# Mitigation Fee Report
# as of June 30, 2021
# for the
# City of Colton, CA

*Publication Date: January 24, 2022*



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January 24, 2022

William R. Smith, City Manager
City of Colton
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Attached is the cumulative annual Mitigation Fee Report for FY 2020-2021 as of June 30, 2021, 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 also includes by reference Ordinance (O-02-20) which was Appendix A in the Mitigation Fee Report as of June 30, 2020 and adds the City's updated "Justification Study" as Appendix B, which was inadvertently left out of last year's Report.

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

Sincerely,

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 and a clear year-end balance of DIF monies.

**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** – 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. The

consequence of this omission may be the over-statement of DIF monies needed and DIF fees calculated.

**FINDING #4** – The confusion over the purpose of Fund 250, Library Facilities Fee Fund, has affected the accounting for Library, Police & Civic Center DIFs. Staff needs to resolve the issues mentioned in the respective sections and correct the balances. Until then, no opinion is given on the accuracy of these three funds (250, 251 & 253).

**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. Staff is using the respective utility funds which is appropriate. However, keeping the utility DIFs in the utility enterprise funds does not eliminate the City's obligation to allocate interest earnings to these DIFs and to show their year-end balance in an account that protects the monies from being spent for other purposes.

## 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:

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# BY
# DEVELOPMENT IMPACT FEE
# FROM INCEPTION IN FY 2000-2001[1] THROUGH FY 2020-2021

| CAPITAL FACILITIES FUNDS | PRIOR BALANCE | REVENUES | | | | EXPENDITURES | | | AVAILABLE BALANCE |
|---|---|---|---|---|---|---|---|---|---|
| | | DIF | OTHER DIF/ NON-DIF REV. | INT./TSFR IN | TOTAL | OUTLAY | TSFR OUT | TOTAL | |
| PARK FACILITIES FEE (Fund 248) | $0.00 | $3,047,880.41 | $1,617,098.15 | $568,186.78 | $5,233,165.34 | $2,024,759.87 | $0.00 | $2,024,759.87 | $3,208,405.47 |
| TRAFFIC FACILITIES FEE (Fund 249) | $0.00 | $6,742,848.85 | $9,518,795.75 | $1,543,952.19 | $17,805,596.79 | $7,858,461.47 | $0.00 | $7,858,461.47 | $9,947,135.32 |
| LIBRARY FACILITIES FEE (Fund 250) | $0.00 | $389,153.48 | $0.00 | $27,241.97 | $416,395.45 | $40,236.23 | $0.00 | $40,236.23 | $376,159.22 |
| CIVIC CENTER FACILITIES FEE (Fund 251) | $0.00 | $206,106.50 | $0.00 | $11,265.60 | $217,372.10 | $94,199.99 | $0.00 | $94,199.99 | $123,172.11 |
| FIRE FACILITIES FEE (Fund 252) | $0.00 | $397,136.05 | $0.00 | $17,012.48 | $414,148.53 | $115,733.68 | $0.00 | $115,733.68 | $298,414.85 |
| POLICE FACILITIES FEE (Fund 253) | $0.00 | $567,732.80 | $0.00 | $21,614.25 | $589,347.05 | $203,892.63 | $0.00 | $203,892.63 | $385,454.42 |
| WATER FACILITES FEE (Fund 521) | $0.00 | $327,008.00 | $0.00 | $0.00 | $327,008.00 | $206,892.87 | $0.00 | $206,892.87 | $120,115.13 |
| WASTEWATER FACILITIES FEE (Fund (522) | $0.00 | $1,758,710.67 | $0.00 | $0.00 | $1,758,710.67 | $646,503.15 | $0.00 | $646,503.15 | $1,112,207.52 |
| **SUMMARY** | $0.00 | $10,388,696.35 | $9,518,795.75 | $1,621,086.49 | $21,528,578.59 | $9,165,920.02 | $0.00 | $9,165,920.02 | $12,362,658.57 |

***Note:***

***[1] - The Traffic Facilities Fee (Fund 249) information begins with FY 1995-96. Information for Water (Fund 521) and Wastewater (Fund 522) begins with FY 2019-20.***

# PARK FACILITIES FEE

# 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 Facilities Fee, was recently updated by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of the prior year Report. The updated fees were based on a Development Impact Fee Justification Study dated October 30, 2019, by DTA of Newport Beach, Appendix B of 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 which were 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 of their Study) 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 the prior 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 FACILITIES FEE
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Capital Projects - Prior Years | $220,374.56 | | | | | | $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 | | $142,565.50 | $177,919.71 |
| Capital Project #6203 | | | | | | | $17,999.80 | | | | | | | | $17,999.80 |
| Colton Bike Lane (FD 457) | $130,000.00 | | | | | | | | | | | | | | $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 |
| Capital Imprvmt,Operations | | | | | | | | | | | | | | $8,118.50 | $8,118.50 |
| | | | | | | | | | | | | | | | $0.00 |
| **TOTAL** | $1,327,034.63 | $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 | $150,684.00 | $2,024,759.87 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | $1,327,034.63 | | $18,348.60 | | | $14,663.06 | | | | | | | | | $1,360,046.29 |
| 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 | $68,535.48 | $241,412.04 |
| FY 2014-15 | | | | | | | | | | | | | | $9,977.06 | $9,977.06 |
| FY 2015-16 | | | | | | | | | | | | | | $72,171.46 | $72,171.46 |
| FY 2016-17 | | | | | | | | | | | | | | | $0.00 |
| FY 2017-18 | | | | | | | | | | | | | | | $0.00 |
| FY 2018-19 | | | | | | | | | | | | | | | $0.00 |
| FY 2019-20 | | | | | | | | | | | | | | | $0.00 |
| FY 2020-21 | | | | | | | | | | | | | | | $0.00 |
| **APPLIED TOTAL** | $1,327,034.63 | $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 | $150,684.00 | $2,024,759.87 |

## 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 or, at least, a clear delineation of DIF monies at year-end. 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 City's DIF consultant included $1,873.94 of Quimby Fees in their Report 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? The case could be made that, by ignoring the existing fund balance, the consultant overstated the need for Park Facilities fee revenue and thereby made the proposed fees higher than necessary.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# FOR THE
# PARK FACILITIES FEE[1]
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| | | REVENUES (248-6730/6732) | | | | EXPENDITURES BY YEAR OF FUNDING | | | |
|---|---|---|---|---|---|---|---|---|---|
| FISCAL YEAR | PRIOR BALANCE | PARK DIF | PARK GRANT/ QUIMBY | INT./TSFR IN | TOTAL | OUTLAY | TSFR OUT | TOTAL | AVAILABLE BALANCE |
| **PRIOR YRS** | $0.00 | $444,385.97 | $467,026.79 | $448,633.53 | $1,360,046.29 | $1,360,046.29 | | $1,360,046.29 | $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 | $241,412.04 | | $241,412.04 | $0.00 |
| **2014-15** | $0.00 | $8,470.00 | | $1,507.06 | $9,977.06 | $9,977.06 | | $9,977.06 | $0.00 |
| **2015-16** | $0.00 | $58,901.00 | $17,148.00 | $2,159.62 | $78,208.62 | $72,171.46 | | $72,171.46 | $6,037.16 |
| **2016-17** | $6,037.16 | $222,838.44 | $17,148.00 | $935.72 | $240,922.16 | $0.00 | | $0.00 | $246,959.32 |
| **2017-18** | $246,959.32 | $372,221.03 | $151,474.00 | $5,838.60 | $529,533.63 | $0.00 | | $0.00 | $776,492.95 |
| **2018-19** | $776,492.95 | $398,687.26 | $120,036.00 | $43,735.12 | $562,458.38 | $0.00 | | $0.00 | $1,338,951.33 |
| **2019-20*** | $1,338,951.33 | $649,944.85 | $267,768.55 | $53,946.31 | $971,659.71 | $0.00 | | $0.00 | $2,310,611.04 |
| **2020-21** | $2,310,611.04 | $463,978.99 | $426,026.16 | $7,789.28 | $897,794.43 | $0.00 | | $0.00 | $3,208,405.47 |
| **SUMMARY** | $0.00 | $3,047,880.41 | $1,617,098.15 | $568,186.78 | $5,233,165.34 | $2,024,759.87 | $0.00 | $2,024,759.87 | $3,208,405.47 |

[1] - The fee title has been changed to conform with Ordinance No. O-02-20, Sec.2,D.

* - The Park DIF revenue amount includes an additional $43,679.86. The Interest revenue includes $9,545.00 additional interest. These amounts were not included in the fund detail provided for FY 2019-20 and are included here in the correct fiscal year.

# TRAFFIC FACILITIES FEE

# 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 San Bernardino Associated Governments (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 a 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 the prior 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.

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## 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 the prior 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.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
# FOR
# TRAFFIC FACILITIES FEE
# FROM INCEPTION IN FY 1995-1996 THROUGH FY 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Professional Services | $204,907.45 | | $69,409.85 | $40,927.29 | $45,377.30 | $30,000.00 | $193,597.90 | $163,724.33 | $69,326.89 | | $110,477.41 | $37,151.40 | $3,317.32 | | $968,217.14 |
| Projects Completed | $1,682,228.85 | $244,752.46 | $118,415.58 | $450,000.00 | | | | | | | | | | | $2,495,396.89 |
| RDA Loan Not Repaid | | | | | | $199,827.02 | | | | | | | | | $199,827.02 |
| Transfer to Fund 450 | | | | | | | | | $78,661.06 | $64,448.59 | $29,026.41 | $56,083.43 | | $12,505.42 | $240,724.91 |
| Traffic Signal Projects | $396,563.98 | $219,311.30 | $43,183.40 | $8,841.16 | | $3,940.00 | | | $317,626.53 | $422,989.42 | $51,448.78 | $61,054.48 | $768,383.90 | $246,168.33 | $2,539,511.28 |
| Bridge Projects | | | | | | | $25,840.94 | | | | $455.71 | $2,194.61 | $9,616.66 | $10,450.86 | $48,558.78 |
| Street Projects | | | $400,750.16 | $6,150.00 | $13,850.00 | | | $40,810.96 | $9,383.50 | $762,104.64 | $50,182.38 | $1,728.03 | $40,431.41 | | $1,325,391.08 |
| I-10/Mt.Vernon Interchange | | | | | | | | | | | | | | $40,834.37 | $40,834.37 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| **TOTAL** | $2,283,700.28 | $464,063.76 | $631,758.99 | $505,918.45 | $59,227.30 | $233,767.02 | $219,438.84 | $204,535.29 | $474,997.98 | $1,249,542.65 | $241,590.69 | $158,211.95 | $821,749.29 | $309,958.98 | $7,858,461.47 |

| APPLIED TO FISCAL YEAR | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | $2,283,700.28 | $464,063.76 | $631,758.99 | $181,455.04 | | | | | | | | | | | $3,560,978.07 |
| FY 2008-09 | | | | $316,385.34 | | | | | | | | | | | $316,385.34 |
| FY 2009-10 | | | | $8,078.07 | $59,227.30 | $103,821.50 | | | | | | | | | $171,126.87 |
| FY 2010-11 | | | | | | $129,945.52 | $97,970.87 | | | | | | | | $227,916.39 |
| FY 2011-12 | | | | | | | $43,877.37 | | | | | | | | $43,877.37 |
| FY 2012-13 | | | | | | | $77,590.60 | $204,535.29 | $250,137.30 | | | | | | $532,263.19 |
| FY 2013-14 | | | | | | | | | $224,860.68 | $1,249,542.65 | $105,151.64 | | | | $1,579,554.97 |
| FY 2014-15 | | | | | | | | | | | $121,194.69 | | | | $121,194.69 |
| FY 2015-16 | | | | | | | | | | | $15,244.36 | $158,211.95 | $208,974.24 | | $382,430.55 |
| FY 2016-17 | | | | | | | | | | | | | $612,775.05 | $309,958.98 | $922,734.03 |
| FY 2017-18 | | | | | | | | | | | | | | | $0.00 |
| FY 2018-19 | | | | | | | | | | | | | | | $0.00 |
| FY 2019-20 | | | | | | | | | | | | | | | $0.00 |
| FY 2020-21 | | | | | | | | | | | | | | | $0.00 |
| **APPLIED TOTAL** | $2,283,700.28 | $464,063.76 | $631,758.99 | $505,918.45 | $59,227.30 | $233,767.02 | $219,438.84 | $204,535.29 | $474,997.98 | $1,249,542.65 | $241,590.69 | $158,211.95 | $821,749.29 | $309,958.98 | $7,858,461.47 |

## 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 FACILITIES FEE[1]
# FROM INCEPTION IN FY 1995-1996 THROUGH FY 2020-2021

| | | REVENUES (249-6731/7829) | | | | EXPENDITURES BY YEAR OF FUNDING | | | |
|---|---|---|---|---|---|---|---|---|---|
| FISCAL YEAR | PRIOR BALANCE | LOCAL TRAF. DIF | NEXUS INFRA. DIF | INT./TSFR IN | TOTAL | OUTLAY | TSFR OUT | TOTAL | AVAILABLE BALANCE |
| PRIOR YRS | $0.00 | $2,711,959.57 | | $849,018.50 | $3,560,978.07 | $3,560,978.07 | | $3,560,978.07 | $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 | $922,734.03 | | $922,734.03 | $2,611,318.80 |
| 2017-18 | $2,611,318.80 | $460,847.51 | $966,468.00 | $23,735.94 | $1,451,051.45 | $0.00 | | $0.00 | $4,062,370.25 |
| 2018-19 | $4,062,370.25 | $1,052,101.87 | $1,898,851.85 | $209,210.16 | $3,160,163.88 | $0.00 | | $0.00 | $7,222,534.13 |
| 2019-20* | $7,222,534.13 | $295,648.75 | $1,633,857.99 | $233,958.57 | $2,163,465.31 | $0.00 | | $0.00 | $9,385,999.44 |
| 2020-21 | $9,385,999.44 | $189,114.51 | $361,724.08 | $10,297.29 | $561,135.88 | $0.00 | | $0.00 | $9,947,135.32 |
| SUMMARY | $0.00 | $6,742,848.85 | $9,518,795.75 | $1,543,952.19 | $17,805,596.79 | $7,858,461.47 | $0.00 | $7,858,461.47 | $9,947,135.32 |

[1] - The fee title has been changed to conform with Ordinance No. O-02-20, Sec.2,A.

* - The Local Traffic DIF revenue amount includes an additional $33,794.42. The Nexus Infra. DIF includes an additional $452.201.50. The Interest revenue includes $9,545.00 of additional interest. These amounts were not included in the fund detail provided for FY 2019-20 and are included here in the correct fiscal year.

# LIBRARY FACILITIES FEE

# 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 the prior 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 DTA Study based the fees on offsetting revenues of $963 when the available revenues (balance) on 6/30/2019 was calculated 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 the prior 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.

## FUND NAME CONFUSION

The City Auditors refer to this Fund as the New Facilities Fund "...dedicated to building of new Public Safety and Library facilities." Staff calls this Fund the Library Facility Fee Fund but had deposited monies collected as Civic Center Facilities DIFs and Police Department Facilities DIFs in this Fund. All of the revenue for the current fiscal year was posted to a revenue account labeled as "Civic Center Fee."

We believe that the confusion exists because a literary shortcut was perceived as a Council change to the structure of the funds. Ordinance O-02-20, Section 2, B, is titled "Public Facilities Fee (Combined Fire, Police, Library and Civic Center Facilities)." What is combined is the discussion of <u>each fee separately</u>. Similarly, Ordinance O-02-20, Section 2, C, is titled "Waste/Water Facilities Fee. Again, the singular form of "fee" was used by the Ordinance author but no one has interpreted this section to imply that wastewater and water DIFs should also be combined.

Although, the City Council can determine to combine or separate the DIF monies as it sees fit, no Council action known to us has unequivocally stated that the Section 2 B funds should be combined. The updated "Development Impact Fee Justification Study" in Appendix B of this report discusses <u>and justifies</u> each fee separately. If it had been the Council's intention to combine the funds, all Library, Police, Fire and Civic Center DIFs should have been combined into one fund. Staff has not done this.

City Staff is encouraged to seek a legal opinion on the retitling and combining of the DIFs in this fund, However, until that is received, it is our opinion that the monies in the Library Facilities Fee Fund have been incorrectly posted for two years. Consequently, we cannot attest to the accuracy of the balances in this Fund

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE ANNUAL EXPENDITURES
# FOR
# LIBRARY FACILITIES FEE
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | $0.00 |
| General Fund Expenditures | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| Fund 450 Expenditures | $40,183.30 | | | | | | | | | | | | | | $40,183.30 |
| | | | | | | | | | | | | | | | $0.00 |
| Professional Services | | | | | | | | | | | $52.93 | | | | $52.93 |
| | | | | | | | | | | | | | | | $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 | $52.93 | $0.00 | $0.00 | $0.00 | $40,236.23 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | $40,183.30 | | | | | | | | | | $52.93 | | | | $40,236.23 |
| 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 |
| FY 2020-21 | | | | | | | | | | | | | | | $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 | $52.93 | $0.00 | $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) 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 19.72% (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 repeated in the City Ordinance O-02-20, pages 7, 10, 12 and 15.

2) The DTA Report fees are based on Offsetting Revenues of $963 (Appendix B, page 40) where the 6/30/2019 Mitigation Fee Report listed available Library DIF monies of $262K.

3) In our opinion, the revenues posted to this Fund have been incorrect for two fiscal years. See the above comment titled Fund Name Confusion and the footnotes to the following schedule for additional information and details.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# FOR THE
# LIBRARY FACILITIES FEE[1]
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| 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 | $141,692.28 | | $7,256.69 | $148,948.97 | $40,236.23 | | $40,236.23 | $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 | $50,368.26 | | $7,526.62 | $57,894.88 | $0.00 | | $0.00 | $319,943.04 |
| **2020-21**** | $319,943.04 | $55,681.97 | | $534.21 | $56,216.18 | $0.00 | | $0.00 | $376,159.22 |
| **SUMMARY** | $0.00 | $389,153.48 | $0.00 | $27,241.97 | $416,395.45 | $40,236.23 | $0.00 | $40,236.23 | $376,159.22 |

[1] - The fee title has been changed to conform with Ordinance No. O-02-20, Sec.2,B,3.

* - The DIF revenue amount includes an additional $11,421.12 for Library (DIF) fees, $11,807.32 labeled as Civic Center (DIF) Fees and $1,184.40 labeled as Police Facility Fees. The Interest revenue includes $1,274.09 additional interest. These amounts were not included in the fund detail provided for FY 2019-20 and are included here in the correct fiscal year.

** - All DIF revenue for the fiscal year is posted to a revenue account labeled as "Civic Center Fee".

# CIVIC CENTER FACILITIES FEE

# 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 the prior 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 calculated 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 the prior 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 (251) then reimbursed the respective funds. The total expenditures for prior Civic Center DIF projects as of June 30, 2021 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 FACILITIES FEE
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 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** | $77,248.50 | $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 | $0.00 | $94,199.99 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | $77,248.50 | $24.52 | | | | | | | | | | | | | $77,273.02 |
| 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 |
| FY 2020-21 | | | | | | | | | | | | | | | $0.00 |
| **APPLIED TOTAL** | $77,248.50 | $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 | $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 based on the recent Development Impact Fee Justification Study (Appendix B) were calculated using Offsetting Revenues of $-0- where the 6/30/2019 Mitigation Fee Report listed $113K. The effect of this difference has not been calculated.

2) We were unable to determine if the Civic Center DIFs posted to Fund 250 are just misclassified Library DIFs or truly Civic Center DIFs. Consequently, we are unable to express an opinion on the accuracy of this Fund.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# FOR THE
# CIVIC CENTER FACILITIES FEE[1]
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| | | REVENUES (251-6736: 3146) | | | | EXPENDITURES BY YEAR OF FUNDING | | | |
|---|---|---|---|---|---|---|---|---|---|
| FISCAL YEAR | PRIOR BALANCE | DIF | NON-DIF REV | INT./TSFR IN | TOTAL | OUTLAY | TSFR OUT | TOTAL | AVAILABLE BALANCE |
| **PRIOR YRS** | $0.00 | $73,475.42 | | $3,797.60 | $77,273.02 | $73,094.17 | | $73,094.17 | $4,178.85 |
| **2008-09** | $4,178.85 | $2,058.96 | | $207.79 | $2,266.75 | $4,178.85 | | $4,178.85 | $2,266.75 |
| **2009-10** | $2,266.75 | $1,534.00 | | $20.17 | $1,554.17 | $2,266.75 | | $2,266.75 | $1,554.17 |
| **2010-11** | $1,554.17 | $760.00 | | $41.37 | $801.37 | $1,554.17 | | $1,554.17 | $801.37 |
| **2011-12** | $801.37 | $864.00 | | $27.18 | $891.18 | $801.37 | | $801.37 | $891.18 |
| **2012-13** | $891.18 | $5,687.23 | | $39.12 | $5,726.35 | $891.18 | | $891.18 | $5,726.35 |
| **2013-14** | $5,726.35 | $21,063.85 | | $78.26 | $21,142.11 | $5,726.35 | | $5,726.35 | $21,142.11 |
| **2014-15** | $21,142.11 | $4,232.00 | | $18.83 | $4,250.83 | $5,687.15 | | $5,687.15 | $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 | $7,132.30 | | $3,078.22 | $10,210.52 | $0.00 | | $0.00 | $123,036.56 |
| **2020-21** | $123,036.56 | | | $135.55 | $135.55 | $0.00 | | $0.00 | $123,172.11 |
| **SUMMARY** | $0.00 | $206,106.50 | $0.00 | $11,265.60 | $217,372.10 | $94,199.99 | $0.00 | $94,199.99 | $123,172.11 |

[1] - The fee title has been changed to conform with Ordinance No. O-02-20, Sec.2,B,4.

* - The DIF revenue amount includes an additional $3,678.30 of Civic Center (DIF) Fees. The Interest revenue includes $492.00 additional interest. These amounts were not included in the fund detail provided for FY 2019-20 and are included here in the correct fiscal year.

# FIRE DEPARTMENT FACILITIES FEE

# 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 the prior 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 from the Mitigation Fee Report 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 the prior 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 Fire Facility Development Fee Fund (251) then reimbursed the respective funds. The total expenditures for prior Fire Protection DIF projects as of June 30, 2021 was $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 DEPARTMENT FACILITIES FEE
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | $0.00 |
| General Fund Expenditures | $42,535.97 | | | | | | | | | | | | | | $42,535.97 |
| | | | | | | | | | | | | | | | $0.00 |
| Fund 450 Expenditure | $25,301.23 | $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** | $67,837.20 | $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 | $0.00 | $115,733.68 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | $67,837.20 | $39,229.46 | | | | | | | | | | | | | $107,066.66 |
| 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 |
| FY 2020-21 | | | | | | | | | | | | | | | $0.00 |
| **APPLIED TOTAL** | $67,837.20 | $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 | $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.

This Fund was unaffected by the confusion in DIF funds discussed above on page 20.

## 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 DEPARTMENT FACILITIES FEE[1]
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| | | REVENUES (252-6737: 3147) | | | | EXPENDITURES BY YEAR OF FUNDING | | | |
|---|---|---|---|---|---|---|---|---|---|
| FISCAL YEAR | PRIOR BALANCE | DIF | NON-DIF REV | INT./TSFR IN | TOTAL | OUTLAY | TSFR OUT | TOTAL | AVAILABLE BALANCE |
| **PRIOR YRS** | $0.00 | $101,791.82 | | $5,274.84 | $107,066.66 | $101,194.47 | | $101,194.47 | $5,872.19 |
| **2008-09** | $5,872.19 | $2,851.56 | | $287.78 | $3,139.34 | $5,872.19 | | $5,872.19 | $3,139.34 |
| **2009-10** | $3,139.34 | $2,218.00 | | $29.15 | $2,247.15 | $3,139.34 | | $3,139.34 | $2,247.15 |
| **2010-11** | $2,247.15 | $1,047.00 | | $57.00 | $1,104.00 | $2,247.15 | | $2,247.15 | $1,104.00 |
| **2011-12** | $1,104.00 | $1,203.00 | | $37.84 | $1,240.84 | $1,104.00 | | $1,104.00 | $1,240.84 |
| **2012-13** | $1,240.84 | $7,866.62 | | $54.12 | $7,920.74 | $1,240.84 | | $1,240.84 | $7,920.74 |
| **2013-14** | $7,920.74 | $29,157.72 | | $108.32 | $29,266.04 | $935.69 | | $935.69 | $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 | $57,105.34 | | $4,850.99 | $61,956.33 | $0.00 | | $0.00 | $226,986.19 |
| **2020-21** | $226,986.19 | $70,960.66 | | $468.00 | $71,428.66 | $0.00 | | $0.00 | $298,414.85 |
| **SUMMARY** | $0.00 | $397,136.05 | $0.00 | $17,012.48 | $414,148.53 | $115,733.68 | $0.00 | $115,733.68 | $298,414.85 |

[1] - The fee title has been changed to conform with Ordinance No. O-02-20, Sec.2,B,1.

* - The DIF revenue amount includes an additional $18,161.63 of Fire (DIF) Fees. The Interest revenue includes $844.00 additional interest. These amounts were not included in the fund detail provided for FY 2019-20 and are included here in the correct fiscal year.

# POLICE DEPARTMENT FACILITIES FEES

# 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 the prior 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 from the Mitigation Fee Report 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 the prior 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 Police Facility Development Fee Fund (253) then reimbursed the respective funds. The total expenditures for Law Enforcement DIF projects as of June 30, 2021 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
# POLICE DEPARTMENT FACILITIES FEE
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 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 |
| | | | | | | | | | | | | | | | $0.00 |
| **TOTAL** | $155,721.49 | $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 | $0.00 | $203,892.63 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | $154,741.68 | | | | | | | | | | | | | | $154,741.68 |
| 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 |
| FY 2020-21 | | | | | | | | | | | | | | | $0.00 |
| **APPLIED TOTAL** | $155,721.49 | $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 | $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 DIFs are based on Offsetting Revenues of $-0- where the 6/30/2019 Mitigation Fee Report listed about $200K. The effect of this difference has not been calculated.

2) We were unable to determine if the Police Facility DIFs posted to Fund 250 are just misclassified Library DIFs or truly Police Facility DIFs. Consequently, we are unable to express an opinion on the accuracy of this Fund.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# FOR THE
# POLICE DEPARTMENT FACILITIES FEE[1]
# FROM INCEPTION IN FY 2000-2001 THROUGH FY 2020-2021

| | | REVENUES (253-6739: 3149) | | | | EXPENDITURES BY YEAR OF FUNDING | | | |
|---|---|---|---|---|---|---|---|---|---|
| FISCAL YEAR | PRIOR BALANCE | DIF | NON-DIF REV | INT./TSFR IN | TOTAL | OUTLAY | TSFR OUT | TOTAL | AVAILABLE BALANCE |
| **PRIOR YRS** | $0.00 | $147,233.75 | | $7,507.93 | $154,741.68 | $146,509.06 | | $146,509.06 | $8,232.62 |
| **2008-09** | $8,232.62 | $3,967.00 | | $400.36 | $4,367.36 | $8,232.62 | | $8,232.62 | $4,367.36 |
| **2009-10** | $4,367.36 | $3,118.00 | | $40.98 | $3,158.98 | $4,367.36 | | $4,367.36 | $3,158.98 |
| **2010-11** | $3,158.98 | $1,472.00 | | $80.14 | $1,552.14 | $3,158.98 | | $3,158.98 | $1,552.14 |
| **2011-12** | $1,552.14 | $1,691.00 | | $53.19 | $1,744.19 | $1,552.14 | | $1,552.14 | $1,744.19 |
| **2012-13** | $1,744.19 | $10,950.47 | | $75.34 | $11,025.81 | $1,744.19 | | $1,744.19 | $11,025.81 |
| **2013-14** | $11,025.81 | $41,029.79 | | $152.43 | $41,182.22 | $11,025.81 | | $11,025.81 | $41,182.22 |
| **2014-15** | $41,182.22 | $8,458.00 | | $19.95 | $8,477.95 | $27,302.47 | | $27,302.47 | $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 | $85,705.26 | | $6,042.45 | $91,747.71 | $0.00 | | $0.00 | $291,622.08 |
| **2020-21** | $291,622.08 | $93,215.41 | | $616.93 | $93,832.34 | $0.00 | | $0.00 | $385,454.42 |
| **SUMMARY** | $0.00 | $567,732.80 | $0.00 | $21,614.25 | $589,347.05 | $203,892.63 | $0.00 | $203,892.63 | $385,454.42 |

[1] - The fee title has been changed to conform with Ordinance No. O-02-20, Sec.2,B,2.

* - The DIF revenue amount includes an additional $23,449.19 of Police Facility (DIF) Fees. The Interest revenue includes $1,082.00 additional interest.

# WATER FACILITIES FEES

# FUND 521

## OVERVIEW

DIFs, called “connection fees,” were established for Water by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of the prior Report. The 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, the Colton Water Utility will need additional wells, reservoirs and booster stations (Ord. O-02-20, Sec. 2, C)

The Study indicated that the Water Utility will need $29,000,000.from future development.

## SCHEDULE OF WATER DIF RATE HISTORY

The following schedule shows the current fee:

| **Residential & Commercial Are Based on Meter Size:** | **Current O-02-20** |
|---|---|
| ¾” Meter | $1,036 |
| 1” Meter | $1,730 |
| 1-1/2” Meter | $3,450 |
| 2” Meter | $5,522 |
| 3” Meter | $11,054 |
| 4” Meter | $17,270 |
| 6” Meter | $34,530 |
| 8” Meter | $62,161 |
| 10” Meter | $82,881 |
| 12” Meter | $116,552 |

The above DIF (“connection fee”) is found on page 46 of the Development Impact Fee Justification Study found in Appendix B of this Report. The Fee listed on Page 21 of Ordinance O-02-20, in the prior Report, adds this fee to the Wastewater fee discussed in the next section of this Report.

It is recommended that City staff multiply these connection fee amounts to the estimated number of future customers by meter size to confirm that $29 Million is achievable.

## WATER FACILITIES FEE 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 of the Water Fund (521).

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 EXPENDITURES
# FOR
# WATER FACILITIES FEE
# FROM INCEPTION IN FY 2020-2021 THROUGH FYE 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | $0.00 |
| 8103-Prado Booster Station | | | | | | | | | | | | | $60,223.93 | $74,918.62 | $135,142.55 |
| | | | | | | | | | | | | | | | $0.00 |
| 8105-New Wells | | | | | | | | | | | | | $50.00 | $71,700.32 | $71,750.32 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| **TOTAL** | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $60,273.93 | $146,618.94 | $206,892.87 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | | | | | | | | | | | | | | | $0.00 |
| FY 2019-20 | | | | | | | | | | | | | $60,273.93 | $62,138.07 | $122,412.00 |
| FY 2020-21 | | | | | | | | | | | | | | $84,480.87 | $84,480.87 |
| **APPLIED TOTAL** | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $60,273.93 | $146,618.94 | $206,892.87 |

## 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) There was no accounting report provided that showed interest revenue being allocated to the DIF balance.

2) There was no evidence provided that the balance of the DIFs was accounted for in such a way to avoid co-mingling those monies with the Retained Earnings of the Water Fund.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# FOR THE
# WATER FACILITIES FEE
# FROM INCEPTION IN FY 2019-2020 THROUGH FY 2020-2021

| FISCAL YEAR | PRIOR BALANCE | REVENUES | | | | EXPENDITURES BY YEAR OF FUNDING | | | AVAILABLE BALANCE |
|---|---|---|---|---|---|---|---|---|---|
| | | DIF | NON-DIF REV | INT./TSFR IN | TOTAL | OUTLAY | DEDUCTION | TOTAL | |
| **PRIOR YRS** | NA | NA | | | $0.00 | NA | | $0.00 | NA |
| **2019-20** | $0.00 | $122,412.00 | | | $122,412.00 | $122,412.00 | | $122,412.00 | $0.00 |
| **2020-21** | $0.00 | $204,596.00 | | | $204,596.00 | $84,480.87 | | $84,480.87 | $120,115.13 |
| **SUMMARY** | $0.00 | $327,008.00 | $0.00 | $0.00 | $327,008.00 | $206,892.87 | $0.00 | $206,892.87 | $120,115.13 |

# WASTEWATER FACILITIES FEES

# FUND 522

## OVERVIEW

DIFs, called "connection fees," were established for Wastewater by Ordinance O-02-20 adopted February 4, 2020, which is found in Appendix A of the prior Report. The 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, the Colton Wastewater Utility will need new and rehabbed lift stations, upgraded treatment plan and sewer pipe lining (Ord. O-02-20, Sec. 2, C).

The Study indicated that the Wastewater Utility will need $56,450,000 from future development.

## SCHEDULE OF WATER DIF RATE HISTORY

The following schedule shows the adopted DIF ("connection") fee:

| **Residential & Commercial Are Based on Meter Size:** | **Current O-02-20** |
|---|---|
| ¾" Meter | $1,932 |
| 1" Meter | $3,226 |
| 1-1/2" Meter | $6,433 |
| 2" Meter | $10,297 |
| 3" Meter | $20,614 |
| 4" Meter | $32,205 |
| 6" Meter | $64,391 |
| 8" Meter | $115,915 |
| 10" Meter | $154,554 |
| 12" Meter | $217,341 |

The above DIF ("connection fee") is found on page 47 of the Development Impact Fee Justification Study found in Appendix B of this Report. The Fee listed on Page 21 of Ordinance O-02-20, in the prior Report, adds this fee to the Water fee discussed in the previous section of this Report.

It is recommended that City staff multiply these connection fee amounts to the estimated number of future customers by meter size to confirm that $56+ Million is achievable.

## WASTEWATER FACILITIES FEE 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 of the Wastewater Fund (522).

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.

SCHEDULE B

# CITY OF COLTON
## SUMMARY OF DEVELOPMENT IMPACT FEE EXPENDITURES
## FOR
## WASTEWATER FACILITIES FEE
## FROM INCEPTION IN FY 2020-2021 THROUGH FYE 2020-2021

| EXPENDITURES | PRIOR YRS | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| 8206-Sewer Lining Project | | | | | | | | | | | | | $360,420.15 | $286,083.00 | $646,503.15 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | $0.00 |
| **TOTAL** | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $360,420.15 | $286,083.00 | $646,503.15 |

| **APPLIED TO FISCAL YEAR** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PRIOR YEARS | | | | | | | | | | | | | | | $0.00 |
| FY 2019-20 | $0.00 | | | | | | | | | | | | $360,420.15 | $110,827.45 | $471,247.60 |
| FY 2020-21 | | | | | | | | | | | | | | $175,255.55 | $175,255.55 |
| **APPLIED TOTAL** | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $360,420.15 | $286,083.00 | $646,503.15 |

## 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) There was no accounting report provided that showed interest revenue being allocated to the DIF balance.

2) There was no evidence provided that the balance of the DIFs was accounted for in such a way to avoid co-mingling those monies with the Retained Earnings of the Wastewater Fund.

# CITY OF COLTON
# SUMMARY OF DEVELOPMENT IMPACT FEE REVENUES & EXPENDITURES
# FOR THE
# WASTEWATER FACILITIES FEE
# FROM INCEPTION IN FY 2019-2020 THROUGH FY 2020-2021

| FISCAL YEAR | PRIOR BALANCE | REVENUES | | | | EXPENDITURES BY YEAR OF FUNDING | | | AVAILABLE BALANCE |
|---|---|---|---|---|---|---|---|---|---|
| | | DIF | NON-DIF REV | INT./TSFR IN | TOTAL | OUTLAY | DEDUCTION | TOTAL | |
| **PRIOR YRS** | $0.00 | $0.00 | | | $0.00 | $0.00 | | $0.00 | $0.00 |
| **2019-20** | $0.00 | $471,247.60 | | | $471,247.60 | $471,247.60 | | $471,247.60 | $0.00 |
| **2020-21** | $0.00 | $1,287,463.07 | | | $1,287,463.07 | $175,255.55 | | $175,255.55 | $1,112,207.52 |
| **SUMMARY** | $0.00 | $1,758,710.67 | $0.00 | $0.00 | $1,758,710.67 | $646,503.15 | $0.00 | $646,503.15 | $1,112,207.52 |

# APPENDIX B

# DIF JUSTIFICATION STUDY

www.FinanceDTA.com

# DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

## CITY OF COLTON

Report Date: October 30, 2019

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

*Newport Beach | San Jose | San Francisco | Riverside*
*Dallas | Houston | Raleigh | Tampa*

www.FinanceDTA.com
5000 Birch Street, Suite 6000
Newport Beach, CA 92660

# 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

# TABLE OF CONTENTS

# 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:<br>▪ Retail;<br>▪ Service-oriented business activities;<br>▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers;<br>▪ Entertainment centers;<br>▪ Sub-regional and regional shopping centers; and<br>▪ Business/professional office. |
| Industrial | Includes but is not limited to buildings used as the following:<br>▪ Light manufacturing, warehouse/distribution, logistics, wholesaling;<br>▪ Wholesale and warehouse retail;<br>▪ Service-oriented commercial activities;<br>▪ Automobile dealerships; and<br>▪ Support commercial services. |
| Office | Includes, but is not limited to, buildings used as the following:<br>▪ Business / professional office; and<br>▪ 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 remining vacant land available for significant residential and non-residential growth consists of properties challenged by topography, biological resource constraints and limited access. As a result, the City looks for creative ways to expand further residential development.

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

**Table 2: Estimated Existing Residential Development**

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

### *A.2 Existing Non-Residential Land Use*

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

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

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

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

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

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

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

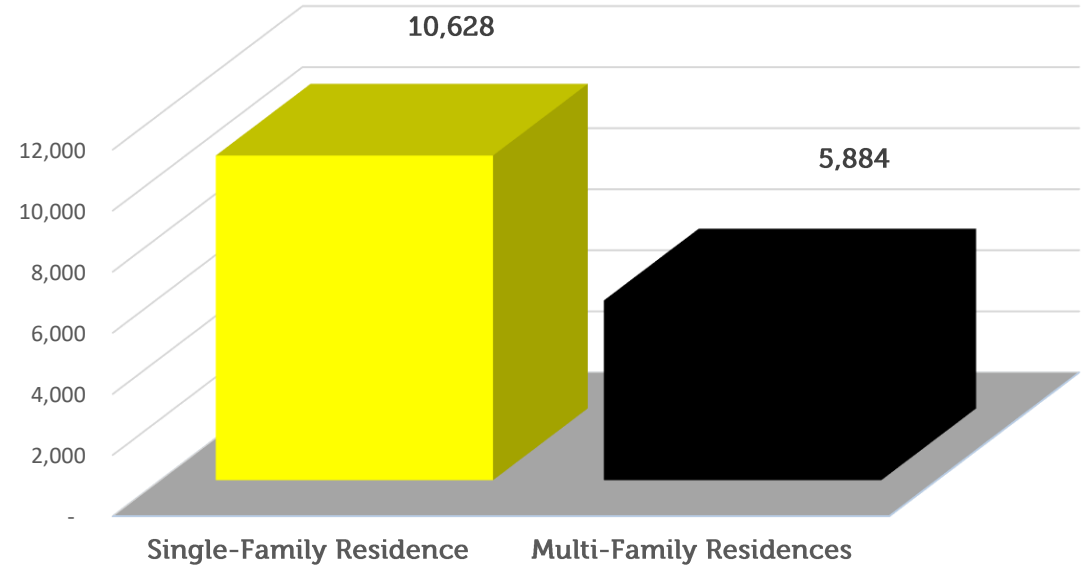
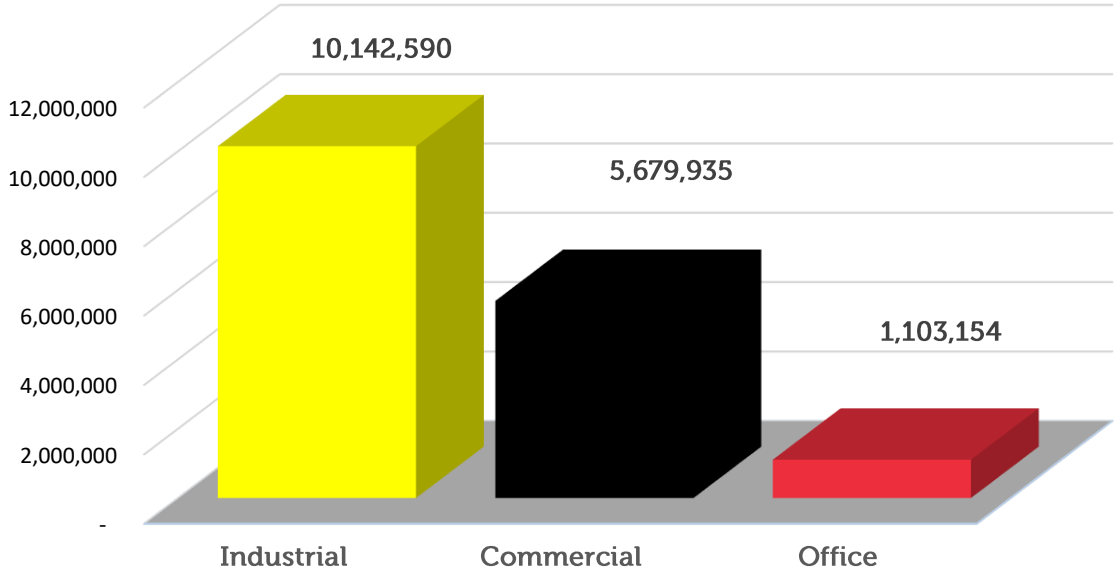



Figure 2: Existing Non-Residential Land Use Development (Square Footage)



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

**Table 3: Estimated Existing Non-Residential Development**

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

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

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

## B Future Population for New Land Use Categories (2035)

### *B.1 Future Residential Land Use*

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

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

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

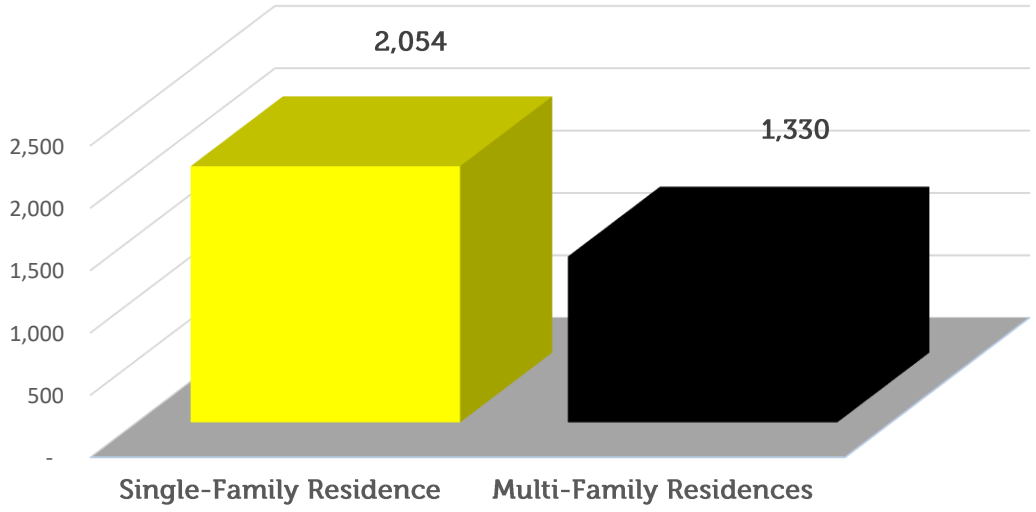



Figure 4: Estimated Future Non-Residential Land Use Development through 2035
(Square Footage)

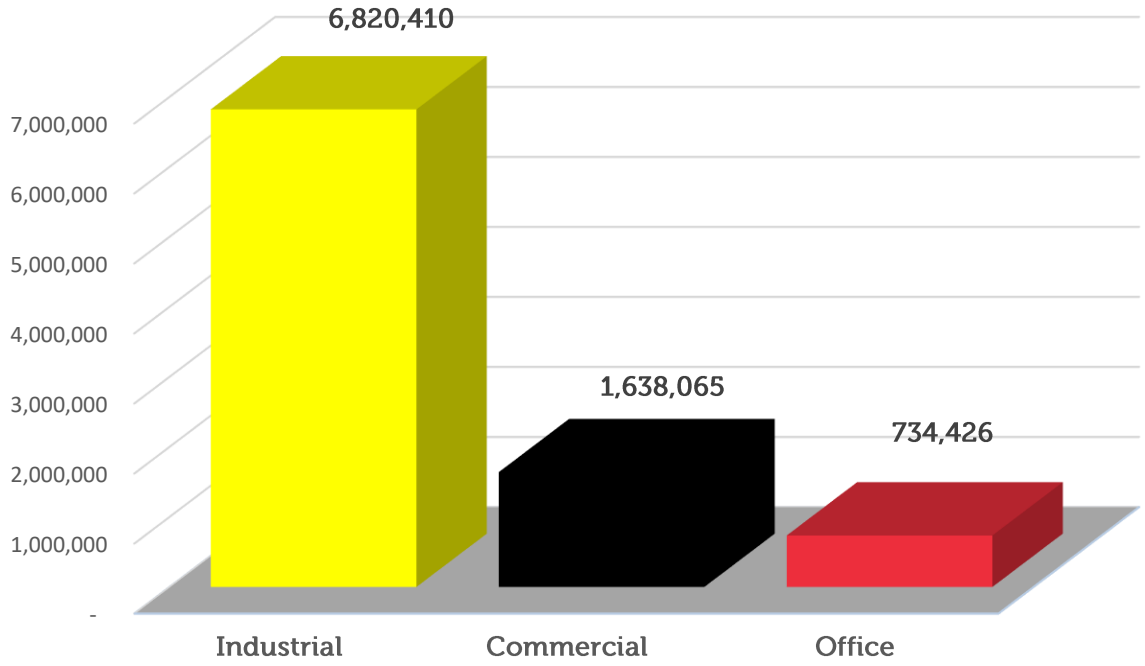


Table 4: Future Residential Development

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

Each land use classification was assigned an EDU factor, based on population, which was derived from the number of persons served, defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

**Table 12: Traffic Facilities Costs**

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

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

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

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

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

**Table 13: Traffic Facilities Cost Allocation Summary**

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

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

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

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the Single-family fee or $395 per 1,000 square feet. 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: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $19,350,000 in total facilities costs equals $3,814,648. In total, $3,814,648 out of $19,350,000 in Gross Fire Department costs would be covered by impact fees on new development

Table 19: Fire Department Facilities Cost Allocation Summary

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

### *C.3 Fee Calculation*

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

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

Table 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: New **EDUs / 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: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $4,000,000 in total facilities costs equals $788,558. In total, $788,558 out of $4,000,000 in Gross Civic Center Facilities costs would be covered by impact fees on new development

Table 27: Civic Center Facilities Cost Allocation Summary

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

### *E.3 Fee Calculation*

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

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

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately .24 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.24 times the single-family fee or $44 per 1,000 square feet. 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: New **EDUs / Total EDUs = 19.1%.** As illustrated below, 19.1% of the $11,449,037 in total Library facilities costs equals $2,257,057. So, in total, $2,257,057 out of $11,449,037 in Gross 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 1,0000 square foot for office development and (0.09 EDUs times the single-family fee) to calculate a fee of $46 per 1,000 square foot for industrial development.

Table 32: Library Facilities Fee Derivation

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

### *F.4 Public Facilities Fee Summary*

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

Table 33: Public Facilities Fee Summary

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

## G 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 x 1.67 = $1,730) for a residential unit with a 1" meter. Notably, in this analysis, both single-family and multi-family residences are grouped together as residential units.

### 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 |
|---|---|
| **Identify Use of Fee** | The construction of new parks, recreational facilities and trails. |
| **Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.** | New residential and non-residential development will generate an increased demand for Park and Recreational Facilities. Population and growth will have a direct impact on the need for Park and Recreation facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Park and Recreational facilities. Fees collected from new development will be used exclusively for the improvement of Park and Recreation Facilities on the Needs List. |

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

| | | | | | | |
|---|---|---|---|---|---|---|
| HVAC Replacement | $ 75,000 | $ - | $ 75,000 | 19.71% | $ 14,785 | Per the City's goal to maintain/improve the City's Library Facilities. |
| New Library Building | $ 10,000,000 | $ - | $ 10,000,000 | 19.71% | $ 1,971,395 | Per the City's goal to maintain/improve the City's Library Facilities. |
| *Library Facilities Revenues not yet Committed* | | $ 963 | $ 963 | | | |
| **Library Subtotal** | **$ 11,450,000** | **$ 963** | **$ 11,449,037** | | **$ 2,257,247** | |
| **IV. Civic Center Facilities** | | | | | | |
| Administration Building for Utility / Customer Service /Community Development | $ 4,000,000 | $ - | $ 4,000,000 | 19.71% | $ 788,558 | Capital Infrastructure Study |
| *General Government Facilities Revenues not yet Committed* | | | | | | |
| **Civic Center/Government Subtotal** | **$ 4,000,000** | | **$ 4,000,000** | | **$ 788,558** | |
| **Public Facilities Total** | **$ 60,023,000** | **$ -** | **$ 60,022,037** | | **$ 788,558** | |
| **C. 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** | | | | | |
| **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 Staion 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** | |
| **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** | **$ 217,352,409** | | **$ 127,361,124** | |

# APPENDIX B

City of Colton
Development Impact Fee Justification Study

## FEE DERIVATION WORKSHEETS

City of Colton - Civic Center Facilities

**Existing EDU Calculation**

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

**Projected EDU Calculation**

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

**III. Projected Civic Center Facilities Costs**

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

**IV. Allocation of New Development to New and Existing Facilities**

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

**V. Allocation of New Development**

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

**VI. Development Impact Fee per Unit**

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

City of Colton - Fire Facilities

**Existing EDU Calculation**

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

**III. Projected Fire Facilities Costs**

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

**IV. Allocation of New Development to New and Existing Facilities**

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

**V. Allocation of New Development**

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

**VI. Development Impact Fee per Unit**

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

City of Colton - Library Facilities

**Existing EDU Calculation**

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

**III. Projected Library Facilities Costs**

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

**IV. Allocation of New Development to New and Existing Facilities**

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

**V. Allocation of New Development**

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

**VI. Development Impact Fee per Unit**

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

City of Colton - Parks Development Fee

**Parks Recreation Input**

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

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

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

**One EBU = 202 hours**

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

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

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

**NEW DEVELOPMENT (EBU) CALCULATION**

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

**Facilities Standards**

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

**Number of Acres Needed to Meet Facility Standards**

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

**Projected Facility Costs Necessary to Meet Facility Standards**

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

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

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

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

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

## City of Colton - Police Facilities

**Existing EDU Calculation**

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

**Projected EDU Calculation**

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

**III. Projected Police Facilities Costs**

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

**IV. Allocation of New Development to New and Existing Facilities**

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

**V. Allocation of New Development**

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

**VI. Development Impact Fee per Unit**

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

City of Colton - Traffic Facilities

**Existing EDU Calculation**

| Land Use Type | Number of Persons Served ** | Residents per Unit/ Persons Served per 1,000 Non-Res. SF or | 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 or | 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 |
| Offsettting Revenues | $ | 101,862,628 |
| **Total Facilities Cost** | **$** | **36,120,372** |

**IV. Allocation of New Development to New and Existing Facilities**

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

**V. Allocation of New Development**

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

**VI. Development Impact Fee per Unit**

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

City of Colton - Wastewater Fees

**Estimated Costs of Wastewater Facilities** $56,450,000

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

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

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

**II. Wastewater Impact Fees per Meter Size**

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

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

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

City of Colton - Water Fees

Estimated Costs of Water Facilities $29,000,000

I. Water Demand Caculation and Costs in Gallons per Day

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

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

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

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