20
Residential (per Unit)		
Single Family Housing	\$77	\$180
Multiple Family Housing	\$67	\$137
Nonresidential (per 1,000 Sq.Ft.)		
Commercial	\$65	\$44
Office	\$71	\$75
Industrial	\$26/\$39	\$16

Ordinance O-02-00 is found in Appendix B of the Initial Report. Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

CIVIC CENTER DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the General Fund and in the Capital Projects Fund (450). The New Facilities Development Fee Fund (250) then reimbursed the respective funds. The total expenditures for prior Civic Center DIF projects as of June 30, 2020 was \$94,200.

The bottom part of the schedule on the next page shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

**CITY OF COLTON
DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURE REPORT
FOR THE
CIVIC CENTER DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020**

EXPENDITURES	PRIOR YRS	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
															\$0.00
General Fund Expenditures	\$71,485.54														\$71,485.54
															\$0.00
Fund 450 Expenditure		\$5,762.96	\$16,683.34												\$22,446.30
															\$0.00
Professional Services									\$268.15						\$268.15
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
TOTAL	\$71,485.54	\$5,762.96	\$16,683.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$268.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94,199.99

APPLIED TO FISCAL YEAR															
PRIOR YEARS	\$71,485.54	\$1,608.63													\$73,094.17
FY 2007-08		\$4,154.33	\$24.52												\$4,178.85
FY 2008-09			\$2,266.75												\$2,266.75
FY 2009-10			\$1,554.17												\$1,554.17
FY 2010-11			\$801.37												\$801.37
FY 2011-12			\$891.18												\$891.18
FY 2012-13			\$5,726.35												\$5,726.35
FY 2013-14			\$5,419.00						\$268.15						\$5,687.15
FY 2014-15															\$0.00
FY 2015-16															\$0.00
FY 2016-17															\$0.00
FY 2017-18															\$0.00
FY 2018-19															\$0.00
FY 2019-20															\$0.00
APPLIED TOTAL	\$71,485.54	\$5,762.96	\$16,683.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$268.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94,199.99

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) From an accounting standpoint, the new fees are based on Offsetting Revenues of \$-0- where the 6/30/2019 information available listed \$113K. The effect of this difference has not been calculated.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
CIVIC CENTER DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6736: 3146)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$69,566.42		\$3,527.75	\$73,094.17	\$73,094.17		\$73,094.17	\$0.00
2007-08	\$0.00	\$3,909.00		\$269.85	\$4,178.85	\$4,178.85		\$4,178.85	\$0.00
2008-09	\$0.00	\$2,058.96		\$207.79	\$2,266.75	\$2,266.75		\$2,266.75	\$0.00
2009-10	\$0.00	\$1,534.00		\$20.17	\$1,554.17	\$1,554.17		\$1,554.17	\$0.00
2010-11	\$0.00	\$760.00		\$41.37	\$801.37	\$801.37		\$801.37	\$0.00
2011-12	\$0.00	\$864.00		\$27.18	\$891.18	\$891.18		\$891.18	\$0.00
2012-13	\$0.00	\$5,687.23		\$39.12	\$5,726.35	\$5,726.35		\$5,726.35	\$0.00
2013-14	\$0.00	\$21,063.85		\$78.26	\$21,142.11	\$5,687.15		\$5,687.15	\$15,454.96
2014-15	\$15,454.96	\$4,232.00		\$18.83	\$4,250.83	\$0.00		\$0.00	\$19,705.79
2015-16	\$19,705.79	\$4,013.00		\$98.29	\$4,111.29	\$0.00		\$0.00	\$23,817.08
2016-17	\$23,817.08	\$35,712.28		\$316.25	\$36,028.53	\$0.00		\$0.00	\$59,845.61
2017-18	\$59,845.61	\$20,213.00		\$346.65	\$20,559.65	\$0.00		\$0.00	\$80,405.26
2018-19	\$80,405.26	\$29,360.46		\$3,060.32	\$32,420.78	\$0.00		\$0.00	\$112,826.04
2019-20	\$112,826.04	\$3,454.00		\$2,586.22	\$6,040.22	\$0.00		\$0.00	\$118,866.26

SUMMARY	\$0.00	\$202,428.20	\$0.00	\$10,638.05	\$213,066.25	\$94,199.99	\$0.00	\$94,199.99	\$118,866.26
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FIRE PROTECTION DIF

FUND 252

OVERVIEW

DIFs were initially established for Fire Protection by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The DIFs were recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of this Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019 by DTA of Newport Beach (attached as Appendix B to this Report).

The enabling Ordinance states that "...In order to serve new development through build-out...The fees would be used to construct a new station and training tower, relocate a station and increase the number of emergency response vehicles..." (Ord. O-02-20, Sec. 2, B, 1)

The Study indicated that the Fire needs would cost \$19,350,000 of which \$3,814,648 would come from new development. The Study based the fees on offsetting revenues of \$-0- when the available revenues (balance) on 6/30/2019 was calculate to be \$165K.

SCHEDULE OF FIRE PROTECTION DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00	Current O-02-20
Residential (per Unit)		
Single Family Housing	\$106	\$870
Multiple Family Housing	\$93	\$662
Nonresidential (per 1,000 Sq.Ft.)		
Commercial	\$90	\$211
Office	\$98	\$362
Industrial	\$36/\$54	\$79

Ordinance O-02-00 is found in Appendix B of the Initial Report. Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

FIRE PROTECTION DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the General Fund and in the Capital Projects Fund (450). The New Facilities Development Fee Fund (250) then reimbursed the respective funds. The total expenditures for Fire Protection DIF projects as of June 30, 2019 was basically unchanged at \$115,734.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB1600.

**CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
FOR
FIRE PROTECTION DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020**

EXPENDITURES	PRIOR YRS	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
															\$0.00
General Fund Expenditures	\$42,535.97														\$42,535.97
															\$0.00
Fund 450 Expenditure	\$14,336.23	\$10,965.00	\$47,524.87												\$72,826.10
															\$0.00
Professional Services									\$371.61						\$371.61
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
TOTAL	\$56,872.20	\$10,965.00	\$47,524.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$371.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,733.68

APPLIED TO FISCAL YEAR															
PRIOR YEARS	\$56,872.20	\$10,965.00	\$33,357.27												\$101,194.47
FY 2007-08			\$5,872.19												\$5,872.19
FY 2008-09			\$3,139.34												\$3,139.34
FY 2009-10			\$2,247.15												\$2,247.15
FY 2010-11			\$1,104.00												\$1,104.00
FY 2011-12			\$1,240.84												\$1,240.84
FY 2012-13			\$564.08						\$371.61						\$935.69
FY 2013-14															\$0.00
FY 2014-15															\$0.00
FY 2015-16															\$0.00
FY 2016-17															\$0.00
FY 2017-18															\$0.00
FY 2018-19															\$0.00
FY 2019-20															\$0.00
APPLIED TOTAL	\$56,872.20	\$10,965.00	\$47,524.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$371.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,733.68

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) From an accounting standpoint, the new fees are based on Offsetting Revenues of \$-0- where the 6/30/2019 information available listed \$165K. The effect of this difference has not been calculated.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
FIRE PROTECTION DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6737: 3147)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$96,298.82		\$4,895.65	\$101,194.47	\$101,194.47		\$101,194.47	\$0.00
2007-08	\$0.00	\$5,493.00		\$379.19	\$5,872.19	\$5,872.19		\$5,872.19	\$0.00
2008-09	\$0.00	\$2,851.56		\$287.78	\$3,139.34	\$3,139.34		\$3,139.34	\$0.00
2009-10	\$0.00	\$2,218.00		\$29.15	\$2,247.15	\$2,247.15		\$2,247.15	\$0.00
2010-11	\$0.00	\$1,047.00		\$57.00	\$1,104.00	\$1,104.00		\$1,104.00	\$0.00
2011-12	\$0.00	\$1,203.00		\$37.84	\$1,240.84	\$1,240.84		\$1,240.84	\$0.00
2012-13	\$0.00	\$7,866.62		\$54.12	\$7,920.74	\$935.69		\$935.69	\$6,985.05
2013-14	\$6,985.05	\$29,157.72		\$108.32	\$29,266.04	\$0.00		\$0.00	\$36,251.09
2014-15	\$36,251.09	\$5,942.00		\$41.85	\$5,983.85	\$0.00		\$0.00	\$42,234.94
2015-16	\$42,234.94	\$4,186.53		\$202.00	\$4,388.53	\$0.00		\$0.00	\$46,623.47
2016-17	\$46,623.47	\$49,408.86		\$519.70	\$49,928.56	\$0.00		\$0.00	\$96,552.03
2017-18	\$96,552.03	\$24,470.00		\$543.73	\$25,013.73	\$0.00		\$0.00	\$121,565.76
2018-19	\$121,565.76	\$38,926.94		\$4,537.16	\$43,464.10	\$0.00		\$0.00	\$165,029.86
2019-20	\$165,029.86	\$38,943.71		\$4,006.99	\$42,950.70	\$0.00		\$0.00	\$207,980.56

SUMMARY	\$0.00	\$308,013.76	\$0.00	\$15,700.48	\$323,714.24	\$115,733.68	\$0.00	\$115,733.68	\$207,980.56
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LAW ENFORCEMENT DIF
FUND 253

OVERVIEW

DIFs were initially established for Law Enforcement by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The DIFs were recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of this Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019 by DTA of Newport Beach (attached as Appendix B to this Report).

The enabling Ordinance states that “...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 substation for additional officers, the purchase of additional vehicles and equipment, and weapons....” (Ord. O-02-20, Sec. 2, B, 2)

The Study indicated that the Law Enforcement needs would cost \$25,223,000 of which \$4,972,449 would come from new development. The Study based the fees on offsetting revenues of \$-0- when the available revenues (balance) on 6/30/2019 was calculate to be about \$200K.

SCHEDULE OF LAW ENFORCEMENT DIF RATE HISTORY

The following schedule shows the history of this fee:

	O-02-00	Current O-02-20
Residential (per Unit)		
Single Family Housing	\$149	\$1,134
Multiple Family Housing	\$131	\$863
Nonresidential		
Commercial	\$126	\$276
Office	\$138	\$472
Industrial Park	\$50/\$76	\$102

Ordinance O-02-00 is found in Appendix B of the Initial Report. Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

LAW ENFORCEMENT DIF EXPENDITURES

The schedule on the next page has two parts. The top part shows the projects associated with this fund. The projects were accounted for in the General Fund and in the Capital Projects Fund (450). The New Facilities Development Fee Fund (250) then reimbursed the respective funds. The total expenditures for Law Enforcement DIF projects as of June 30, 2019 was \$203,893.

The bottom part shows the fiscal year revenues that financed the projects. This bottom part is necessary to assure compliance with the fiscal year expenditure requirements of AB-1600.

**CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
FOR
LAW ENFORCEMENT DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020**

EXPENDITURES	PRIOR YRS	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
															\$0.00
General Fund Expenditures	\$144,309.08														\$144,309.08
															\$0.00
Fund 450 Expenditure		\$11,412.41	\$47,638.28												\$59,050.69
															\$0.00
Professional Services									\$532.86						\$532.86
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
															\$0.00
TOTAL	\$144,309.08	\$11,412.41	\$47,638.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$532.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$203,892.63

APPLIED TO FISCAL YEAR															
PRIOR YEARS	\$144,309.08	\$2,199.98													\$146,509.06
FY 2007-08		\$8,232.62													\$8,232.62
FY 2008-09		\$979.81	\$3,387.55												\$4,367.36
FY 2009-10			\$3,158.98												\$3,158.98
FY 2010-11			\$1,552.14												\$1,552.14
FY 2011-12			\$1,744.19												\$1,744.19
FY 2012-13			\$11,025.81												\$11,025.81
FY 2013-14			\$26,769.61						\$532.86						\$27,302.47
FY 2014-15															\$0.00
FY 2015-16															\$0.00
FY 2016-17															\$0.00
FY 2017-18															\$0.00
FY 2018-19															\$0.00
FY 2019-20															\$0.00
APPLIED TOTAL	\$144,309.08	\$11,412.41	\$47,638.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$532.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$203,892.63

SUMMARY OF REVENUES AND EXPENDITURES

The schedule on the next page is divided vertically into two major sections: Revenues and Expenditures. The Revenue section shows the DIF collections by fiscal year and the interest assigned to the fee balance.

The Expenditure section shows the project costs assigned to that year's revenues. These costs are the "row" totals from the bottom section of the prior schedule. The goal of the expenditure section is to show when a year's DIFs were spent in order to show compliance with AB1600.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) From an accounting standpoint, the new fees are based on Offsetting Revenues of \$-0- where the 6/30/2019 information available listed about \$200K. The effect of this difference has not been calculated.

CITY OF COLTON
SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
FOR THE
LAW ENFORCEMENT DEVELOPMENT IMPACT FEE
FROM INCEPTION IN FY 2000-2001 THROUGH FY 2019-2020

FISCAL YEAR	PRIOR BALANCE	REVENUES (250-6739: 3149)				EXPENDITURES BY YEAR OF FUNDING			AVAILABLE BALANCE
		DIF	NON-DIF REV	INT./TSFR IN	TOTAL	OUTLAY	TSFR OUT	TOTAL	
PRIOR YRS	\$0.00	\$139,532.75		\$6,976.31	\$146,509.06	\$146,509.06		\$146,509.06	\$0.00
2007-08	\$0.00	\$7,701.00		\$531.62	\$8,232.62	\$8,232.62		\$8,232.62	\$0.00
2008-09	\$0.00	\$3,967.00		\$400.36	\$4,367.36	\$4,367.36		\$4,367.36	\$0.00
2009-10	\$0.00	\$3,118.00		\$40.98	\$3,158.98	\$3,158.98		\$3,158.98	\$0.00
2010-11	\$0.00	\$1,472.00		\$80.14	\$1,552.14	\$1,552.14		\$1,552.14	\$0.00
2011-12	\$0.00	\$1,691.00		\$53.19	\$1,744.19	\$1,744.19		\$1,744.19	\$0.00
2012-13	\$0.00	\$10,950.47		\$75.34	\$11,025.81	\$11,025.81		\$11,025.81	\$0.00
2013-14	\$0.00	\$41,029.79		\$152.43	\$41,182.22	\$27,302.47		\$27,302.47	\$13,879.75
2014-15	\$13,879.75	\$8,458.00		\$19.95	\$8,477.95	\$0.00		\$0.00	\$22,357.70
2015-16	\$22,357.70	\$7,948.90		\$115.29	\$8,064.19	\$0.00		\$0.00	\$30,421.89
2016-17	\$30,421.89	\$69,332.67		\$524.33	\$69,857.00	\$0.00		\$0.00	\$100,278.89
2017-18	\$100,278.89	\$39,032.00		\$600.30	\$39,632.30	\$0.00		\$0.00	\$139,911.19
2018-19	\$139,911.19	\$54,578.55		\$5,384.63	\$59,963.18	\$0.00		\$0.00	\$199,874.37
2019-20	\$199,874.37	\$62,256.07		\$4,960.45	\$67,216.52	\$0.00		\$0.00	\$267,090.89

SUMMARY	\$0.00	\$451,068.20	\$0.00	\$19,915.32	\$470,983.52	\$203,892.63	\$0.00	\$203,892.63	\$267,090.89
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WASTE/WATER FACILITIES DIF

ACCOUNTING FOUND IN

FUNDS 521 & 522

OVERVIEW

The previous DIFs in this Report were established or modified by Ordinance O-02-00 adopted on March 21, 2000 (Appendix B - Initial Report). The DIF in this section was established by Ordinance O-02-20 adopted on February 4, 2020 and included as Appendix A of this Report

The enabling Ordinance stated that “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...” (Ord. O-02-20, Sec. 2, C)

The Study indicated that the estimated cost for water facilities is \$29,000,000 and the estimated cost for wastewater facilities is \$56,450,000 in FY 2020 dollars. Some of the project costs are allocated between new and existing development based on their level of benefit.

The City previously charged connection fees for water and wastewater. This Ordinance is the first time that the City has identified similar fees as development impact fees.

SCHEDULE OF WASTE/WATER FACILITIES DIF RATE HISTORY

The following schedule shows the history of this fee:

(based on Meter Size)	Current O-02-20
Residential	
Residential ¾” Meter	\$2,968
Residential 1” Meter	\$4,956
Nonresidential	
Lowest – ¾” Meter Up to (See Ord. Exhibit A)	\$2,968
Highest – 12” Meter	\$333,893

Ordinance O-02-20, the authorization for the current fees, is found in Appendix A of this Report.

WASTE/WATER FACILITY DIF EXPENDITURES

Staff has identified expenditure activities in Funds 521 and 522 that qualify as expenditures against these development impact fees. Since the accounts are neither exclusive nor complete, there will be no analysis of the expenditures pending staff review of the accounting.

WASTE/WATER FACILITY DIF REVENUES

Staff has identified revenue accounts in Funds 521 and 522 where these DIFs were recorded. Since it is uncertain that the accounts are complete, there will be no analysis of the revenues pending staff review of the accounting.

SUMMARY OF REVENUES AND EXPENDITURES

Staff needs to address two issues: (1) are prior connection charges to be considered DIFs and, if so, what is their history and the current unspent balance. (2) how does the City want to account for this DIF.

FINDINGS

Findings are presented in each DIF section and summarized in the front of this Report.

- 1) There is no direction in O-02-20 that requires the water and the wastewater DIFs to be accounted for in separate funds. Since Fund 521 and 522 are enterprise funds, there is no problem accounting for the DIFs in a restricted reserve. Currently, there is no distinct accounting for the DIF revenues and expenditures and there is no specific reserve established for DIFs collected but not spent.

APPENDIX A
ORDINANCE O-02-20

1 improvements in the City, specifically the facilities identified on the Needs List. The fee will
2 provide a source of revenue to the City to allow for the acquisition, installation, and construction
3 of needed traffic facilities, which in turn will both preserve the quality of life in the City and
4 protect the health, safety, and welfare of the existing and future residents and employees. Without
5 future development many of the new traffic facilities on the Needs List would not be necessary as
6 the existing facilities are generally adequate for Colton's present population.

7
8 *Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities*
9 *shall be identified. That identification may, but need not, be made by reference to a capital*
10 *improvement plan as specified in Section 65403 or 66002, may be made in applicable general or*
11 *specific plan requirements, or may be made in other public documents that identify the public*
12 *facilities for which the fee is charged. [Government Code Section 66001 (A)(1)].*

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

- 18 ■ Agua Mansa Road Widening including Bridge Widening at Rialto Channel
- 19 ■ La Cadena Bridge Replacement at Santa Ana River
- 20 ■ Mt. Vernon Ave. Bridge Widening over UPRR
- 21 ■ Mt. Vernon Ave. Bridge Widening over Santa Ana River
- 22 ■ Barton Bridge Replacement Project
- 23 ■ Fairway Drive road and Bridge Widening
- 24 ■ Reche Canyon Road Realignment to Hunts Lane
- 25 ■ I-10/Mt. Vernon Bridge Replacement Project
- 26 ■ San Bernardino Ave. Road Widening
- 27 ■ Traffic Signal Installation - San Bernardino/Meridian
- 28 ■ 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).

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

3 The Traffic Facilities Fee will include infrastructure necessary for safe and efficient vehicular
4 access throughout the City. These improvements are listed in the City's General Plan. The fees
5 will be expended for the acquisition, installation, and construction of the traffic facilities identified
6 on the Needs List and other authorized uses, as that is the purpose for which the fee is collected.
7 Each development will contribute to the need for new traffic facilities. Without future
8 development, (both residential and non-residential) the City would have no need to construct
9 many of the traffic facilities on the Needs List. For all other facilities, the costs have been
10 allocated to both existing and new development based on their level of benefit. Consequently, all
11 new development within the City, irrespective of location, contributes to the direct and cumulative
12 impacts of development on traffic facilities and creates the need for new facilities to accommodate
13 growth.

14
15 *Determine how there is a reasonable relationship between the need for the public facility and the*
16 *type of development project on which the fee is imposed. [Government Code Section*
17 *66001(A)(1)]:*

18 New residential and non-residential development will generate additional residents and employees
19 who will create additional vehicular and non-vehicular traffic. Streets will have to be improved or
20 extended to meet the increased demand. Thus, there is a relationship between new development
21 and the need for new transportation facilities. Fees collected from new development will be used
22 exclusively for Traffic facilities on the Needs List. All new development within the City,
23 irrespective of location, contributes to the direct and cumulative impacts of development on traffic
24 facilities and creates the need for new facilities to accommodate growth. Without future
25 development, many of the facilities on the Needs Lists would not be necessary. For certain other
26 facilities, the costs have been allocated to both existing and new development based on their level
27 of benefit. For the reasons presented herein, there is a reasonable relationship between the need
28 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)]:

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

7
8 New development impacts facilities directly and cumulatively. In fact, without any future
9 development, the acquisition, construction, and/or installation of many of the traffic facilities on
10 the Needs Lists would not be necessary as existing City facilities are generally adequate. Even
11 new development located adjacent to existing facilities will utilize and benefit from facilities on
12 the Needs List.

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

20
21 The proposed fee amounts are roughly proportional to the impacts resulting from new
22 development based on the analyses contained in the report. Thus, there is a reasonable
23 relationship between the amount of the fee and the cost of the facilities.

24 **B. Public Facilities Fee (Combined Fire, Police, Library and Civic Center Facilities)**

25
26 **1. Fire Department Facilities Fee**

27
28 *Identify the purpose of the fee. [Government Code Section 66001 (A)(1)]:*

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

9
10 *Identify the use to which the fee is to be put. If the use is financing public facilities, the*
11 *facilities shall be identified. That identification may, but need not, be made by reference to a*
12 *capital improvement plan as specified in Section 65403 or 66002, may be made in applicable*
13 *general or specific plan requirements, or may be made in other public documents that identify*
14 *the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:*

15 In order to serve new development through build-out, the City identified the need for an
16 additional fire station, a fire training facility, equipment replacement, an equipment storage
17 facility, and vehicle acquisition. The fees would be used to construct a new station and
18 training tower, relocate a station and increase the number of emergency response vehicles.
19 Specifically, the fee will be used to pay for the Fire Department projects (or portions of the
20 projects) identified in the facilities needs list presented below and in Appendix A of the
21 Development Impact study. The fees cannot be used for any other purpose.

- 22 ▪ Relocate Fire Station 213
- 23 ▪ New Station 213 Training Tower/Facility/EOC
- 24 ▪ Relocation of Station 212 (Station / Land)
- 25 ▪ Medic Engine (2)
- 26 ▪ Medic Truck/Quint
- 27 ▪ Medic Squad x2
- 28 ▪ Utility Truck
- Fire Equipment Storage Facility

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

31 New residential and non-residential development will generate additional residents and
32 employees who will require additional service calls increasing the need for trained fire
33 protection personnel. Fire service response extended to new development should be consistent
34 with the fire response currently enjoyed by the City's citizens and business community. Each
35 development will contribute to the need for new public facilities. Without future
36 development, (both residential and non-residential) the City would have no need to construct
37 or provide many of the fire department facilities on the Needs List. For all other facilities, the
38 costs have been allocated to both existing and new development based on their level of

1 benefit. Consequently, all new development within the City, irrespective of location,
2 contributes to the direct and cumulative impacts of development on fire department facilities
3 and creates the need for new facilities to accommodate growth.

4 *Determine how there is a reasonable relationship between the need for the public facility and*
5 *the type of development project on which the fee is imposed. [Government Code Section*
6 *66001(A)(1)]:*

7 Equipment and vehicles used to provide these services will have to be purchased or replaced
8 and facilities will need to be constructed to meet this increased demand. Thus, a reasonable
9 relationship exists between the need for fire services facilities and the impact of residential
10 and non-residential development. The Fire Services Facility fees collected from new
11 development will be used exclusively for fire protection purposes. The fee would be collected
12 as the development occurs (usually at the building permit stage). As the new development
13 occurs, the impact is generated. All new development within the City, irrespective of location,
14 contributes to the direct and cumulative impacts of development on fire department facilities
15 and creates the need for new facilities to accommodate growth. Without future development,
16 many of the facilities on the Needs Lists would not be necessary. For certain other facilities,
17 the costs have been allocated to both existing and new development based on their level of
18 benefit. For the reasons presented herein, there is a reasonable relationship between the need
19 for the fire department facilities included on the Needs List and all new development within
20 the City.

21 *The relationship between the amount of the fee and the cost of the public facilities attributable*
22 *to the development upon which the fee is imposed ("Rough Proportionality" Relationship)*
23 *[Government Code 6601 (A)]:*

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

1 New development impacts facilities directly and cumulatively. In fact, without any future
2 development, the acquisition, construction, and/or installation of many of the fire department
3 facilities on the Needs Lists would not be necessary as existing City facilities are generally
4 adequate. Even new development located adjacent to existing facilities will utilize and benefit
5 from facilities on the Needs List.

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

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

17 **2. Police Department Facilities Fee**

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

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

27 *Identify the use to which the fee is to be put. If the use is financing public facilities, the
28 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)].*

1 New residential and non-residential development will generate additional residents and
2 employees who will require additional service calls increasing the need for trained police
3 department personnel. In order to serve new development through the year 2035, the Colton
4 Police Department has identified the need for the construction of a new Police Department
5 Facilities building (25,000 sq. ft.), the upgrade of a sub-station for additional officers, the
6 purchase of additional vehicles and equipment, and weapons. Specifically, the fee will be
7 used to pay for the Police Department projects (or portions of the projects) identified in the
8 facilities needs list presented below and in Appendix A of the Development Impact study.

9 The fees cannot be used for any other purpose.

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

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

25 New residential and non-residential development will generate additional residents and
26 employees who will require additional service calls increasing the need for trained police
27 department personnel. Police service response extended to new development should be
28 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,

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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.

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

3
4 The total number of EDUs calculated for both residential and non-residential development
5 equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development
6 and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new
7 development is divided by the overall total number of EDUs and is illustrated with the
8 following equation: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. So, 19.1% of the \$25,223,000 in
9 total facilities costs equals \$4,972,448. So, in total, \$4,975,448 out of \$25,223,000 in Gross
10 Police Facilities costs would be covered by impact fees on new development

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

14 3. Library Facilities Fee

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

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

23
24 *Identify the use to which the fee is to be put. If the use is financing public facilities, the*
25 *facilities shall be identified. That identification may, but need not, be made by reference to a*
26 *capital improvement plan as specified in Section 65403 or 66002, may be made in applicable*
27 *general or specific plan requirements, or may be made in other public documents that identify*
28 *the public facilities for which the fee is charged. [Government Code Section 66001 (A)(1)]:*

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

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

- 3 ▪ Roof Replacements
- 4 ▪ Remodeling & Repair Projects
- 5 ▪ Books, Movies, Music, Periodicals
- 6 ▪ Furniture Replacement
- 7 ▪ Computer/Hardware Replacement
- 8 ▪ Carpet Replacement
- 9 ▪ Parking Lot Repairs
- 10 ▪ HVAC Replacement
- 11 ▪ New Library Building

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

14 New residential and non-residential development will generate additional residents and
15 employees who will increase the need for library facilities. The Building Development fees
16 collected from new development will be used for a new library building, remodeling and
17 repair projects, the acquisition of books and materials, required replacement of computer
18 hardware and remodeling and capital improvements with a life exceeding 5 years. Each
19 development will contribute to the need for new public library facilities. Without future
20 development, (both residential and non-residential) the City would have no need to construct
21 or provide many of the library facilities on the Needs List. For all other facilities, the costs
22 have been allocated to both existing and new development based on their level of benefit.
23 Consequently, all new development within the City, irrespective of location, contributes to the
24 direct and cumulative impacts of development on library facilities and creates the need for
25 new facilities to accommodate growth.

26 *Determine how there is a reasonable relationship between the need for the public facility and*
27 *the type of development project on which the fee is imposed. [Government Code Section*
28 *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

1 development within the City, irrespective of location, contributes to the direct and cumulative
2 impacts of development on public library facilities and creates the need for new facilities to
3 accommodate growth. Without future development, many of the facilities on the Needs Lists
4 would not be necessary. For certain other facilities, the costs have been allocated to both
5 existing and new development based on their level of benefit. For the reasons presented
6 herein, there is a reasonable relationship between the need for the library facilities included on
7 the Needs List and all new development within the City.

8
9 *The relationship between the amount of the fee and the cost of the public facilities attributable*
10 *to the development upon which the fee is imposed ("Rough Proportionality" Relationship)*
11 *[Government Code 6601 (A)]:*

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

18 New development impacts facilities directly and cumulatively. In fact, without any future
19 development, the acquisition, construction, and/or installation of many of the library facilities
20 on the Needs Lists would not be necessary as existing City facilities are generally adequate.
21 Even new development located adjacent to existing facilities will utilize and benefit from
22 facilities on the Needs List.

23 The total number of EDUs calculated for both residential and non-residential development
24 equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development
25 and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new
26 development is divided by the overall total number of EDUs and is illustrated with the
27 following equation: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. So, 19.1% of the \$11,449,037 in
28 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.

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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)]:

1 New development in the City will generate additional residents and employees who will
2 increase the demand for Citywide services and general government functions. Each
3 development will contribute to the need for new public Civic Center facilities. Without future
4 development, (both residential and non-residential) the City would have no need to construct
5 many of the public facilities on the Needs List. For all other facilities, the costs have been
6 allocated to both existing and new development based on their level of benefit. Consequently,
7 all new development within the City, irrespective of location, contributes to the direct and
8 cumulative impacts of development on public facilities and creates the need for new facilities
9 to accommodate growth.

10
11 *Determine how there is a reasonable relationship between the need for the public facility and*
12 *the type of development project on which the fee is imposed. [Government Code Section*
13 *66001(A)(1)]:*

14 Population and growth have a direct impact on the need for government services and facilities,
15 thus a reasonable relationship exists between new development and government facilities,
16 which will have to be acquired to meet the increased demand. Fees collected from new
17 development will be used exclusively for Civic Center Facilities on the Needs List. All new
18 development within the City, irrespective of location, contributes to the direct and cumulative
19 impacts of development on civic center facilities and creates the need for new facilities to
20 accommodate growth. Without future development, many of the facilities on the Needs Lists
21 would not be necessary. For certain other facilities, the costs have been allocated to both
22 existing and new development based on their level of benefit. For the reasons presented
23 herein, there is a reasonable relationship between the need for the civic center facilities
24 included on the Needs List and all new development within the City.

25 *The relationship between the amount of the fee and the cost of the public facilities attributable*
26 *to the development upon which the fee is imposed ("Rough Proportionality" Relationship)*
27 *[Government Code 6601 (A)]:*

28 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

1 Needs Lists is an efficient, practical, and equitable method of permitting development to
2 proceed in a responsible manner.

3 New development impacts facilities directly and cumulatively. In fact, without any future
4 development, the acquisition, construction, and/or installation of many of the civic center
5 facilities on the Needs Lists would not be necessary as existing City facilities are generally
6 adequate. Even new development located adjacent to existing facilities will utilize and benefit
7 from facilities on the Needs List.

8
9 The total number of EDUs calculated for both residential and non-residential development
10 equals 22,251 (Total EDUs), with 17,864 (Existing EDUs) assigned to existing development
11 and 4,387 (New EDUs) assigned to new development. The number of EDUs assigned to new
12 development is divided by the overall total number of EDUs and is illustrated with the
13 following equation: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. So, 19.1% of the \$4,000,000 in total
14 facilities costs equals \$788,558. In total, \$788,558 out of \$4,000,000 in Gross Civic Center
15 Facilities costs would be covered by impact fees on new development

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

19
20 **C. Waste/Water Facilities Fee**

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

- 27
- 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
- 28

- 1 ▪ Glenwood Wildwood Lift Station rehab
- 2 ▪ Modernize Wastewater Treatment Plant
- 3 ▪ Trenchless technology lining - sewer pipes 2 miles/Year
- 4 ▪ New well 1
- 5 ▪ New well 2
- 6 ▪ New Reservoir for Central Zone
- 7 ▪ New Reservoir for Crystal Ridge
- 8 ▪ Rehab Booster Station - Prado
- 9 ▪ Rehab Booster Station- Crystal Ridge
- 10 ▪ New Booster Station at Rialto Reservoir

11 New development will generate additional residents and employees who will increase the demand
12 for water and wastewater. Each development will contribute to the need for new public facilities.
13 Without future development, (both residential and non-residential) the City would have no need to
14 construct many of the water/wastewater facilities on the Needs List. For all other facilities, the
15 costs have been allocated to both existing and new development based on their level of benefit.
16 Consequently, all new development within the City, irrespective of location, contributes to the
17 direct and cumulative impacts of development on water/wastewater facilities and creates the need
18 for new facilities to accommodate growth.

19 All new development in the City impacts public facilities. Moreover, each individual
20 development project and its related increase in population and/or employment, along with the
21 cumulative impacts of all development in the City, will adversely impact existing facilities. Thus,
22 imposition of the fee to finance the water/wastewater facilities on the Needs Lists is an efficient,
23 practical, and equitable method of permitting development to proceed in a responsible manner.

24 New development impacts facilities directly and cumulatively. In fact, without any future
25 development, the acquisition, construction, and/or installation of many of the water/wastewater
26 facilities on the Needs Lists would not be necessary as existing City facilities are generally
27 adequate. Even new development located adjacent to existing facilities will utilize and benefit
28 from facilities on the Needs List.

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

8
9 Based on the estimated wastewater facilities cost of \$56,450,000, DTA has calculated the cost per
10 GPD at \$9.30. The fee amount for a residential unit is determined by multiplying the cost per GPD
11 (\$9.30) times the number of wastewater GPD for residential units (208), which results in a fee
12 amount of \$1,932 per residential unit with a 3/4" meter and \$3,226 for a residential unit with a 1"
13 meter. The non-residential fees vary depending on the size of the meter and range from \$1,932 for
14 a 3/4" meter to \$217,341 for a 12" meter.

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

18 **D. Park Facilities Fee**

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

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

24
25 *Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities*
26 *shall be identified. That identification may, but need not, be made by reference to a capital*
27 *improvement plan as specified in Section 65403 or 66002, may be made in applicable general or*
28 *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,

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

11
12 *Determine how there is a reasonable relationship between the fee's use and the type of*
13 *development project on which the fee is imposed. [Government Code Section 66001 (A)(3)]:*

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

19 *Determine how there is a reasonable relationship between the need for the public facility and the*
20 *type of development project on which the fee is imposed. [Government Code Section*
21 *66001(A)(1)]:*

22 New development and the consequential increase in demand will necessitate the
23 improvement/expansion of existing Park and Recreational facilities. Fees collected from new
24 development will be used exclusively for the improvement of Park and Recreation Facilities on
25 the Needs List. The project costs related to park development are based on a standard of 5 acres
26 per 1,000 residents, therefore, there is a reasonable relationship between the needs for the facilities
27 and new development. Fees collected from new development will be used exclusively for these
28 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)]:

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

6 New development impacts facilities directly and cumulatively. In fact, without any future
7 development, the construction, and/or installation of many of the parks and recreation facilities
8 would not be necessary as existing City facilities are generally adequate. Even new development
9 located adjacent to existing facilities will utilize and benefit from new facilities.

10
11 Using the City's Park Standard of 5.0 acres per 1,000 residents, and employing the concept of an
12 "Equivalent Benefit Unit" ("EBU"), DTA links the demand for park facilities (per residential
13 dwelling unit, or per non-residential thousand square feet, for each land use type) to the acreage of
14 park land needed to be developed and improved to satisfy this level of demand.

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

23
24 The proposed fee amounts are roughly proportional to the impacts resulting from new
25 development based on the analyses contained in the report. Thus, there is a reasonable
26 relationship between the amount of the fee and the cost of the facilities.

27 **SECTION 3. Supporting Evidence & Study.** The adoption of this Ordinance is
28 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

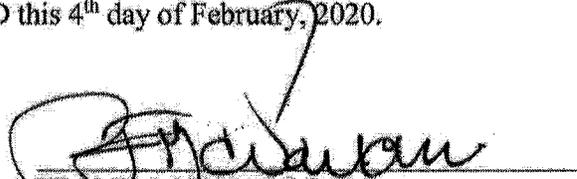
1 impact fees do not exceed the cost to the City of providing noted facilities is hereby accepted
2 by the City Council.

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

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

10 **SECTION 6. Effective Date of Ordinance.** The Mayor shall sign this ordinance and
11 the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or
12 a summary of it, to be published in a newspaper published and circulated in the City of
13 Colton, and thereupon and thereafter this ordinance shall take effect and be in force according
14 to law. The fees described herein shall take effect on March 4, 2020.

15 PASSED, APPROVED, AND ADOPTED this 4th day of February, 2020.

16 
17 _____
18 FRANK J. NAVARRO
19 Mayor

20 ATTEST:

21 
22 _____
23 CAROLINA R. PADILLA
24 City Clerk

25 APPROVED AS TO FORM:

26 
27 _____
28 Best Best & Krieger LLP
City Attorney

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Exhibit A Development Impact Fees and Capacity Fees

Land Use	Residential		Non-Residential		
	Single-family	Multi-Family	Commercial	Office	Industrial
	\$ per Unit	\$ per unit	\$ per 1,000 SF	\$ per 1,000 SF	\$ 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 See Table below [2]		
1" Meter	\$4,956	\$4,956			
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

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

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss.
3 CITY OF COLTON)

4 **CERTIFICATION**

5
6 I, **CAROLINA R. PADILLA**, City Clerk for the City of Colton, California, do hereby
7 certify that the foregoing is a full, true and correct copy of **ORDINANCE NO. O-02-20**, duly
8 adopted by the City Council of said City, and approved by the Mayor of said City, at its
9 Regular Meeting of said City Council held on the 4th day of **February 2020**, and that it was
10 adopted by the following vote, to wit:

11 AYES: COUNCILMEMBER Toro, Cisneros, Koperski, González,
12 Suchil, Mayor Navarro
13 NOES: COUNCILMEMBER None
14 ABSTAIN: COUNCILMEMBER None
15 ABSENT: COUNCILMEMBER Woods
16

17 **IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of
18 the City of Colton, California, this ___ day of _____, ____.

19
20
21 _____
22 **CAROLINA R. PADILLA**
23 City Clerk
24 City of Colton

25
26
27
28 (SEAL)

APPENDIX B

DIF JUSTIFICATION STUDY



www.FinanceDTA.com

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

Report Date: October 30, 2019

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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, Water/Wastewater and Park Development, and fees 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
Water / Wastewater Fee					
3/4" Meter	\$2,968	\$2,968	Non - Residential Land Use See Table below [2]		
1" Meter	\$4,956	\$4,956			
Park Development Fee [1]	\$5,714	\$4,351	\$0.74	\$1.27	\$0.28

[1] Non-residential Park Development fees are per square foot.
 [2] Water/Wastewater fees are determined by meter size instead of land use.

Table ES-1: Development Impact Fees Summary (continued)

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

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.

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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ Business / professional office; and ▪ Professional medical office.

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 remaining 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)

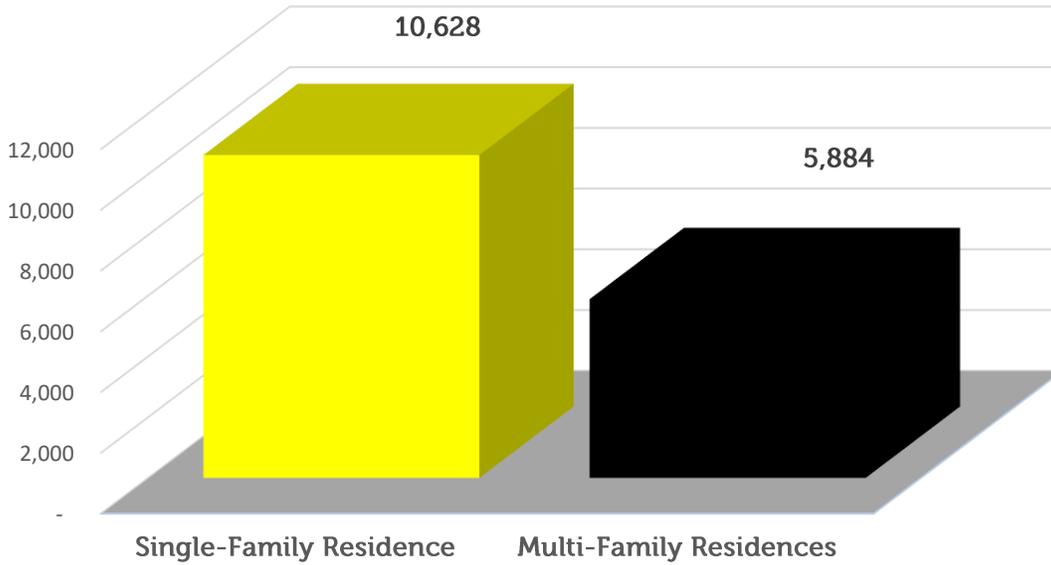
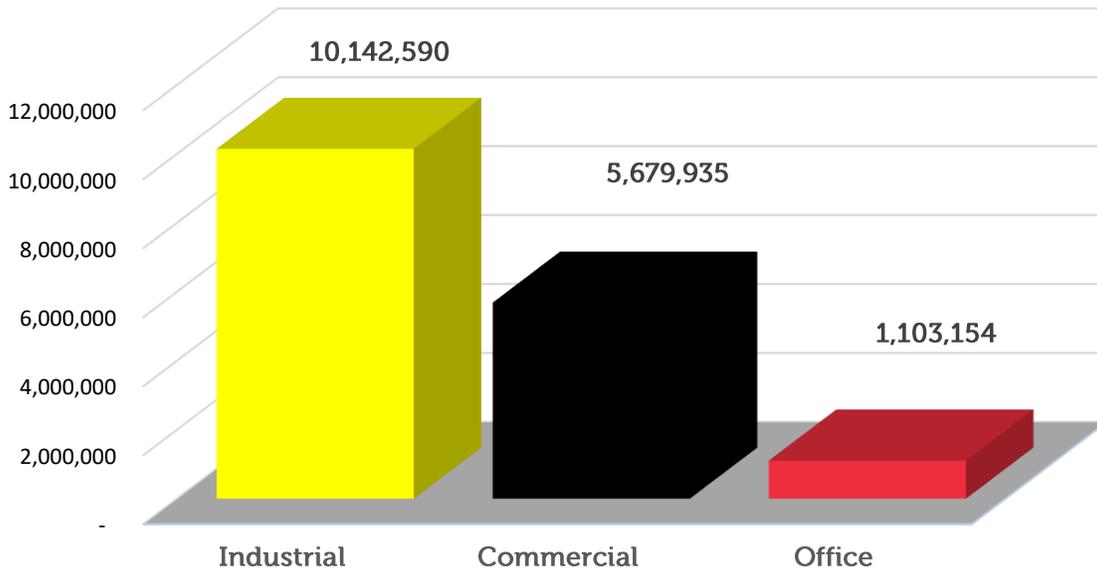


Figure 2: Existing Non-Residential Land Use Development (Square Footage)



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.

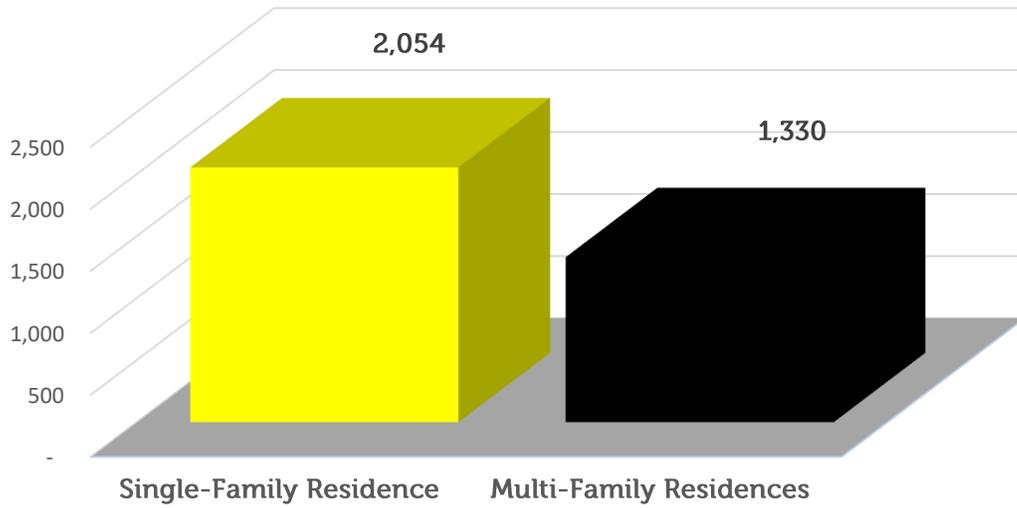
B Future Population for New Land Use Categories (2035)

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)**

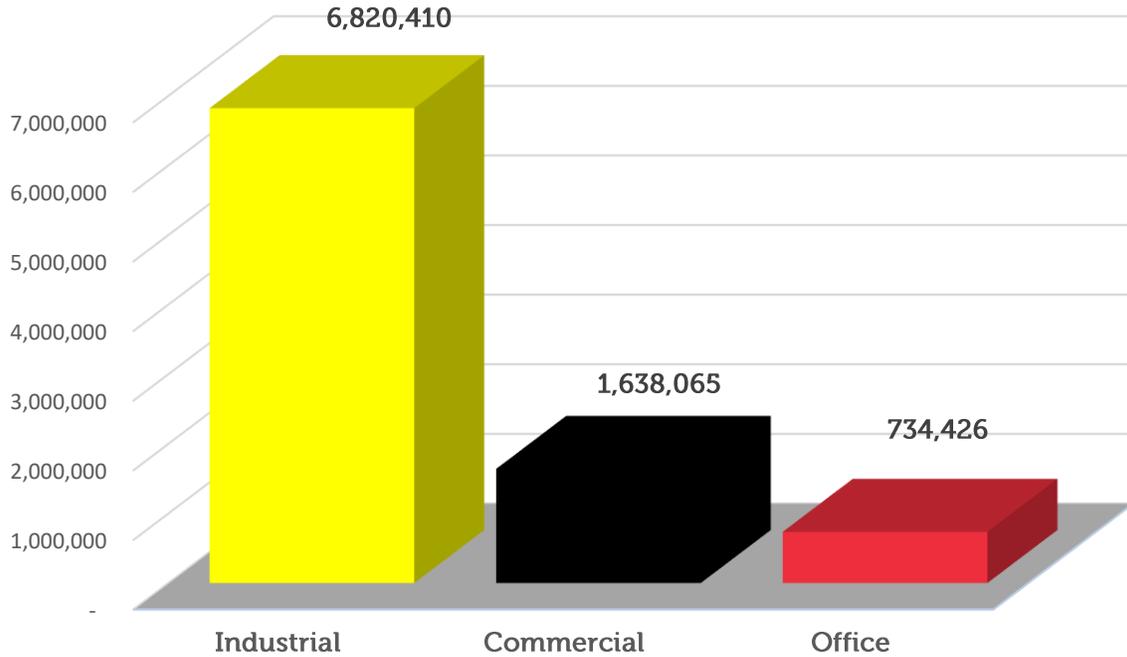


Table 4: Future Residential Development

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.

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. Water / Wastewater Facilities	
Wastewater Facilities	\$ 56,450,000
Water Facilities	\$ 29,000,000
Existing / Offsetting Revenues	\$ -
Total Water/Wastewater Facilities	\$ 85,450,000
D. Park Development Facilities	
Park Development Facilities	\$ 35,760,000
Existing / Offsetting Revenues	\$ (1,874)
Total Park Development	\$ 35,760,000
Grand Total	\$ 217,352,409

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			
Water	Gallons per Day/per Acre		
Wastewater			
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
Water	Capacity-based	Existing Infrastructure Plan	Cost per Gallon per Day
Wastewater	Capacity-based	Existing Infrastructure Plan	Cost per Gallon per Day
Park Development	Standards-based	Existing Infrastructure Plan	Acres per 1,000 residents

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.

Capacity-Based Fee Methodology

Another method of fee assessment used in this fee study 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 impact fees are assessed based on the demand rate per unit. In this plan, this methodology is used to calculate the development impact fees for both water and wastewater systems.

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	Active Traffic Plan 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 approach 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: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. 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. This 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: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. 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 15: 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. This 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: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. As illustrated 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 \$25,223,000 / 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. This 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

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 county 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: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. 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. This 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 16: 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: $\text{New EDUs} / \text{Total EDUs} = 19.1\%$. 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 Traffic 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 1,000 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 Water / Wastewater Fees

G.1 Water / Wastewater Facilities Fees (Nexus Requirement AB 1600)

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 building development impact 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 other fees generated in this study which are calculated for a specific land use, the development impact fees in this section are presented by meter size for both residential and non-residential development. The water and wastewater fees are calculated separately and combined at the end of this section into one water/wastewater fee.

Table 34: Water/Wastewater Facilities Nexus Requirement

Identify the Purpose of the Fee	Water / Wastewater Facilities
Identify Use of Fee	Construction of water and wastewater Facilities
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees who will increase the demand for water and wastewater. Additionally, new development creates impervious areas increasing the need for flood control facilities. New water distribution and storage facilities are needed to deliver water, and new sewer mains and pump stations are needed to collect wastewater. 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.

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 development impact fee at the end of the section.

Table 33 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.

Table 33: 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

G.2 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.

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 34 presented below 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.

Table 34: 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

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

G.2.i Residential Water Use

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 ($\$1,036 \times 1.67 = \$1,730$) 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.

G.2.ii 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 development impact fees presented in Table 35 below.

As illustrated in the table below, 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 35: Development Impact 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

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

G.3 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.

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 36** below. Details regarding the analysis related to wastewater facilities are presented in detail in Appendix B.

Table 36: 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

G.3.i 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 37: Development Impact 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.3.ii 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 37** 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.

G.4 Water / Wastewater Facilities Fee

Given the information provided in the previous two sections, the combined Water/Wastewater fee for the City is presented in **Table 38** below.

Table 38: Water / Wastewater 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 development impact 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.

H Park Development Fees

H.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 39: Parks and Recreation Facilities

Identify the Purpose of the Fee	Parks and Recreation Facilities
<p>Identify Use of Fee</p>	<p>The construction of new parks, recreational facilities and trails.</p>
<p>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.</p>	<p>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.</p>

H.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

H.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 40: 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 40** 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 41** below

Table 41: 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 42.

Table 42: 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 43 below. As indicated in the total, the City requires a total of 67.91 acres.

Table 43: 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.

H.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 44**, 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 44: 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 45, 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 45: 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 46 below.

Table 46: 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%

H.5 Proposed Fees

The proposed Park Development Facilities fee amounts are summarized in **Table 47** 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 47: 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 for the City is presented in the supplemental attachment 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.
Reche 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
<i>Police Facilities Revenues not yet Committed</i>		\$ -				
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
<i>Police Facilities Revenues not yet Committed</i>		\$ -				
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.
<i>Library Facilities Revenues not yet Committed</i>		\$ 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
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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. WATER / WASTEWATER FACILITIES

Wastewater						
Lake Cadena Sewer Lift Station replacement	\$ 2,000,000	\$ -	\$ 2,000,000	100.00%	\$ 2,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Center Street Lift Station	\$ 3,000,000	\$ -	\$ 3,000,000	100.00%	\$ 3,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Fernandez & Flores Lift Station Rehab/Replacement	\$ 300,000	\$ -	\$ 300,000	100.00%	\$ 300,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Mt. Vernon Lift Station rehab	\$ 700,000	\$ -	\$ 700,000	100.00%	\$ 700,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Fairway Lift Station rehab	\$ 300,000	\$ -	\$ 300,000	100.00%	\$ 300,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Glenwood Wildwood Lift Station rehab	\$ 150,000	\$ -	\$ 150,000	100.00%	\$ 150,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Modernize Wastewater Treatment Plant	\$ 25,000,000	\$ -	\$ 25,000,000	100.00%	\$ 25,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Trenchless technology lining - sewer pipes 2 miles/Year	\$ 25,000,000	\$ -	\$ 25,000,000	100.00%	\$ 25,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Subtotal	\$ 56,450,000	\$ -	\$ 56,450,000			

Water						
New well 1	\$ 5,000,000	\$ -	\$ 5,000,000	100.00%	\$ 5,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
New well 2	\$ 5,000,000	\$ -	\$ 5,000,000	100.00%	\$ 5,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
New Reservoir for Central Zone	\$ 7,000,000	\$ -	\$ 7,000,000	100.00%	\$ 7,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
New Reservoir for Crystal Ridge	\$ 7,000,000	\$ -	\$ 7,000,000	100.00%	\$ 7,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Rehab Booster Station - Prado	\$ 1,500,000	\$ -	\$ 1,500,000	100.00%	\$ 1,500,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Rehab Booster Station- Crystal Ridge	\$ 1,500,000	\$ -	\$ 1,500,000	100.00%	\$ 1,500,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
New Booster Station at Rialto Reservoir	\$ 2,000,000	\$ -	\$ 2,000,000	100.00%	\$ 2,000,000	Per the City's goal to maintain/improve the Water/Wastewater Facilities.
Subtotal	\$ 29,000,000	\$ -	\$ 29,000,000			

Water Facilities Revenues not yet Committed

Total Water/Wastewater Facilities	\$85,450,000	\$ -	\$85,450,000		\$ 85,450,000	
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E. 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	\$ 319,216,000	\$ 101,864,502	\$ 217,352,499		\$ 127,361,124	
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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
Offsetting 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
Offsetting 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
Offsetting 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 (Multi-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
Offsetting 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 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 population in the workforce 2013-2017 US Census 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
Offsetting 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/ 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 Traffic Facilities Costs

Facility	Facility Cost
Traffic Facilities	\$ 137,983,000
Offsetting 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
Traffic Facilities	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

City of Colton - Wastewater Fees

Estimated Costs of Wastewater Facilities

\$56,450,000

I. Water Wastewater Demand Calculation 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

City of Colton - Water Fees

Estimated Costs of Water Facilities \$29,000,000

I. Water Demand Calculation 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



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