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Development Impact Fee Justification Study

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NOVEMBER 11, 2019

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A DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

PREPARED FOR:

City of Los Banos
At the Crossroads of California

PREPARED BY:

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TABLE OF CONTENTS

SECTION

APPENDICES

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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 (previously known as David Taussig & Associates, Inc.) was engaged by the City of Los Banos (the "City") to prepare an updated 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 Future Facilities and associated construction costs are identified in the Needs List, which is included in **Section IV** of the Fee Study. A description of the methodology used to calculate the fees is included in **Section V**. All new development may be required to pay its "fair share" of the cost of the new infrastructure through this development fee program.

ORGANIZATION OF THE REPORT

Section I of this report provides an introduction to the Fee Study including a brief description of areas surrounding the City and background information on development fee financing. **Section II** provides an overview of the legal requirements for implementing and imposing the fee amounts identified in the Fee Study. **Section III** includes a discussion of projected new development and demand variables such as future population and employment, assuming current growth trends in housing, retail, office, industrial, and institutional development extrapolated through buildout in 2038. Projections of future development are based on data provided by the City of Los Banos and the California Department of Finance, Demographic Research Unit. **Section IV** includes a description of the Needs List, which identifies the facilities needed to serve new development through buildout in 2038 that are eligible for funding through the impact fee program. 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. This list is a compilation of projects and costs identified by various City departments. **Section V** discusses 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 V** also contains the description of the methodology used to determine the fees for all facility types. Finally, **Section VI** includes a summary of the proposed fees justified by this Fee Study. **Appendix A** includes the calculations used to determine the various fee levels.

IMPACT FEE SUMMARY

The total fee amounts required to finance new development's share of the costs of facilities identified in the Needs List are summarized in **Table ES-1** on the following page. These fees reflect the maximum fee levels that may be imposed on new development.

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TABLE ES-1
CITY OF LOS BANOS
DEVELOPMENT IMPACT FEE SUMMARY

City of Los Banos Development Impact Fees per Unit (Residential)/1,000 Square Feet (Non-Residential)										
	Fire	Police	Park	Water	Sewer	Storm Drainage	Traffic	General Govt.	Cap Fac Admin	**Total Fees**
Single Family	$1,298	$2,756	$7,300	$6,470	$4,800	$2,959	$1,401	$784	$833	**$28,601**
Multi-family	$1,038	$2,205	$5,840	$5,176	$3,840	$2,367	$971	$627	$662	**$22,726**
Age Restricted	$702	$1,492	$3,951	$3,502	$2,598	$1,602	$757	$424	$451	**$15,480**
Retail	$739	$1,570	$0	$3,686	$2,735	$1,686	$6,983	$0	$522	**$17,922**
Office	$555	$1,178	$0	$2,765	$2,051	$1,265	$1,398	$0	$276	**$9,488**
Institutional	$277	$589	$0	$1,382	$1,026	$632	$1,692	$0	$168	**$5,767**
Industrial	$185	$393	$0	$922	$684	$422	$1,188	$0	$114	**$3,906**

EXEMPTIONS

California Government Code permits fee exemptions for affordable housing and senior housing at the discretion of local jurisdictions. Such fee exemptions are a policy matter that should be based on the consideration of the greater public good provided by the use exempted from the fee.

The City of Los Banos is a growing community with a current population of about 40,000. Covering approximately 10 square miles of land in the western region of the San Joaquin Valley between San Francisco and Los Angeles, it is within a two-hour drive of Yosemite and Kings Canyon National Parks, as well as the scenic Central Coast. The City also sits near the San Luis Reservoir, San Joaquin River, and Merced National Wildlife Refuges, and its location between Interstate-5 and Highway 99 positions the City at the crossroads of California.

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 was engaged by the City of Los Banos to prepare an updated AB 1600 Fee Justification Study. The Fee amounts to be determined will finance Citywide facilities at levels required by various City departments as being necessary to meet the needs of new development through 2038.

DTA is updating elements of the impact fee study prepared in 2006 by Goodwin Consulting, as well as a 2010 Goodwin Consulting update and a 1999 traffic mitigation fee report prepared by KD Anderson. Revised impact fees are calculated here using updated information on development and City facilities and are intended to replace the corresponding existing impact fee. Moreover, the methods used to calculate impact fees in this study are intended to satisfy all 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.*).

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 IV** of the Fee Study. All new development may be required to pay its "fair share" of the cost of the new infrastructure through the development impact 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 via the equivalent dwelling unit methodology.

4. **Fee Schedule:** Calculate the fee per residential unit or per non-residential square foot.

The imposition 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 imposed 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 imposed 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 Los Banos.

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

New residential and non-residential development within the City of Los Banos 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 the City'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's facilities that are 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 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. Actual needs are likely to change over time as a result of changing technology and approaches for delivering public services. The Needs List is illustrative of the required facilities if all the facilities were constructed and operational as of the date of this study. The fees may be used on (any) facility which serves a similar function and purpose as those facilities identified on the Needs List.

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, 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 fees are 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 V**. Thus, there is a reasonable relationship between the amount of the fee and the cost of the facilities.

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with projections of future population and development within the City. DTA categorized developable residential land uses as Single Family, Multi-Family, and Age Restricted. Developable non-residential land uses within the City's commercial, industrial, and office zones are categorized as Retail, Office, Industrial, and Institutional. Additional details are included in the table below. Based on these designations, DTA established fees for the following seven (7) land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

TABLE 1
CITY OF LOS BANOS - SUMMARY OF LAND USE CATEGORIES

LAND USE CLASSIFICATIONS	DEFINITION
Single Family	Includes single family attached and detached homes.
Multi-family	Includes buildings with attached residential units including apartments, townhomes, condominiums, and all other residential units not classified as Single Family. For purposes of determining the impact fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee.
Age Restricted	Includes single family attached and detached homes which are developed, substantially rehabilitated, or substantially renovated for, senior citizens. At least 80 percent (%) of the occupied units include at least one resident who is verified to be over the age of 55, and the community follows a policy that demonstrates an intent to provide housing for those aged 55 or older.
Retail	Includes, but is not limited to, buildings used as the following: • Retail • Service-oriented business activities • Department stores, discount stores, furniture/appliance outlets, home improvement centers • Entertainment centers • Sub-regional and regional shopping centers
Office	Includes, but is not limited to, buildings used as the following: • Business/professional office
Institutional	Includes, but is not limited to, buildings used as the following: • Professional medical offices and hospitals • Schools • Other public uses

LAND USE CLASSIFICATIONS	DEFINITION
Industrial	Includes, but is not limited to, buildings used as the following: • Light manufacturing, warehouse/distribution, logistics, wholesaling • Wholesale and warehouse retail • Service-oriented commercial activities • Automobile dealerships • Support commercial services

The City of Los Banos Housing Element was used to estimate the number of housing units and non-residential building square feet to be built within the City. These figures are generally confirmed by the City's 2030 General Plan (the "General Plan"), the California Department of Finance Demographic Research Unit, and the U.S. Census Bureau. In addition, the forecasts and the General Plan were 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 cannot be adequately served by existing public facilities. 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 (see **Section IV**), as presented to and reviewed by City Council and City staff, along with community stakeholders, 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 level of benefit (see Equivalent Dwelling Unit ("EDU") discussion in **Section V**).

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

1. Existing Population for Land Use Categories

A. According to information provided by the City of Los Banos and obtained from the California Department of Finance Demographic Research Unit, and generally confirmed by the U.S. Census Bureau, there are currently 34,251 existing Single Family, 4,922 Multi-Family residents, and 454 Age Restricted residents residing in 9,758, 1,753, and 239 units, respectively, within the City.

B. DTA has used the following demographic information from the California Department of Finance, Demographic Research Unit, which assumes a City resident-per-unit factor of 3.51 per Single Family unit, 2.81 per Multi-Family unit (approximately four-fifths of the Single Family rate), and 1.90 per Age

Restricted unit. Therefore, the City population is *generally* comprised of 39,627 residents living in 11,750 Single Family, Multi-Family and Age Restricted homes. Importantly, many figures may not sum due to rounding.

C. **Table 2** below summarizes the existing demographics for the residential land uses.

TABLE 2
CITY OF LOS BANOS
ESTIMATED EXISTING RESIDENTIAL DEVELOPMENT

Residential Land Use	Existing Residents	Existing Housing Units	Average Household Size
Single Family Residential	34,251	9,758	3.51
Multi-Family Residential	4,922	1,753	2.81
Age Restricted Residential	454	239	1.90
Total/Average	**39,627**	**11,750**	**NA**

DTA has also utilized the following demographic information which estimates existing City employees using employees-per-thousand-square-foot factors of 4.00, 3.00, 1.50, and 1.00 employees per 1,000 building square feet of Retail, Office, Institutional, and Industrial, respectively. This results in a total of 13,982 existing employees, comprised of 2,221 Retail employees, 6,370 Office employees, 419 Institutional employees, and 4,973 Industrial employees within the City, as shown in **Table 3** below.

Importantly, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. "Persons Served" equals Residents plus 50% of Employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For existing Persons Served estimates, please reference **Table 3**.

TABLE 3
CITY OF LOS BANOS
ESTIMATED EXISTING NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use	Employees per 1,000 B.S.F.	Existing Employees*	Persons Served per 1,000 B.S.F.	Existing Persons Served [1]
Retail	4.00	2,221	2.00	1,110
Office	3.00	6,370	1.50	3,185
Institutional	1.50	419	0.75	210
Industrial	1.00	4,973	0.50	2,486
Total/Average	**NA**	**13,982**	**NA**	**6,991**

* May not sum due to rounding.
[1] Persons Served equal Residents plus 50% of employees.

2. Future Population for New Land Use Categories (2038)

A. According to information provided by the City and the Merced County Association of Governments, in 2039 (the time horizon utilized for this Fee Study) the City is projected to include an additional 4,155 Single Family units, 736 Multi-Family units, and 44 Age Restricted units.

B. DTA has used the following demographic information which assumes City future resident-per-unit factors of 3.51, 2.81, and 1.90 per Single Family unit, Multi-Family unit, and Age Restricted unit respectively. This results in an additional 16,735 residents living in 4,935 Single Family and Multi-Family homes Citywide.

C. **Table 4** summarizes the future demographics for the residential land uses.

TABLE 4
CITY OF LOS BANOS
FUTURE RESIDENTIAL DEVELOPMENT

Residential Land Use	Projected Residents	Projected Housing Units	Average Household Size
Single Family Residential	14,584	4,155	3.51
Multi-Family Residential	2,068	736	2.81
Age Restricted Residential	84	44	1.90
Total/Average	**16,735**	**4,935**	**NA**

As noted previously, DTA estimated City employees using employees-per-thousand-square-foot factors, provided by the City, of 4.00, 3.00, 1.50, and 1.00 employees per 1,000 building square feet of Retail, Office, Institutional, and Industrial, respectively. This resulted in the projection of an additional 952 Retail employees, 2,731 Office employees, 180 Institutional employees, and 2,132 Industrial employees Citywide, as shown in **Table 5** on the following page.

Again, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. "Persons Served" equals Residents plus 50% of Employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For future Persons Served estimates, please reference **Table 5**.

TABLE 5
CITY OF LOS BANOS
FUTURE NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use	Employees per 1,000 Building S.F.	Future Employees	Persons Served per 1,000 Building S.F.	Future Persons Served [1]
Retail	4.00	952	2.00	476
Office	3.00	2,731	1.50	1,365
Institutional	1.50	180	0.75	90
Industrial	1.00	2,132	0.50	1,066
Total/Average	**NA**	**5,995**	**NA**	**2,997**

[1] Persons Served equal Residents plus 50% of employees.

3. Equivalent Dwelling Unit (EDU) and Equivalent Benefit Unit (EBU) Projections

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. Since nearly all of the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as trip generation rates and water demand, more accurately represent the benefit provided to each land use type. The EDU projections for each facility are shown in the fee derivation worksheets in **Appendix A**.

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

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

DTA has worked closely with City staff to develop the list of facilities to be included in the Fee Study (the "Needs List"). Additionally, the Needs List was presented to and reviewed by City Council and has been introduced at numerous Stakeholders' Meeting. 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 6** on the following page. Actual needs are likely to change over time as a result of changing technology and approaches for delivering public services. The Needs List is illustrative of the required facilities if all the facilities were constructed and operational as of the date of this study. The fees may be used on (any) facility which serves a similar function and purpose as those facilities identified on the Needs List.

TABLE 6
CITY OF LOS BANOS
NEEDS LIST
EXPLANATION OF COST SECTION

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including engineering, design, construction, land acquisition, and equipment (as applicable)	City
Offsetting Revenues to New 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 and 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, Water Master Plan, Sewer Master Plan, Storm Drainage Master Plan, Traffic Master Plan, Capital Improvement Plan, and Council Objective

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

The final Needs List is shown on the following pages and can additionally be found included as **Appendix B**.

DEVELOPMENT IMPACT FEE PROGRAM
CITY OF LOS BANOS
PUBLIC FACILITIES NEEDS LIST THROUGH 2038

	Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Percent of Cost Allocated to New Development	(5) Cost Allocated to New Development	(6) Policy Background or Objective
A.	**FIRE PROTECTION FACILITIES**						
1	Station 3 (Incl. Training Facility and EOC)	$9,579,938	($5,000,000)	$4,579,938	89.22%	$4,086,156	Capital Improvement Plan
2	Fueling Station	$545,000	$0	$545,000	29.74%	$162,080	Capital Improvement Plan
3	Fire Vehicles	$4,590,000	($100,000)	$4,490,000	68.63%	$3,081,473	Council Objective
4	Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)	$341,639	$0	$341,639	59.48%	$203,204	Council Objective
5	Station 4	$4,800,000	$0	$4,800,000	89.22%	$4,282,492	Council Objective
	Measure P		($3,314,623)				Measure P 20-Yr Expenditure Plan
	Fire Facilities Revenues not yet Committed		($1,205,503)	($4,520,126)		($4,520,126)	
	TOTAL FIRE PROTECTION FACILITIES	**$19,856,577**	**($9,620,126)**	**$10,236,451**	**71.27%**	**$7,295,279**	
B.	**POLICE FACILITIES**						
1	Primary Station	$34,800,000	$0	$34,800,000	29.74%	$10,349,356	Capital Improvement Plan
2	Animal Shelter	$12,500,000	$0	$12,500,000	29.74%	$3,717,441	Council Objective
3	Range Facility	$500,000	$0	$500,000	59.48%	$297,395	Capital Improvement Plan
4	Fleet Vehicles	$1,745,732	$0	$1,745,732	59.48%	$1,038,345	Council Objective
5	Firearms Stock	$150,335	$0	$150,335	59.48%	$89,418	Council Objective
	Measure P		$0				Measure P 20-Yr Expenditure Plan
	Police Facilities Revenues not yet Committed [3]		$0	$0		$0	
	TOTAL POLICE FACILITIES	**$49,696,067**	**$0**	**$49,696,067**	**31.17%**	**$15,491,955**	
C.	**PARK FACILITIES (Non-Quimby)**						
1	Acres to Develop	$32,768,223	$0	$32,768,223	100.00%	$32,768,223	Council Objective
2	Recreational Pool Facility	$12,000,000	$0	$12,000,000	29.69%	$3,563,020	Council Objective
3	Skate Park	$1,500,000	$0	$1,500,000	59.38%	$890,755	Council Objective
	Parks and Recreation Facilities Revenues not yet Committed		($2,418,209)	($2,418,209)		($2,418,209)	
	TOTAL PARKS AND RECREATION FACILITIES	**$46,268,223**	**($2,418,209)**	**$43,850,014**	**79.37%**	**$34,803,789**	
D.	**WATER FACILITIES**						
1	Surface Water Treatment Plant (Incl. Chromium 6 Testing)	$260,615,333	($108,421,423)	$152,193,911	56.95%	$86,677,223	Water Master Plan
2	Groundwater Sustainability & Recharge Project	$230,000	$0	$230,000	29.74%	$68,401	Capital Improvement Plan
3	Valve Replacement	$250,000	$0	$250,000	29.74%	$74,349	Capital Improvement Plan
4	Water Lines	$3,212,000	$0	$3,212,000	29.74%	$955,234	Capital Improvement Plan
5	Well 16	$1,620,000	$0	$1,620,000	29.74%	$481,780	Capital Improvement Plan
6	Water Meters	$398,528	$0	$398,528	29.74%	$118,520	Capital Improvement Plan
7	Well Rehabilitation	$1,560,000	$0	$1,560,000	29.74%	$463,937	Capital Improvement Plan
8	Equipment	$479,000	$0	$479,000	29.74%	$142,452	Capital Improvement Plan
9	Storage Tanks and Booster Pumps	$23,460,000	$0	$23,460,000	29.74%	$6,976,893	Water Master Plan
10	Groundwater Wells	$11,340,000	$0	$11,340,000	29.74%	$3,372,462	Water Master Plan
11	Well Manifold System	$10,815,000	$0	$10,815,000	29.74%	$3,216,330	Water Master Plan
	Water Facilities Revenues not yet Committed		($7,230,894)	($7,230,894)		($7,230,894)	
	TOTAL WATER FACILITIES	**$313,979,861**	**($115,652,317)**	**$198,327,545**	**48.06%**	**$95,316,688**	

	E. SEWER FACILITIES						
1	Sewer Line Replacement	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
2	Nantes Storm Basin	$1,795,000	$0	$1,795,000	59.48%	$1,067,649	Capital Improvement Plan
3	Central City Sub-basin	$2,298,000	$0	$2,298,000	59.48%	$1,366,829	Capital Improvement Plan
4	B Street Storm Basin	$1,230,000	$0	$1,230,000	59.48%	$731,592	Capital Improvement Plan
5	Pump Station Rehabilitation	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
6	Jefferson Storm Line	$567,000	$0	$567,000	59.48%	$337,246	Capital Improvement Plan
7	Murrieta Storm Line	$161,000	$0	$161,000	59.48%	$95,761	Capital Improvement Plan
8	Pacheco Storm Line	$453,000	$0	$453,000	59.48%	$269,440	Capital Improvement Plan
9	Citrus Second Storm Line	$100,000	$0	$100,000	59.48%	$59,479	Capital Improvement Plan
10	H - Illinois Storm Line	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
11	H - Nevada Storm Line	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
12	Jo-Line Park Manor Pump Station	$312,000	$0	$312,000	59.48%	$185,575	Capital Improvement Plan
13	Cresthills Pump Station Rehabilitation	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
14	WWTP Headworks	$6,615,000	($75,000)	$6,540,000	59.48%	$3,889,930	Capital Improvement Plan
15	Groundwater Study	$70,000	$0	$70,000	59.48%	$41,635	Capital Improvement Plan
16	WWTP - Sludge Removal	$250,000	$0	$250,000	59.48%	$148,698	Capital Improvement Plan
17	WWTP - Cold Mix Overlay	$150,000	$0	$150,000	59.48%	$89,219	Capital Improvement Plan
18	Potable Water Line to WWTP	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
19	Solar Bee Additions	$1,012,300	$0	$1,012,300	59.48%	$602,106	Capital Improvement Plan
20	Equipment	$1,055,000	$0	$1,055,000	59.48%	$627,504	Capital Improvement Plan
21	Wastewater Treatment Plant	$4,183,000	$0	$4,183,000	59.48%	$2,488,009	Sewer Master Plan
22	Pioneer Trunk	$9,303,000	($4,405,000)	$4,898,000	59.48%	$2,913,284	Sewer Master Plan
23	North Trunk	$31,681,000	($5,500,000)	$26,181,000	59.48%	$15,572,212	Sewer Master Plan
24	Meadowlands	$1,604,000	$0	$1,604,000	59.48%	$954,044	Sewer Master Plan
25	Vineyard Trunk	$1,049,000	($1,049,000)	$0	0.00%	$0	Sewer Master Plan
26	Southeast Trunk	$822,000	($822,000)	$0	0.00%	$0	Sewer Master Plan
27	College Trunk	$360,000	($360,000)	$0	0.00%	$0	Sewer Master Plan
28	West Trunk	$9,083,000	($8,113,000)	$970,000	59.48%	$576,947	Sewer Master Plan
	Wastewater Facilities Revenues not yet Committed		($6,026,753)	($6,026,753)		($6,026,753)	
	TOTAL SEWER FACILITIES	**$75,825,300**	**($26,350,753)**	**$49,474,547**	**54.54%**	**$26,984,896**	
	F. STORM DRAINAGE FACILITIES						
1	Airport No. 1 Sub-basin	$778,000	($778,000)	$0	0.00%	$0	Storm Drain Master Plan
2	Airport No. 2 Sub-basin	$3,968,000	($3,968,000)	$0	0.00%	$0	Storm Drain Master Plan
3	Citrus Terrace Sub-basin	$67,000	($67,000)	$0	0.00%	$0	Storm Drain Master Plan
4	College Greens No. 1 Sub-basin	$12,401,000	($12,401,000)	$0	0.00%	$0	Storm Drain Master Plan
5	College Greens No. 2 Sub-basin	$6,029,000	($6,029,000)	$0	0.00%	$0	Storm Drain Master Plan
6	Creekside No. 1 Sub-basin	$10,085,000	($10,085,000)	$0	0.00%	$0	Storm Drain Master Plan
7	Creekside No. 2 Sub-basin	$63,923,000	($53,560,000)	$10,363,000	59.48%	$6,163,815	Storm Drain Master Plan
8	Crest Hills Sub-basin	$3,015,000	($3,015,000)	$0	0.00%	$0	Storm Drain Master Plan
9	Gardens No. 1 and Gardens No. 2 Sub-basin	$7,580,000	($7,401,000)	$179,000	59.48%	$106,468	Storm Drain Master Plan
10	Gardens No. 3 Sub-basin	$11,597,000	($11,597,000)	$0	0.00%	$0	Storm Drain Master Plan
11	Johnson Field Sub-basin	$20,475,000	($20,475,000)	$0	0.00%	$0	Storm Drain Master Plan
12	Meadowlands No. 1 Sub-basin	$5,126,000	($5,126,000)	$0	0.00%	$0	Storm Drain Master Plan
13	Ranchwood No. 2 Sub-basin	$23,650,000	($6,146,000)	$17,504,000	59.48%	$10,411,214	Storm Drain Master Plan
14	Skylark No. 2 Sub-basin	$12,145,000	($12,145,000)	$0	0.00%	$0	Storm Drain Master Plan
15	Walmart No. 1 Sub-basin	$7,230,000	($7,230,000)	$0	0.00%	$0	Storm Drain Master Plan
16	Walmart No. 2 Sub-basin	$12,792,000	($12,792,000)	$0	0.00%	$0	Storm Drain Master Plan
	Storm Drain Revenues not yet Committed		($45,337)	($45,337)		($45,337)	
	TOTAL STORM DRAINAGE FACILITIES	**$200,861,000**	**($172,860,337)**	**$28,000,663**	**59.41%**	**$16,636,159**	
	G. TRAFFIC FACILITIES						
1	Ward Road Improvements	$8,095,566	$0	$8,095,566	29.84%	$2,415,633	Council Objective
2	Place Road Improvements	$512,709	$0	$512,709	29.84%	$152,987	Council Objective
3	SR 165 Improvements	$13,097,052	$0	$13,097,052	29.84%	$3,908,025	Council Objective
4	Badger Flat Road Improvements	$2,899,919	$0	$2,899,919	29.84%	$865,306	Council Objective
5	Capri Avenue Improvements	$2,429,922	$0	$2,429,922	29.84%	$725,064	Council Objective
6	Dove Street Improvements	$329,411	$0	$329,411	29.84%	$98,293	Council Objective
7	Pioneer Road Improvements	$2,613,483	$0	$2,613,483	29.84%	$779,836	Council Objective
8	Cardoza Rd, Madison Ave, and Page Ave Improvements	$1,168,709	$0	$1,168,709	29.84%	$348,731	Council Objective
9	Intersection Improvements and Modifications	$26,547,290	$0	$26,547,290	29.84%	$7,921,436	Council Objective
10	Traffic Master Plan	$100,000	$0	$100,000	29.84%	$29,839	Capital Improvement Plan
11	Utility Vehicles and Equipment	$745,000	$0	$745,000	29.84%	$222,300	Capital Improvement Plan
	Traffic Facilities Revenues not yet Committed		($5,226,672)	($5,226,672)		($5,226,672)	
	TOTAL TRAFFIC FACILITIES	**$58,539,061**	**($5,226,672)**	**$53,312,389**	**22.96%**	**$12,240,777**	
	H. GENERAL GOVERNMENT FACILITIES (City Hall, Community Center, Public Facilities, and Corporation Yard Categories have been collapsed)						
1	City Hall Expansion & Rehabilitation	$7,249,050	$0	$7,249,050	53.27%	$3,861,379	Council Objective
2	City Hall Parking Lot and Landscaping	$1,751,750	$0	$1,751,750	57.10%	$1,000,244	Council Objective
3	Council Chamber Upgrade	$200,000	$0	$200,000	59.38%	$118,767	Capital Improvement Plan
4	Network/Server Replacement	$215,705	($29,881)	$185,824	59.38%	$110,349	Capital Improvement Plan
5	Corporation Yard Expansion	$1,350,000	$0	$1,350,000	29.69%	$400,840	Council Objective
	General Government Facilities Revenues not yet Committed		($1,753,393)	($1,753,393)		($1,753,393)	
	TOTAL GENERAL GOVERNMENT FACILITIES	**$10,766,505**	**($1,783,274)**	**$8,983,231**	**41.61%**	**$3,738,186**	
	TOTAL ALL FACILITIES	**$775,792,594**	**($333,911,688)**	**$441,880,907**	**48.09%**	**$212,507,729**	

[1] 2019 Needs List (Working Document)

[2] Development Impact Fund Balances as of Fiscal Year 2017-2018 End

[3] Assumes Majority of Offsetting Revenues will be applied to pay for debt service on the proposed Primary Station.

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, with the exception of parks and traffic, employs the concept of an Equivalent Dwelling Unit ("EDU") or Equivalent Benefit Unit ("EBU") to allocate benefit among the seven (7) 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. Park Facilities have been evaluated according to the existing parks standard of 4.82 acres per 1,000 residents, as detailed in **Section V** and **Appendix A-3**. For Traffic Facilities, number of vehicle trips more accurately represent the benefit provided to each land use class and are demonstrated separately in **Section V**.

Table 7 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 7: Equivalent Dwelling Units

Facility Type	Service Factor	Existing EDU's/EBU's	Projected EDU's/EBU's
Traffic	Persons Served and /or Usage Factor	13,282	5,622
Fire			
Police			
Sewer			
Storm Drainage			
General Government			
Water [1]		30,853	17,571
Park Development [2]	Acres per 1,000 Residents	11,290	4,768

[1] Special Case — the Surface Water Treatment Plant utilizes a separate sphere of influence EDU metric.
[2] Park development fee calculations used only projected EBUs.

In determining a reasonable nexus for each specific type of public facility, DTA utilized one of the methodologies discussed below, depending upon the data and other information available from the City, and its current infrastructure policies. 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 square footage numbers provided by the City and other sources, it is possible to assign development impact fee levels by percentage between new and existing development. This methodology was used to calculate Traffic, Fire, Police, Water, Sewer and Storm Drainage fees. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the demand caused by each type of future development.

STANDARDS-BASED FEE METHODOLOGY

The Standards-based methodology used to establish the development impact fees used 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. 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.

The methodologies used for each specific facility are presented on the following page in **Table 8.** The Equivalent Dwelling Units for each specific facility are presented in **Table 9**. The Facility Type of Traffic is not included in Table 9 because it is based on Trip Generation Rate rather than Equivalent Dwelling Units.

Table 8: City of Los Banos Methodology (By Facility Type)

Facility Type	Methodology	Sources of Apportioning Costs	Units of Measure
Traffic	Plan-based	Existing Infrastructure Plan	Trip Generation Rate
Fire	Plan-based	Existing Infrastructure Plan	Persons Served
Police	Plan-based	Existing Infrastructure Plan	Persons Served
Water	Plan-based	Existing Infrastructure Plan	Persons Served
Sewer	Plan-based	Existing Infrastructure Plan	Persons Served
Storm Drainage	Plan-based	Existing Infrastructure Plan	Persons Served
Parks	Standards-based	Existing Standard	Acres per 1,000 residents
General Government	Plan-based	Existing Infrastructure Plan	Persons Served

TABLE 9
CITY OF LOS BANOS
EQUIVALENT DWELLING UNITS

Countywide Facility Type	Existing EDUs/EBUs	Projected EDUs/EBUs	% Increase (Existing to Projected)	Total
Fire	13,282	5,622	42%	18,904
Police	13,282	5,622	42%	18,904
Parks	11,290	4,768	42%	16,058
Water*	13,282	5,622	42%	18,904
Sewer	13,282	5,622	42%	18,904
Storm Drainage	13,282	5,622	42%	18,904
General Government	11,290	4,768	42%	16,058

* Special Case — the Surface Water Treatment Plant utilizes a separate sphere of influence EDU metric.

The following sections present the reasonable relationship of benefit, impact, and rough proportionality tests for each fee element (i.e., fire facilities, police facilities, park facilities, water facilities, sewer facilities, storm drainage facilities, traffic facilities, and general government facilities) and the analysis undertaken to apportion costs for each type of facility on the Needs List. More detailed fee calculation worksheets for each type of facility are included in **Appendix A**.

Importantly, given that the level of service ("LOS") requested for new development by the City is above the existing service level for certain types of facilities, the costs of the new facilities have been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

A. Fire Facilities

The Fire Facilities category includes those facilities required within the City to maintain adequate public safety services by the fire department. In order to serve new development through buildout, the City identified the need for additional Fire Station service points, an updated training facility, and vehicle and equipment replacements.

TABLE 10
Fire Facilities Element

Identify Purpose of Fee	Fire Facilities.
Identify Use of Fee	To build additional fire facilities to service a growing area, update training and refueling sites, and replace aging vehicles and equipment.
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 service calls and in turn increase the need for trained public safety personnel. Equipment and vehicles used to provide these services will have to be purchased and replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Fire Facilities and the impact of residential and non-residential development. The Fire Facility fees collected from new development will be used exclusively for public safety purposes as identified on the Needs List.

Table 11 identifies the facilities proposed to be funded in whole or in part with the collection of Fire fees. The costs provided in **Table 11** are based on estimates provided by the City.

TABLE 11
Fire Facilities Costs

Fire Facilities	Cost
Station 3 (Incl. Training Facility and EOC)	$9,579,938
Fueling Station	$545,000
Fire Vehicles	$4,590,000
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)	$341,639
Station 4	$4,800,000
Total	**$19,856,577**

Calculation Methodology

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

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

Fire Facilities

According to the City, it has been determined that these facilities are needed to serve new development. Station 3, importantly, has been allocated funding by the State of California pursuant to a desire to construct an Emergency Operations Center ("EOC") to serve the region. The EOC will be constructed in conjunction with a Regional Training Facility as an extension of Station 3. The costs of the new facilities have been allocated to new development and existing development based on their percentage of the expected facility usage at buildout. Consequently, the costs will be allocated to both existing development and new development, as outlined in the table below.

TABLE 12
FIRE FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	28.73%	$2,941,172
New Development	71.27%	$7,295,279
Total	**100.00%**	**$10,236,451**

Fee Amounts

Fee amounts to finance Fire Facilities on the Needs List are presented in **Table 13**. Please refer to **Appendix A-1** for details regarding the derivation of this fee.

TABLE 13
FIRE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed By Fees
Single Family Residential	1.00	$1,297.69	4,155	$5,391,802
Multi-Family Residential	0.80	$1,038.15	736	$764,383
Age Restricted Residential	0.54	$702.45	44	$30,908
Retail	0.57	$739.42	238	$176,026
Office	0.43	$554.57	910	$504,828
Institutional	0.21	$277.28	120	$33,212
Industrial	0.14	$184.86	2,132	$394,120
			Total Facilities Cost:	**$19,856,577**
			Offsetting Revenues	***($9,620,126)***
			Total Allocated to New Development:	**$7,295,279**
			Total Allocated to Existing Development	**$2,941,172**
			Net Cost to City:	**$10,236,451**

Based on the development projections in **Appendix A-1**, the fee amounts presented in **Table 13** will finance 71.27% of the net costs of the Fire Facilities identified on the Needs List. The remaining 28.73% of the net costs of facilities will be funded through other sources.

B. POLICE FACILITIES

The Police Facilities category includes those facilities required within the City to maintain adequate public safety services by the police department. In order to serve new development through buildout, the City identified the need for a new primary police station, a new animal shelter, and equipment and vehicle needs.

TABLE 14
POLICE FACILITIES ELEMENT

Identify Purpose of Fee	Police Facilities.
Identify Use of Fee	New primary police station, a new animal shelter, and replacement of vehicles and equipment.
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 service calls and in turn increase the need for trained public safety personnel. Equipment and vehicles used to provide these services will have to be purchased and replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and the impact of residential and non-residential development. The Police Facility fees collected from new development will be used exclusively for public safety purposes identified on the Needs List.

Table 15 below identifies the facilities proposed to be funded in whole or in part with the collection of Police fees. The costs provided in **Table 15** are based on estimates provided by the City.

TABLE 15
POLICE FACILITIES COSTS

Police Facilities	Cost
Primary Police Station	$34,800,000
Animal Shelter	$12,500,000
Range Facility	$500,000
Fleet Vehicles	$1,745,732
Firearms Stock	$150,335
Total	**$49,696,067**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-2**. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

Police Facilities

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

TABLE 16
POLICE FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	68.89%	$34,304,112
New Development	31.11%	$15,491,955
Total	**100.00%**	**$49,696,067**

Fee Amounts

Fee amounts to finance Police Facilities on the Needs List are presented in **Table 17**. Please refer to **Appendix A-2** for details regarding the derivation of this fee.

TABLE 17
POLICE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$2,755.72	4,155	$11,449,809
Multi-Family Residential	0.80	$2,204.57	736	$1,623,212
Age Restricted Residential	0.54	$1,491.70	44	$65,635
Retail	0.57	$1,570.21	238	$373,801
Office	0.43	$1,177.66	910	$1,072,032
Institutional	0.21	$588.83	120	$70,528
Industrial	0.14	$392.55	2,132	$836,937
			Total Facilities Cost:	**$49,696,067**
			Offsetting Revenues [1]	
			Total Allocated to New Development:	**$15,491,955**
			Total Allocated to Existing Development	**$34,204,112**
			Net Cost to City:	**$49,696,067**

[1] Assumes majority of Offsetting Revenues will be applied to pay debt service on the proposed Primary Station.

Based on the development projections in **Appendix A-2**, the fee amounts presented in **Table 17** will finance 31.11% of the net costs of the Public Safety Facilities identified on the Needs List. The remaining 68.89% of the net costs of facilities will be funded through other sources.

C. PARK FACILITIES

The Park Facilities category identifies facilities that will serve the City's residents by enhancing the community's appeal and quality of life. The Fee Study includes (i) the planning and design of parkland and recreational areas needed for park and recreational facilities, and (ii) the construction and development of park and recreational facilities, including sports fields, ball fields, soccer fields, trails, restrooms, and park beautification needed to serve new and existing residential development through buildout. Notably, DTA's analysis does not include park acquisition costs, which are determined separately by the City's Quimby Ordinance.

For purposes of this Study, the Park Facilities will serve only the residents of the City by providing facilities for recreation while enhancing the community's appeal and quality of life.

TABLE 18
PARK ELEMENT

Identify Purpose of Fee	Park Facilities.
Identify Use of Fee	The design, construction, and development of public park and recreational facilities, including a recreational pool facility and skate park.
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 an increased demand for Park Facilities. Population growth has a direct impact on the need for Park Facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Park Facilities. Fees collected from new development will be used exclusively for park, recreational, and open space facilities identified here in **Section V**.

1. Level of Service for Park Facilities

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. Fees for recreational and park facilities have been calculated utilizing both the "Standards-Based Approach" and the "Facility-Based Approach." The Standards-Based Approach utilizes a facility "standard" established for future development, against which facilities costs are determined based on "units of demand" or a "level of service" from a development. This approach establishes a generic unit cost for capacity, which is then applied to each land use type per unit of demand. This standard is not based on the cost of a specific existing or future facility, but rather on the cost of providing a certain standard of service, such as the 4.82

acres of park and recreational facilities per 1,000 residents, which is the current level of service for the City. To meet the standard of service required, the City will need to develop new park land and open space. Therefore 100% of the costs of land acquisition and development will be allocated to new residential development. The table below summarizes the existing park and recreational facilities located within the City that meet the required standard of 4.82 acres of park and recreational facilities per 1,000 residents.

TABLE 19
CITY OF LOS BANOS
EXISTING LEVEL OF SERVICE

Facility Type	Existing Acres	Facility Units per 1,000 Residents
Community Parks	88.71	2.24
Neighborhood Parks	90.94	2.29
Pocket Parks	11.38	0.29
Total:	191.03	4.82

2. Land Acquisition and Park Development Costs

Notably, land acquisition costs are dependent on the real estate market at the time of acquisition. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each park has its own location and improvement requirements. DTA was able to identify general cost assumptions for new park development based on comparable data for the region. Please see **Table 20** for more detail regarding the costs for new parks in the City.

TABLE 20
CITY OF LOS BANOS
COST ASSUMPTIONS FOR NEW PARK DEVELOPMENT

Project	Cost/Unit
Land Acquisition*	$0/acre
Planning and Design (Per Park/Site)	
Community Parks	$23,841
Neighborhood Parks	$23,119
Pocket Parks	$1,321
Park Development (Rounded)	
Community Parks	$406,265 / acre
Neighborhood Parks	$369,332 / acre
Pocket Parks	$21,105 / acre
Additional Costs	
Administration	5%

* In light of the City's Quimby Fee, Land Acquisition Costs have been excluded from this analysis at this time.

Using both the level of service and cost assumptions, DTA calculated a total of $32,768,223 for park development costs. Please see **Appendix A-3** for more information.

3. Additional Park Improvement Costs

Furthermore, the City intends to expand and enhance existing City-owned facilities to accommodate increased demand. The Capital Improvement Plan and the Public Works Department have identified the need for the following park facilities improvements to serve the 16,735 total new residents within the City — a new recreational pool facility and skate park. The total cost for these facilities is currently estimated at $13,500,000. Please see **Appendix A-3** for more detail on the costs and LOS associated with these facilities.

TABLE 21
PARK FACILITIES COSTS

Parks	Cost
Recreational Pool Facility	$12,000,000
Skate Park	$1,500,000
Total	**$13,500,000**

Calculation Methodology

Fee amounts for this element were calculated for residential land uses only, as detailed in **Appendix A-3**. Each land use classification was assigned an EDU factor which was derived from the number of persons per household.

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development based on the existing and future number of facility units per 1,000 residents.

Based on the development projections in **Appendix A-3**, 29.69% of the costs of the Recreational Pool Facility will be allocated to new development, and the remaining 70.31% will be allocated to existing development. Also based on the development projections in **Appendix A**, 59.38% of the costs of the Skate Park will be allocated to new development, and the remaining 40.62% will be allocated to existing development.

Fee Amounts

Fee amounts to finance Park Facilities on the Needs List are presented in **Table 22**. Further details on the derivation of this fee are included in **Appendix A-3**.

TABLE 22
CITY OF LOS BANOS
FEE DERIVATION SUMMARY (NET OF ADMINISTRATIVE COMPONENT)

Land Use Type	EDUs per Unit	Fee per Unit	Number of Units	Cost Financed by Fees
Single Family Residential	1.00	$7,300	4,155	$30,330,099
Multi-Family Residential	0.80	$5,840	589	$4,299,827
Age Restricted Residential	0.54	$3,951	24	$173,864
			Cost Allocated to New Development:	**$34,803,789**

Based on the development projections in **Appendix A-3**, the fee amounts presented in **Table 22** will finance $34,803,789 of Park Facilities.

D. WATER FACILITIES

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

TABLE 23
WATER FACILITIES ELEMENT

Identify Purpose of Fee	Water Facilities.
Identify Use of Fee	Improvements to certain facilities including but not limited to, water storage, supply, and distribution 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 an increased demand for Water Facilities. Population and growth have a direct impact on the need for Water Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement/expansion of existing facilities. Notably, fees collected from new development will be used exclusively on Water Facilities identified in the Needs List.

Table 24 on the following page identifies the facilities proposed to be funded in whole or in part with the fees. The costs provided in **Table 24** are based on estimates provided by the City.

TABLE 24
WATER FACILITIES COSTS

Water Facilities	Cost
Surface Water Treatment Plant (Incl. Chromium 6 Testing)	$260,615,333
Groundwater Sustainability & Recharge Project	$230,000
Valve Replacement	$250,000
Water Lines	$3,212,000
Well 16	$1,620,000
Water Meters	$398,528
Well Rehabilitation	$1,560,000
Equipment	$479,000
Storage Tanks and Booster Pumps	$23,460,000
Groundwater Wells	$11,340,000
Well Manifold System	$10,815,000
Total	**$313,979,861**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-4**.

The specific facilities required within the City were identified by the City and the Water Master Plan. DTA was able to determine the appropriate allocation of costs to new development based on the expected of usage of facilities at buildout. Accordingly, 51.94% of the costs will be allocated to existing development and 48.06% of the costs will be allocated to new development as shown in **Table 25** on the following page.

The Surface Water Treatment Plant, constituting approximately eighty-three percent (83.00%) of the Water Facilities Needs List, has been identified by the City as an essential item moving forward to meet growth demands and to ensure the continued livelihood of local residents. Included in the costs of the item are the anticipated costs of Chromium 6 testing and treatment. The state of California, and more specifically the State Water Resources Control Board, has identified the need to establish a hexavalent chromium maximum contaminant level (MCL) for drinking water. While the Superior Court of Sacramento County invalidated the MCL established by the CDPH in 2017, the court also ordered the State Water Board to adopt a new MCL for hexavalent chromium. It is anticipated that the new MCL will accompany a new timeline for compliance akin

to Senate Bill 385 (SB385) which established said timeline in 2015 prior to the actions of the Superior Court.

TABLE 25
WATER FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	51.94%	$103,010,857
New Development	48.06%	$95,316,688
Total	**100.00%**	**$198,327,545**

Fee Amounts

Fee amounts to finance Water Facilities on the Needs List are presented in **Table 26**. Further details regarding on derivation of this fee are included in **Appendix A-4**.

TABLE 26
WATER FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	SWTP Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	SWTP Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family	1.00	$1,536.79	$4,932.91	4,155	13,466	$72,812,022
Multi-Family	0.80	$1,229.43	$3,946.33	736	2,419	$10,451,943
Age Restricted	0.54	$831.88	$2,670.24	44	330	$917,300
Retail	0.57	$875.66	$2,810.77	238	75	$419,147
Office	0.43	$656.75	$2,108.77	910	2,771	$6,438,818
Institutional	0.21	$328.37	$1,054.04	120	163	$211,593
Industrial	0.14	$218.92	$702.69	2,132	5,122	$4,065,865
					Total Facilities Cost:	**$313,979,861**
					Offsetting Revenues	***($115,652,317)***
					Total Allocated to New Development:	**$95,316,688**
					Total Allocated to Existing Development:	**$103,010,857**
					Net Cost to City:	**$198,327,545**

Based on the development projections in **Appendix A-4**, the fee amounts presented in **Table 26** will finance 48.06% of the net costs of the Water Facilities identified on the Needs List. The remaining 51.94% of the net costs of facilities will be funded through other sources.

E. SEWER FACILITIES

The Sewer Facilities category includes those facilities used by the City to provide basic water supply and distribution services to residents and employees within the City.

TABLE 27
SEWER FACILITIES ELEMENT

Identify Purpose of Fee	Sewer Facilities.
Identify Use of Fee	Improvements to certain facilities including but not limited to, wastewater storage, supply, and distribution 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 an increased demand for Sewer Facilities. Population growth has a direct impact on the need for Sewer Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement/expansion of existing facilities. Notably, fees collected from new development will be used exclusively on Sewer Facilities identified in the Needs List.

Table 28 on the following page identifies the facilities proposed to be funded in whole or in part with the fees. The costs provided in **Table 28** are based on estimates provided by the City.

TABLE 28
SEWER FACILITIES COSTS

Sewer Facilities	Cost
Sewer Line Replacement	$200,000
Nantes Storm Basin	$1,795,000
Central City Sub-basin	$2,298,000
B Street Storm Basin	$1,230,000
Pump Station Rehabilitation	$350,000
Jefferson Storm Line	$567,000
Murrieta Storm Line	$161,000
Pacheco Storm Line	$453,000
Citrus Second Storm Line	$100,000
H – Illinois Storm Line	$286,000
H – Nevada Storm Line	$286,000
Jo-Line Park Manor Pump Station	$312,000
Crest Hills Pump Station Rehabilitation	$350,000
WWTP Headworks	$6,615,000
Groundwater Study	$70,000
WWTP – Sludge Removal	$250,000
WWTP – Cold Mix Overlay	$150,000
Potable Water Line to WWTP	$200,000
Solar Bee Additions	$1,012,300
Equipment	$1,055,000
Wastewater Treatment Plant	$4,183,000
Pioneer Trunk	$9,303,000
North Trunk	$31,681,000
Meadowlands	$1,604,000
Vineyard Trunk	$1,049,000
Southeast Trunk	$822,000
College Trunk	$360,000
West Trunk	$9,083,000
Total	**$75,825,300**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-5.**

The specific facilities required within the City were provided by the City's engineer. DTA was able to determine the appropriate allocation of costs to new development based on the expected usage of facilities as well as numerous discussions with City staff. Accordingly, 45.46% of the costs will be allocated to existing development and 54.54% of the costs will be allocated to new development as shown in **Table 29** below.

TABLE 29
SEWER FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	45.46%	$22,489,651
New Development	54.54%	$26,984,896
Total	**100.00%**	**$49,474,547**

Fee Amounts

Fee amounts to finance Sewer Facilities on the Needs List are presented in **Table 30**. Further details regarding on derivation of this fee are included in **Appendix A-5**.

TABLE 30
SEWER FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$4,800.09	4,155	$19,944,023
Multi-Family Residential	0.80	$3,840.07	736	$2,827,417
Age Restricted Residential	0.54	$2,598.34	44	$114,327
Retail	0.57	$2,735.09	238	$651,110
Office	0.43	$2,051.32	910	$1,867,335
Institutional	0.21	$1,025.66	120	$122,851
Industrial	0.14	$683.77	2,132	$1,457,832
			Total Facilities Cost:	**$75,825,300**
			Offsetting Revenues	***($26,350,753)***
			Total Allocated to New Development:	**$26,984,896**
			Total Allocated to Existing Development	**$22,489,651**
			Net Cost to City:	**$49,474,547**

Based on the development projections in **Appendix A-5**, the fee amounts presented in **Table 30** will finance 54.54% of the net costs of the Sewer Facilities identified on the Needs List. The remaining 45.46% of the net costs of facilities will be funded through other sources.

F. STORM DRAINAGE FACILITIES

The Storm Drainage Facilities category includes those facilities used by the City to provide storm drainage services to residents and employees within the City.

TABLE 31
STORM DRAINAGE FACILITIES ELEMENT

Identify Purpose of Fee	Storm Drainage Facilities.
Identify Use of Fee	Improvements to certain facilities including storm drainage facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate an increased demand for Storm Drainage Facilities. Population growth has a direct impact on the need for Storm Drainage Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement/expansion of existing facilities. Notably, fees collected from new development will be used exclusively on Storm Drainage Facilities identified in the Needs List.

Table 32 on the following page identifies the facilities proposed to be funded in whole or in part with the fees. The costs provided in **Table 32** are based on estimates provided by the City.

TABLE 32
STORM DRAINAGE FACILITIES COSTS

Storm Drainage Facilities	Cost
Airport No. 1 Sub-basin	$778,000
Airport No. 2 Sub-basin	$3,968,000
Citrus Terrace Sub-basin	$67,000
College Greens No. 1 Sub-basin	$12,401,000
College Greens No. 2 Sub-basin	$6,029,000
Creekside No. 1 Sub-basin	$10,085,000
Creekside No. 2 Sub-basin	$63,923,000
Crest Hills Sub-basin	$3,015,000
Gardens No. 1 and Gardens No. 2 Sub-basin	$7,580,000
Gardens No. 3 Sub-basin	$11,597,000
Johnson Field Sub-basin	$20,475,000
Meadowlands No. 1 Sub-basin	$5,126,000
Ranchwood No. 2 Sub-basin	$23,650,000
Skylark No. 2 Sub-basin	$12,145,000
Walmart No. 1 Sub-basin	$7,230,000
Walmart No. 2 Sub-basin	$12,792,000
Total	**$200,861,000**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-6.**

The specific facilities required within the City were provided by the City's engineer. DTA was able to determine the appropriate allocation of costs to new development based on the expected usage of facilities at buildout. Accordingly, 40.59% of the costs will be allocated to existing development and 59.41% of the costs will be allocated to new development as shown in **Table 33** on the following page.

TABLE 33
STORM DRAINAGE FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	40.59%	$11,364,504
New Development	59.41%	$16,636,159
Total	**100.00%**	**$28,000,663**

Fee Amounts

Fee amounts to finance Storm Drainage Facilities on the Needs List are presented in **Table 34**. Further details regarding on derivation of this fee are included in **Appendix A-6**.

TABLE 34
STORM DRAINAGE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$2,959.25	4,155	$12,295,469
Multi-Family Residential	0.80	$2,367.40	736	$1,743,100
Age Restricted Residential	0.54	$1,601.87	44	$70,482
Retail	0.57	$1,686.18	238	$401,409
Office	0.43	$1,264.64	910	$1,151,210
Institutional	0.21	$632.32	120	$75,738
Industrial	0.14	$421.55	2,132	$898,752
			Total Facilities Cost:	**$200,861,000**
			Offsetting Revenues	***($172,860,337)***
			Total Allocated to New Development:	**$16,636,159**
			Total Allocated to Existing Development	**$11,364,504**
			Net Cost to City:	**$28,000,663**

Based on the development projections in **Appendix A-6**, the fee amounts presented in **Table 34** will finance 59.41% of the net costs of the Storm Drainage Facilities identified on the Needs List. The remaining 40.59% of the net costs of facilities will be funded through other sources.

G. TRAFFIC FACILITIES

The Circulation Element of the General Plan includes facilities necessary to provide safe and efficient vehicular access throughout the City. In order to meet the traffic demand of new development through buildout, the City identified the need for new road construction and equipment as shown in the Needs List.

TABLE 35
TRAFFIC FACILITIES ELEMENT

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

Table 36 on the following page identifies the facilities proposed to be funded in whole or in part with the fees collected for Traffic Facilities. The costs provided in **Table 36** are based on estimates provided by the City and validated by TJKM Transportation Consultants.

TABLE 36
TRAFFIC FACILITIES COST

Traffic Facilities	Cost
Ward Road Improvements	$8,095,566
Place Road Improvements	$512,709
SR 165 Improvements	$13,097,052
Badger Flat Road Improvements	$2,899,919
Capri Avenue Improvements	$2,429,922
Dove Street Improvements	$329,411
Pioneer Road Improvements	$2,613,483
Cardoza Rd, Madison Ave, and Page Ave Improvements	$1,168,709
Intersection Improvements and Modifications	$26,547,290
Traffic Master Plan	$100,000
Utility Vehicles and Equipment	$745,000
Total	**$58,539,061**

Calculation Methodology

As discussed previously, Traffic Facilities benefit residents and employees by providing safe and efficient vehicular access throughout the City. As a result, the traffic fee is calculated for both residential and non-residential land uses, details of which may be found in **Appendix A-7**.

Fees for roads and traffic signals were calculated for each of the seven (7) land use categories based on the number of PM Peak Hour Trips generated by each land use. Total average trips were calculated by applying these trip rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this report. The total facilities cost was then divided by the total number of trips to establish a uniform cost per trip. This unit cost was then applied to the various land uses and their respective trip generation rates to determine the proposed fees. Expected revenue from new development was also calculated as a check, ensuring that collected fees match the calculated cost responsibility of new development.

The Institute of Transportation Engineers' Trip Generation Manual provides trip generation rates for the different land uses. These rates are estimates and subject to change; rates have been generally confirmed and approved by TJKM Transportation Consultants.

TABLE 37
TRAFFIC FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	77.04%	$41,071,612
New Development	22.96%	$12,240,777
Total	**100.00%**	**$53,312,389**

Fee Amounts

Fee amounts to finance Traffic Facilities on the Needs List are presented in **Table 38** below. Again, details regarding the analysis related to Traffic Facilities are included in **Appendix A-7**.

TABLE 38
TRAFFIC FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$1,401.39	4,155	$5,822,679
Multi-Family Residential	0.69	$970.87	736	$714,844
Age Restricted Residential	0.54	$756.75	44	$33,297
Retail	4.98	$6,982.52	238	$1,662,244
Office	1.00	$1,398.46	910	$1,273,033
Institutional	1.21	$1,692.14	120	$202,680
Industrial	0.85	$1,187.59	2,132	$2,531,999
			Total Facilities Cost:	**$58,539,061**
			Offsetting Revenues	***($5,226,672)***
			Total Allocated to New Development:	**$12,240,777**
			Total Allocated to Existing Development:	**$41,071,612**
			Net Cost to City:	**$53,312,389**

Based on the development projections in **Appendix A-7**, the fee amounts presented in **Table 38** will finance 22.96% of the net costs of the traffic facilities identified on the Needs List. The remaining 77.04% of the net costs of facilities will be funded through other sources.

H. General Government Facilities

The General Government Facilities category includes library facilities and other facilities used by the City to provide general governmental services.

TABLE 39
General Government Facilities Element

Identify Purpose of Fee	General Government Facilities. (Combined fee for Corporate Yard, City Hall, Public Facilities and Community Center).
Identify Use of Fee	City Hall expansion and rehabilitation, plus other facilities used by the City to provide general governmental services. **Table 40** identifies those facilities that serve all residents, employees, and development within the City, regardless of location.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for City Hall 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 General Government Facilities on the Needs List.

Table 40 below identifies the facilities proposed to be funded in whole or in part with fees.

TABLE 40
General Government Facilities Element

General Government	Cost
City Hall Expansion and Rehabilitation	$7,249,050
City Hall Parking Lot and Landscaping	$1,751,750
Council Chamber Upgrade	$200,000
Network/Server Replacement	$215,705
Corporation Yard Expansion	$1,350,000
Total	**$10,766,505**

Calculation Methodology

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

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

General Government Facilities

According to the City, it has been determined that these facilities are needed to serve existing and new development. The costs will be allocated to both existing development and new development, as presented in **Table 41** below.

TABLE 41
GENERAL GOVERNMENT FACILITIES – BUILDINGS
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	58.39%	$5,245,045
New Development	41.61%	$3,738,186
Total	**100.00%**	**$8,983,231**

Fee Amounts

Fee amounts to finance General Government Facilities on the Needs List are presented in **Table 42**. Details regarding the analysis related to General Government Facilities are included in **Appendix A-8**.

TABLE 42
GENERAL GOVERNMENT FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$784.05	4,155	$3,257,678
Multi-Family Residential	0.80	$627.24	736	$461,833
Age Restricted Residential	0.54	$424.42	44	$18,674
Retail	0.00	$0.00	0	$0
Office	0.00	$0.00	0	$0
Institutional	0.00	$0.00	0	$0
Industrial	0.00	$0.00	0	$0
			Total Facilities Cost:	**$10,766,505**
			Offsetting Revenues	***($1,783,274)***
			Total Allocated to New Development:	**$3,738,186**
			Total Allocated to Existing Development	**$5,245,045**
			Net Cost to City:	**$8,983,231**

Based on the development projections in **Appendix A-8**, the fee amounts presented in **Table 42** will finance 41.61% of the net costs of the General Government facilities identified on the Needs List. The remaining 58.39% of the net costs of facilities will be funded through other sources.

The total fee amounts required to finance new development's "fair share" of the costs of facilities in the Needs Lists are summarized in **Table 43** below.

TABLE 43
CITY OF LOS BANOS
DEVELOPMENT IMPACT FEE SUMMARY

City of Los Banos Development Impact Fees per Unit (Residential)/1,000 Square Feet (Non-Residential)										
	Fire	Police	Park	Water	Sewer	Storm Drainage	Traffic	General Govt.	Cap Fac Admin	**Total Fees**
Single Family	$1,298	$2,756	$7,300	$6,470	$4,800	$2,959	$1,401	$784	$833	**$28,601**
Multi-family	$1,038	$2,205	$5,840	$5,176	$3,840	$2,367	$971	$627	$662	**$22,726**
Age Restricted	$702	$1,492	$3,951	$3,502	$2,598	$1,602	$757	$424	$451	**$15,480**
Retail	$739	$1,570	$0	$3,686	$2,735	$1,686	$6,983	$0	$522	**$17,922**
Office	$555	$1,178	$0	$2,765	$2,051	$1,265	$1,398	$0	$276	**$9,488**
Institutional	$277	$589	$0	$1,382	$1,026	$632	$1,692	$0	$168	**$5,767**
Industrial	$185	$393	$0	$922	$684	$422	$1,188	$0	$114	**$3,906**

APPENDIX A

Fee Derivation Worksheets

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APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Stations	2	Integrated Facility
Fueling Station	-	Square Feet
Fire Vehicles		
Engines	5	Units
Specialized Vehicles	5	Units
Command Vehicles	3	Units
Trailers	4	Units
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)		
SCBA Air Bottles	105	Units
Breathing Apparatus	40	Units
Defibrillator	5	Units
Hurst Cutters	3	Units
Hurst Pumps	3	Units
Hurst Ram	3	Units
Hurst Spreader	2	Units
Hurst Combo Tools	3	Units
Mask	50	Units
Radio Equipment	4	Units
Radio	2	Units
Mobile Radio	8	Units
Portable radio-Bendix King	9	Units
Portable Radio (price point 400)	23	Units
Portable Radio 2 (price point 933)	21	Units
Portable Radio 3 (price point 800)	7	Units

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Stations	2	Integrated Facility	0.15
Fueling Station	-	Square Feet	-
Fire Vehicles			**1.28**
Engines	5	Units	
Specialized Vehicles	5	Units	
Command Vehicles	3	Units	
Trailers	4	Units	
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)			**21.68**
SCBA Air Bottles	105	Units	
Breathing Apparatus	40	Units	
Defibrillator	5	Units	
Hurst Cutters	3	Units	
Hurst Pumps	3	Units	
Hurst Ram	3	Units	
Hurst Spreader	2	Units	
Hurst Combo Tools	3	Units	
Mask	50	Units	
Radio Equipment	4	Units	
Radio	2	Units	
Mobile Radio	8	Units	
Portable radio-Bendix King	9	Units	
Portable Radio (price point 400)	23	Units	
Portable Radio 2 (price point 933)	21	Units	
Portable Radio 3 (price point 800)	7	Units	

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APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

III. Future EDU Calculation

Land Use Type	[a] Number of Units / 1,000 Non-Res. SF	[b] Residents per Unit / Employees per 1,000 Non-Re. SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
Total				**5,622**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Station 3 (Incl. Training Facility and EOC)	1	Integrated Facility	**$4,579,938**	0.18
Fueling Station	20,000	Square Feet	**$545,000**	3,557.61
Fire Vehicles		Units	**$4,490,000**	**2.31**
Engines	5		$2,400,000	0.89
Specialized Vehicles	2		$1,800,000	0.36
Command Vehicles	4		$90,000	0.71
Trailers	2		$300,000	0.36
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)		Units	**$341,639**	**51.23**
SCBA Air Bottles	105		$126,000	18.68
Breathing Apparatus	40		$14,000	7.12
Defibrillator	5		$6,500	0.89
Hurst Cutters	3		$33,000	0.53
Hurst Pumps	3		$3,000	0.53
Hurst Ram	3		$21,000	0.53
Hurst Spreader	2		$15,000	0.36
Hurst Combo Tools	3		$30,000	0.53
Mask	50		$32,000	8.89
Radio Equipment	4		$2,232	0.71
Radio	2		$706	0.36
Mobile Radio	8		$14,736	1.42
Portable radio-Bendix King	9		$9,072	1.60
Portable Radio (price point 400)	23		$9,200	4.09
Portable Radio 2 (price point 933)	21		$19,593	3.74
Portable Radio 3 (price point 800)	7		$5,600	1.25
Station 4	1	Integrated Facility	**$4,800,000**	0.18
Offsetting Revenues			($4,520,126)	
Total Cost of Fire Facilities			**$10,236,451**	

V. Allocation of Fire Facilities to Existing & New Development (based on total EDUs)

A.1 Station 3 (Incl. Training Facility and EOC)

[a] Existing Integrated Facility 1,000 EDUs	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.15	5,622	0.85	0.18	0.03	0.15	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.11	N/A	0.11
New Development	5,622	29.74%	0.05	0.85	0.89
Total	18,903	100.00%	0.15		1.00

A.3 Cost Allocated Between Existing and New Development

Development	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.11	10.78%	$493,782
New Development	0.89	89.22%	$4,086,156
Total	1.00	100.00%	$4,579,938

APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

C.1 Fueling Station

[a] Existing Square Feet 1,000 EDUs	[b] Total Future EDU's	[c] Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
0.00	5,622	0.00	3,557.61	3,557.61	20,000.00	20,000.00

C.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	13,282	70.26%	14,052.09	N/A	14,052.09
New Development	5,622	29.74%	5,947.91	0.00	5,947.91
Total	18,903	100.00%	20,000.00		20,000.00

C.3 Cost Allocated Between Existing and New Development

Development	Total Number of Square Feet	Percentage of Cost Allocated	Facility Cost
Existing	14,052.09	70.26%	$382,920
New Development	5,947.91	29.74%	$162,080
Total	20,000.00	100.00%	$545,000

D.1 Vehicle Replacement

[a] Existing Units 1,000 EDUs	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Units [c]+[f]
1.28	5,622	7.20	2.31	1.03	5.80	13.00

D.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Units Split Between New and Existing Development	Units Allocated 100% To New Development	Total Units Allocated
Existing	13,282	70.26%	4.08	N/A	4.08
New Development	5,622	29.74%	1.73	7.20	8.92
Total	18,903	100.00%	5.80		13.00

D.3 Cost Allocated Between Existing and New Development

Development	Total Number of New Units	Percentage of Cost Allocated	Facility Cost
Existing	4.08	31.37%	$1,408,527
New Development	8.92	68.63%	$3,081,473
Total	13.00	100.00%	$4,490,000

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APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

E.1 Equipment

[a] Existing Units 1,000 EDUs	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Units [c]+[f]
21.68	5,622	121.90	51.23	29.55	166.10	288.00

E.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Units Split Between New and Existing Development	Units Allocated 100% To New Development	Total Units Allocated
Existing	13,282	70.26%	116.70	N/A	116.70
New Development	5,622	29.74%	49.40	121.90	171.30
Total	18,903	100.00%	166.10		288.00

E.3 Cost Allocated Between Existing and New Development

Development	Total Number of New Units	Percentage of Cost Allocated	Facility Cost
Existing	116.70	40.52%	$138,435
New Development	171.30	59.48%	$203,204
Total	288.00	100.00%	$341,639

F.1 Station 4

[a] Existing Integrated Facility 1,000 EDUs	[b] Total Future EDU's	[c] Cost Allocated Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Cost Allocated per EDU Beyond Existing [d]-[a]	[f] Cost Allocated Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.15	5,622	0.85	0.18	0.03	0.15	1.00

F.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.11	N/A	0.11
New Development	5,622	29.74%	0.05	0.85	0.89
Total	18,903	100.00%	0.15		1.00

F.3 Cost Allocated Between Existing and New Development

Development	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.11	10.78%	$517,508
New Development	0.89	89.22%	$4,282,492
Total	1.00	100.00%	$4,800,000

VI. Summary Cost Data

Facility Type	Cost Allocated 100% To New Development	Total Future EDUs	Cost per EDU
Fire Facilities	$11,815,405	5,622	$2,101.73
Offsetting Revenues	($4,520,126)	5,622	($804.04)
Total	**$7,295,279**		**$1,297.69**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs per Unit/ 1,000 Non-Res. SF	Fees per Unit/ 1,000 Non-Res. SF	Number of Units/ 1,000 Non-Res. SF	Cost Financed by DIF
Single Family	1.00	$1,297.69	4,155	$5,391,802
Multifamily	0.80	$1,038.15	736	$764,383
Age Restricted	0.54	$702.45	44	$30,908
Retail	0.57	$739.42	238	$176,026
Office	0.43	$554.57	910	$504,828
Institutional	0.21	$277.28	120	$33,212
Industrial	0.14	$184.86	2,132	$394,120
Total Allocated to New Development				$7,295,279
Outside Funding Responsibility				$2,941,172
Total Cost of Fire Facilities				**$10,236,451**

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APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Primary Station	0	Square Feet
Animal Shelter	0	Square Feet
Range Facility	2	Acres
Fleet Vehicles	50	Units
Firearms Stock	250	Units
Police Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Primary Station	0	Square Feet	0.00
Animal Shelter	0	Square Feet	0.00
Range Facility	2	Acres	0.17
Fleet Vehicles	50	Units	3.76
Firearms Stock	250	Units	18.82
Police Facilities			

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Employees per Non-Res. 1,000 SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
Total				**5,622**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Primary Station [1]	42,000	Square Feet	$34,800,000	7,470.98
Animal Shelter	12,943	Square Feet	$12,500,000	2,302.31
Range Facility	2.25	Acres	$500,000	0.40
Fleet Vehicles	50	Units	$1,745,732	8.89
Firearms Stock	250	Units	$150,335	44.47
Offsetting Revenues [1]			$0	
Total Cost of Police Facilities			**$49,696,067**	

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APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Police Facilities to Existing & New Development (based on total EDUs)

A.1 Primary Station [1]

[a] Existing Square Feet per 1,000 EDUs	[b] Total Future EDUs	[c] Square Feet Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDUs	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
0.00	5,622	0.00	7,470.98	7,470.98	42,000.00	42,000.00

A.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDU's	Percentage of Total EDU's	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	13,282	70.26%	29,509.40	N/A	29,509.40
New Development	5,622	29.74%	12,490.60	0.00	12,490.60
Total	18,903	100.00%	42,000.00		42,000.00

A.3 Cost Allocated Between Existing and New Development

Development	Total Number of Square Feet	Percentage of Cost Allocated	Facility Cost
Existing	29,509.40	70.26%	$24,450,644
New Development	12,490.60	29.74%	$10,349,356
Total	42,000.00	100.00%	$34,800,000

B.1 Animal Shelter

[a] Existing Square Feet per 1,000 EDU's	[b] Total Future EDU's	[c] Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
0.00	5,622	0.00	2,302.31	2,302.31	12,943.00	12,943.00

B.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	13,282	70.26%	9,093.81	N/A	9,093.81
New Development	5,622	29.74%	3,849.19	0.00	3,849.19
Total	18,903	100.00%	12,943.00		12,943.00

B.3 Cost Allocated Between Existing and New Development

Development	Total Number of Square Feet	Percentage of Cost Allocated	Facility Cost
Existing	9,093.81	70.26%	$8,782,559
New Development	3,849.19	29.74%	$3,717,441
	12,943.00	100.00%	$12,500,000

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APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

C.1 Range Facility

[a] Existing Acres per 1,000 EDU's	[b] Total Future EDU's	[c] Acres Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Acres per EDU Beyond Existing [d]-[a]	[f] Acres Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Facility Acres [c]+[f]
0.17	5,622	0.95	0.40	0.23	1.30	2.25

C.2 Acres Beyond Existing Service Standard Split Between New and Existing, plus Vehicles allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Acres Split Between New and Existing Development	Acres Allocated 100% To New Development	Total Acres Allocated
Existing	13,282	70.26%	0.91	N/A	0.91
New Development	5,622	29.74%	0.39	0.95	1.34
Total	18,903	100.00%	1.30		2.25

C.3 Cost Allocated Between Existing and New Development

Development	Total Number of Acres	Percentage of Cost Allocated	Facility Cost
Existing	0.91	40.52%	$202,605
New Development	1.34	59.48%	$297,395
Total	2.25		$500,000

D.1 Fleet Vehicles

[a] Existing Units per 1,000 EDU's	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Facility Units [c]+[f]
3.76	5,622	21.16	8.89	5.13	28.84	50.00

D.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between new and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,282	70.26%	20.26	N/A	20.26
New Development	5,622	29.74%	8.58	21.16	29.74
Total	18,903	100.00%	28.84		50.00

D.3 Cost Allocated Between Existing and New Development

Development	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	20.26	40.52%	$707,387
New Development	29.74	59.48%	$1,038,345
Total	50.00	100.00%	$1,745,732

APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

E.1 Firearms Stock

[a] Existing Firearms Stock per 1,000 EDU's	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Facility Units [c]+[f]
18.82	5,622	105.82	44.47	25.65	144.18	250.00

E.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between new and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,282	70.26%	101.30	N/A	101.30
New Development	5,622	29.74%	42.88	105.82	148.70
Total	18,903	100.00%	144.18		250.00

E.3 Cost Allocated Between Existing and New Development

Development	Total Number of New Units	Percentage of Cost Allocated	Facility Cost
Existing	101.30	40.52%	$60,917
New Development	148.70	59.48%	$89,418
Total	250.00	100.00%	$150,335

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Police Facilities	$15,491,955	5,622	$2,755.72
Offsetting Revenues	$0	5,622	$0.00
Total	**$15,491,955**		**$2,755.72**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$2,755.72	4,155	$11,449,809
Multifamily	0.80	$2,204.57	736	$1,623,212
Age Restricted	0.54	$1,491.70	44	$65,635
Retail	0.57	$1,570.21	238	$373,801
Office	0.43	$1,177.66	910	$1,072,032
Institutional	0.21	$588.83	120	$70,528
Industrial	0.14	$392.55	2,132	$836,937
Total Allocated to New Development				$15,491,955
Outside Funding Responsibility				$34,204,112
Total Cost of Police Facilities				**$49,696,067**

Note:
[1] Assumes Offsetting Revenues will be applied to pay debt service on the proposed Primary Station. Includes Measure P.

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APPENDIX A-3
CITY OF LOS BANOS
PARK DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Park Facilities

Facility	Facility Units	Quantity
Community Parks	Acres	88.71
Neighborhood Parks	Acres	90.94
Pocket Parks	Acres	11.38

II. Existing Recreation and Park Facilities EDU Calculation

Land Use Type	Number of Residents	Number of Units [1]	Residents per Unit [2]	EDUs per Unit	Total Number of EDUs
Single Family	34,251	9,758	3.51	1.00	9,758
Multi-family	4,922	1,753	2.81	0.80	1,402
Age Restricted	454	239	1.90	0.54	129
Total	39,627	11,750	NA	NA	11,290

III. Existing Facility Standard

Facility Type	Facility Units	Quantity	Facility Units per 1,000 Residents
Community Parks	Acres	88.71	2.24
Neighborhood Parks	Acres	90.94	2.29
Pocket Parks	Acres	11.38	0.29

IV. Future Recreation and Park Facilities EDU Calculation

Land Use Type	Number of Residents	Number of Units [1]	Residents per Unit [2]	EDUs per Unit	Total Number of EDUs
Single Family	14,584	4,155	3.51	1.00	4,155
Multi-family	2,068	736	2.81	0.80	589
Age Restricted	84	44	1.90	0.54	24
Total	16,735	4,935	NA	NA	4,768

V. Future Facility Standard

Facility Type [3]	Facility Units	Facility Units per 1,000 Residents	Facilities Units Funded by New Development
Community Parks	Acres	2.24	37.46
Neighborhood Parks	Acres	2.29	38.40
Pocket Parks	Acres	0.29	4.81

VI. Park and Open Space Summary Cost Data

Facility Type [4]	Facility Units	Acres Being Acquired	Land Acquisition per Acre [5]	Acres Being Developed	Park Development per Acre [6]	Planning and Design (per Acre) [7]	Administration (5%) [8]	Total Facility Cost for New Development	Cost per EDU
Community Parks	Acres	37.46	$0	37.46	$406,265	$23,841.33	$20,313	$16,874,137	$3,539.20
Neighborhood Parks	Acres	38.40	$0	38.40	$369,332	$23,118.87	$18,467	$15,781,239	$3,309.97
Pocket Parks	Acres	4.81	$0	4.81	$21,105	$1,321.08	$1,055	$112,847	$23.67
Total								**$32,768,223**	**$6,872.84**

VIII. Parks & Recreation Facility Cost Summary

Facility Type	Facility Units	Current Development	Future Development	Buildout Population	Facility Units per 1,000 Residents	Facilities Funded by New Development	Facility Cost	Total Facilities for New Development	Cost per EDU
Recreational Pool Facili	Integrated Facility	0	1	56,362	0.02	29.69%	$12,000,000	$3,563,020.30	$747.31
Skate Park	Integrated Facility	1	2	56,362	0.04	59.38%	$1,500,000	$890,755.08	$186.83
Offsetting Revenues								($2,418,209)	($507.20)
Total							$13,500,000	**$2,035,566**	**$426.94**

Parks LOS and Facilities Fee Total	**$7,299.78**

Notes:

[1] Population estimates based on California Dept. of Finance, Demographic Research Unit - Report E-5 May 1, 2017.
[2] Residents per Unit based on American Community Survey (ACS) 2015; data comes from the U.S. Census Bureau.
[3] Estimates based on current Parks Inventory as identified within the Los Banos General Plan.
[4] Estimates based on cost assumptions for park improvement costs in other areas of the Central Valley as identified by Goodwin Consulting Group Fee Study.
[5] In light of the City's Quimby Fee, Land Acquisition Costs have been excluded from this analysis.
[6] Park development costs have been escalated according to the Construction Cost Index (CCI) for Fiscal Years 2006-2017.
[7] Planning and Design Costs have been estimated to be approximately 6% of development costs, as seen in other California communities.
[8] Administration costs have been estimated at 5% to appropriately reflect City Staff's time.

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APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Surface Water Treatment Plant (Incl. Chromium 6 T	-	Integrated Facility
Groundwater Sustainability & Recharge Project	-	Integrated Facility
Valve Replacement	-	Integrated Facility
Water Lines	-	Integrated Facility
Well 16	-	Integrated Facility
Water Meters	-	Integrated Facility
Well Rehabilitation	-	Integrated Facility
Equipment	-	Integrated Facility
Storage Tanks and Booster Pumps	-	Integrated Facility
Groundwater Wells	-	Integrated Facility
Well Manifold System	-	Integrated Facility
Water Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]	Total Estimated within Sphere of Influence (SOI) [1]
Single Family	9,758	3.51	1.00	9,758	23,224
Multifamily	1,753	2.81	0.80	1,402	3,338
Age Restricted	239	1.90	0.54	129	308
Retail	555	2.00	0.57	316	359
Office	2,123	1.50	0.43	907	2,091
Institutional	279	0.75	0.21	60	95
Industrial	4,973	0.50	0.14	708	1,438
Total				**13,282**	**30,853**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's	
Surface Water Treatment Plant (Incl. Chromium 6 T	-	Integrated Facility	-	
Groundwater Sustainability & Recharge Project	-	Integrated Facility	-	
Valve Replacement	-	Integrated Facility	-	
Water Lines	-	Integrated Facility	-	
Well 16	-	Integrated Facility	-	
Water Meters	-	Integrated Facility	-	
Well Rehabilitation	-	Integrated Facility	-	
Equipment	-	Integrated Facility	-	
Pipelines	-	Integrated Facility	-	38189
Storage Tanks and Booster Pumps	-	Integrated Facility	-	54426
Groundwater Wells	-	Integrated Facility	-	
Well Manifold System	-	Integrated Facility	-	
Water Facilities				

III. Future EDU Calculation

Land Use Type	[a] Number of Units / 1,000 Non-Res. SF	[b] Residents per Unit / Employees per 1,000 Non-Re. SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]	Total Estimated within Sphere of Influence (SOI) [1]
Single Family	4,155	3.51	1.00	4,155	13,466
Multifamily	736	2.81	0.80	589	1,935
Age Restricted	44	1.90	0.54	24	179
Retail	238	2.00	0.57	136	43
Office	910	1.50	0.43	389	1,184
Institutional	120	0.75	0.21	26	35
Industrial	2,132	0.50	0.14	304	730
Total				**5,622**	**17,571**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Surface Water Treatment Plant (Incl. Chromium 6 T	1	Integrated Facility	$152,193,911	0.18
Groundwater Sustainability & Recharge Project	1	Integrated Facility	$230,000	0.18
Valve Replacement	1	Integrated Facility	$250,000	0.18
Water Lines	1	Integrated Facility	$3,212,000	0.18
Well 16	1	Integrated Facility	$1,620,000	0.18
Water Meters	1	Integrated Facility	$398,528	0.18
Well Rehabilitation	1	Integrated Facility	$1,560,000	0.18
Equipment	1	Integrated Facility	$479,000	0.18
Storage Tanks and Booster Pumps	1	Integrated Facility	$23,460,000	0.18
Groundwater Wells	1	Integrated Facility	$11,340,000	0.18
Well Manifold System	1	Integrated Facility	$10,815,000	0.18
Offsetting Revenues			($7,230,894)	
Total Cost			**$198,327,545**	

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APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Water Facility to Existing & New Development (based on total EDUs)

A.1 Surface Water Treatment Plant (Incl. Chromium 6 Testing)

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	17,571	0.00	0.18	0.18	1.00	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	43.05%	0.43	N/A	0.43
New Development	17,571	56.95%	0.57	0.00	0.57
Total	30,853	100.00%	1.00		1.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.43	43.05%	$65,516,688
New Development	0.57	56.95%	$86,677,223
Total	1	100.00%	$152,193,911

B.1 Groundwater Sustainability & Recharge Project

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

B.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$161,599
New Development	0.30	29.74%	$68,401
Total	1	100.00%	$230,000

C.1 Valve Replacement

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

C.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

C.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$175,651
New Development	0.30	29.74%	$74,349
Total	1	100.00%	$250,000

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

D.1 Water Lines

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

D.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

D.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$2,256,766
New Development	0.30	29.74%	$955,234
Total	1	100.00%	$3,212,000

E.1 Well 16

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

E.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

E.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$1,138,220
New Development	0.30	29.74%	$481,780
Total	1	100.00%	$1,620,000

F.1 Water Meters

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

F.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

F.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$280,008
New Development	0.30	29.74%	$118,520
Total	1	100.00%	$398,528

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

G.1 Well Rehabilitation

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

G.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

G.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$1,096,063
New Development	0.30	29.74%	$463,937
Total	1	100.00%	$1,560,000

H.1 Equipment

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

H.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

H.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$336,548
New Development	0.30	29.74%	$142,452
Total	1	100.00%	$479,000

J.1 Storage Tanks and Booster Pumps

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

J.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

J.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$16,483,107
New Development	0.30	29.74%	$6,976,893
Total	1	100.00%	$23,460,000

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APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

K.1 Groundwater Wells

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

K.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

K.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$7,967,538
New Development	0.30	29.74%	$3,372,462
Total	1	100.00%	$11,340,000

L.1 Well Manifold System

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

L.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

L.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$7,598,670
New Development	0.30	29.74%	$3,216,330
Total	1	100.00%	$10,815,000

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Water Facilities	$15,870,358.79	5,622	$2,823.03
Surface Water Treatment Plant **[1]**	$86,677,223.03	17,571	$4,932.91
Offsetting Revenues	($7,230,894)	5,622	($1,286.23)
Total	**$95,316,688**		**$6,469.70**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Facilities Fees per Unit/ 1,000 Non-Res. S.F.	SWTP Fee per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	(SWTP) Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$1,536.79	$4,932.91	4,155	13,466	$72,812,022
Multifamily	0.80	$1,229.43	$3,946.33	736	2,419	$10,451,943
Age Restricted	0.54	$831.88	$2,670.24	44	330	$917,300
Retail	0.57	$875.66	$2,810.77	238	75	$419,147
Office	0.43	$656.75	$2,108.08	910	2,771	$6,438,818
Institutional	0.21	$328.37	$1,054.04	120	163	$211,593
Industrial	0.14	$218.92	$702.69	2,132	5,122	$4,065,865
Total Allocated to New Development						$95,316,688
Outside Funding Responsibility						$103,010,857
Total Cost of Water Facilities						**$198,327,545**

Note:
[1] The Surface Water Treatment Plant is expected to service the entire SOI; total future users assumption has been adjusted to reflect development estimates contained within the Water Master Plan.

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APPENDIX A-5
CITY OF LOS BANOS
SEWER DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Wastewater Facility Replacement	1	Integrated Facility
Wastewater Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Residents per Unit/ Persons Served per 1,000 Non-Res. SF	[c] EDUs per Unit / 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Wastewater Facility Replacement	1.00	Integrated Facility	0.08

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Residents per Unit/ Persons Served per 1,000 Non-Res. SF	[c] EDUs per Unit / 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
Total				**5,622**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Wastewater Facility Replacement	1	Integrated Facility	$55,501,300	0.18
Offsetting Revenues			($6,026,753)	
Total Cost of Facilities			**$49,474,547**	

APPENDIX A-5
CITY OF LOS BANOS
SEWER DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Library Facilities to Existing & New Development (based on total EDUs)

A.1 Wastewater Facility Replacement

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.08	5,622	0.42	0.18	0.10	0.58	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.41	N/A	0.41
New Development	5,622	29.74%	0.17	0.42	0.59
Total	18,903	100.00%	0.58		1.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.41	40.52%	$22,489,651
New Development	0.59	59.48%	$33,011,649
Total	1.00	100.00%	$55,501,300

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Wastewater Facility Replacement	$33,011,649	5,622	$5,872.13
Offsetting Revenues	($6,026,753)	5,622	($1,072.04)
Total	**$26,984,896**		**$4,800.09**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$4,800.09	4,155	$19,944,023
Multifamily	0.80	$3,840.07	736	$2,827,417
Age Restricted	0.54	$2,598.34	44	$114,327
Retail	0.57	$2,735.09	238	$651,110
Office	0.43	$2,051.32	910	$1,867,335
Institutional	0.21	$1,025.66	120	$122,851
Industrial	0.14	$683.77	2,132	$1,457,832
Total Allocated to New Development				$26,984,896
Outside Funding Responsibility				$22,489,651
Total Cost of Waste Water Facilities				**$49,474,547**

dta

APPENDIX A-6
CITY OF LOS BANOS
STORM DRAINAGE DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Storm Drainage Facilities Replacement	1	Integrated Facility
Storm Drainage Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Storm Drainage Facilities Replacement	1.00	Integrated Facility	0.08
Storm Drain	NA	NA	NA

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
				5,622

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Storm Drain Facilities	1	Integrated Facility	$28,046,000	0.18
Offsetting Revenues			($45,337)	
Total Cost of Storm Drain Facilities			**$28,000,663**	

dta

APPENDIX A-6
CITY OF LOS BANOS
STORM DRAINAGE DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Storm Drain Facilities to Existing & New Development (based on total EDUs)

A.1 Storm Drainage Facilities Replacement

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.08	5,622	0.42	0.18	0.10	0.58	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.41	N/A	0.41
New Development	5,622	29.74%	0.17	0.42	0.59
Total	18,903	100.00%	0.58		1.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.41	40.52%	$11,364,504
New Development	0.59	59.48%	$16,681,496
Total	1.00	100.00%	$28,046,000

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Storm Drain Facilities	$16,681,496	5,622	$2,967.31
Offsetting Revenues	($45,337)	5,622	($8.06)
Total	**$16,636,159**		**2,959.25**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$2,959.25	4,155	$12,295,469
Multifamily	0.80	$2,367.40	736	$1,743,100
Age Restricted	0.54	$1,601.87	44	$70,482
Retail	0.57	$1,686.18	238	$401,409
Office	0.43	$1,264.64	910	$1,151,210
Institutional	0.21	$632.32	120	$75,738
Industrial	0.14	$421.55	2,132	$898,752
Total Allocated to New Development				$16,636,159
Outside Funding Responsibility				$11,364,504
Total Cost of Storm Drain Facilities				**$28,000,663**

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate per Unit / Per Non-Res. 1,000 S.F.	Number of Units / Non-Res. SF	Total PM PHTs (per Unit/1,000 SF)
Single Family	1.00	9,758	9,758
Multifamily	0.69	1,753	1,214
Age Restricted	0.54	239	129
Retail	4.98	555,240	2,767
Office	1.00	2,123,183	2,119
Institutional	1.21	279,366	337
Industrial	0.85	4,972,718	4,214
Total			**20,538**

II. Future EDU Calculation

Land Use Type	Trip Generation Rate per Unit / Per Non-Res. 1,000 S.F.	Number of Units / Non-Res. SF	Total PM PHTs (per Unit/1,000 SF)
Single Family	1.00	4,155	4,155
Multifamily	0.69	736	510
Age Restricted	0.54	44	24
Retail	4.98	238,058	1,186
Office	1.00	910,310	908
Institutional	1.21	119,778	145
Industrial	0.85	2,132,041	1,807
Total			**8,735**

III. Proposed Facilities Cost

Facility	Facility Cost
Transportation Facilities Cost	$58,539,061
Offsetting Revenues	($5,226,672)
Total Facilities Cost	**$53,312,389**

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Ward Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$8,095,566
Existing Development	20,538	70.16%	$5,679,933	
New Development	8,735	29.84%	$2,415,633	
Total Facilities Cost	29,273	100%	**$8,095,566**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Place Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$512,709
Existing Development	20,538	70.16%	$359,722	
New Development	8,735	29.84%	$152,987	
Total Facilities Cost	29,273	100%	**$512,709**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				SR 165 Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$13,097,052
Existing Development	20,538	70.16%	$9,189,027	
New Development	8,735	29.84%	$3,908,025	
Total Facilities Cost	29,273	100%	**$13,097,052**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Badger Flat Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$2,899,919
Existing Development	20,538	70.16%	$2,034,613	
New Development	8,735	29.84%	$865,306	
Total Facilities Cost	29,273	100%	**$2,899,919**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Capri Avenue Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$2,429,922
Existing Development	20,538	70.16%	$1,704,858	
New Development	8,735	29.84%	$725,064	
Total Facilities Cost	29,273	100%	**$2,429,922**	

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Dove Street Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$329,411
Existing Development	20,538	70.16%	$231,118	
New Development	8,735	29.84%	$98,293	
Total Facilities Cost	29,273	100%	**$329,411**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Pioneer Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$2,613,483
Existing Development	20,538	70.16%	$1,833,647	
New Development	8,735	29.84%	$779,836	
Total Facilities Cost	29,273	100%	**$2,613,483**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Cardoza / Madison Ave / Page Ave Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$1,168,709
Existing Development	20,538	70.16%	$819,978	
New Development	8,735	29.84%	$348,731	
Total Facilities Cost	29,273	100%	**$1,168,709**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Intersection & Modification Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$26,547,290
Existing Development	20,538	70.16%	$18,625,854	
New Development	8,735	29.84%	$7,921,436	
Total Facilities Cost	29,273	100%	**$26,547,290**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Intersection & Modification Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$100,000
Existing Development	20,538	70.16%	$70,161	
New Development	8,735	29.84%	$29,839	
Total Facilities Cost	29,273	100%	**$100,000**	

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Intersection & Modification Improve.
Development	**Total Number of PM PHTs**	**Percentage of Cost Allocated**	**Facility Cost**	$745,000
Existing Development	20,538	70.16%	$522,700	
New Development	8,735	29.84%	$222,300	
Total Facilities Cost	29,273	100%	**$745,000**	

V. Allocation of Facilities to New Development (based on New EDUs)			
Facility	**Total Number of PM PHTs**	**Facility Cost Allocated to New Development**	**Cost Per PM Peak Hour Trip**
Traffic Facilities Cost	8,735	$17,467,449	$1,999.77
Offsetting Revenues	8,735	($5,226,672)	($598.38)
Total			**$1,401.39**

VI. Developer Fees and Cost Financed by Fees per Unit / per 1,000 Non-Res. SF				
Land Use Type	**Average Daily PM PHT per Unit / per 1,000 Non-Res. SF**	**Fees per Unit / 1,000 Non-Res. SF**	**Number of Units / Non-Res. SF**	**Cost Financed by DIF**
Single Family	1.00	$1,401.39	4,155	$5,822,679
Multifamily	0.69	$970.87	736	$714,844
Age Restricted	0.54	$756.75	44	$33,297
Retail	4.98	$6,982.52	238,058	$1,662,244
Office	1.00	$1,398.46	910,310	$1,273,033
Institutional	1.21	$1,692.14	119,778	$202,680
Industrial	0.85	$1,187.59	2,132,041	$2,531,999
Total Allocation to New Development				$12,240,777
Total Allocated to Existing Development				$41,071,612
Total Facilities Costs				**$53,312,389**

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APPENDIX A-8
CITY OF LOS BANOS
GENERAL GOVERNMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
City Hall Expansion and Rehabilitation	31,800	Square Feet
City Hall Parking Lot and Landscaping	33,000	Square Feet
Council Chamber Upgrade	1	Integrated Facility
Network/Server Replacement	1	Integrated Facility
Corporation Yard Expansion	-	Integrated Facility
General Government Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of Units [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	—	—	—	—
Office	—	—	—	—
Institutional	—	—	—	—
Industrial	—	—	—	—
Total				**11,290**

Facility Type	Quantity	Facility Units	Quantity per 1,000 Non-Res. SF
City Hall Expansion and Rehabilitation	31,800	Square Feet	2,816.71
City Hall Parking Lot and Landscaping	33,000	Square Feet	2,923.00
Council Chamber Upgrade	1	Integrated Facility	0.09
Network/Server Replacement	1	Integrated Facility	0.09
Corporation Yard Expansion	-	Integrated Facility	-

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 Units	[b] Residents per Unit / Employees per Non-Res. 1,000 SF	[c] EDUs per Unit / per 1,000 NonRes. SF	[d] Total Number of Units [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	0	0.00	0.00	0
Office	0	0.00	0.00	0
Institutional	0	0.00	0.00	0
Industrial	0	0.00	0.00	0
Total				**4,768**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
City Hall Expansion and Rehabilitation	40,050	Square Feet	$7,249,050	8,400.13
City Hall Parking Lot and Landscaping	35,750	Square Feet	$1,751,750	7,498.24
Council Chamber Upgrade	1	Integrated Facility	$200,000	0.21
Network/Server Replacement	1	Integrated Facility	$185,824	0.21
Corporation Yard Expansion	1	Integrated Facility	$1,350,000	0.21
Offsetting Revenues			($1,753,393)	
Total Cost of General Government Facilities			**$8,983,231**	

dta

APPENDIX A-8
CITY OF LOS BANOS
GENERAL GOVERNMENT IMPACT FEE CALCULATION

V. Allocation of General Government Facilities to Existing & New Development (based on total EDUs)

A.1 City Hall Expansion and Rehabilitation

[a] Existing Square Feet 1,000 EDU's	[b] Total Future EDU's	[c] Square Feet Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
2,816.71	4,768	13,429.46	8,400.13	5,583.42	26,620.54	40,050.00

A.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	11,290	70.31%	18,716.42	N/A	18,716.42
New Development	4,768	29.69%	7,904.13	13,429.46	21,333.58
Total	16,058	100.00%	26,620.54		40,050.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Square Feet	Cost Allocated	Facility Cost
Existing	18,716.42	46.73%	$3,387,671
New Development	21,333.58	53.27%	$3,861,379
Total	40,050.00	100.00%	$7,249,050

B.1 City Hall Parking Lot and Landscaping

[a] Existing Square Feet 1,000 EDU's	[b] Total Future EDU's	[c] Square Feet Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
2,923.00	4,768	13,936.23	7,498.24	4,575.24	21,813.77	35,750.00

B.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	11,290	70.31%	15,336.86	N/A	15,336.86
New Development	4,768	29.69%	6,476.91	13,936.23	20,413.14
Total	16,058	100.00%	21,813.77		35,750.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Square Feet	Cost Allocated	Facility Cost
Existing	15,336.86	42.90%	$751,506
New Development	20,413.14	57.10%	$1,000,244
Total	35,750.00	100.00%	$1,751,750

C.1 Council Chamber Upgrade

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.09	4,768	0.42	0.21	0.12	0.58	1.00

C.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	11,290	70.31%	0.41	N/A	0.41
New Development	4,768	29.69%	0.17	0.42	0.59
Total	16,058	100.00%	0.58		1.00

C.3 Cost Allocated Between Existing and New Development

Facility Type	Total Integrated Facility	Cost Allocated	Facility Cost
Existing	0.41	40.62%	$81,233
New Development	0.59	59.38%	$118,767
Total	1.00	100.00%	$200,000

APPENDIX A-8
CITY OF LOS BANOS
GENERAL GOVERNMENT IMPACT FEE CALCULATION

D.1 Network/Server Replacement

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.09	4,768	0.42	0.21	0.12	0.58	1.00

D.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	11,290	70.31%	0.41	N/A	0.41
New Development	4,768	29.69%	0.17	0.42	0.59
Total	16,058	100.00%	0.58		1.00

D.3 Cost Allocated Between Existing and New Development

Facility Type	Total Integrated Facility	Cost Allocated	Facility Cost
Existing	0.41	40.62%	$75,475
New Development	0.59	59.38%	$110,349
Total	1.00	100.00%	$185,824

E.1 Corporation Yard Expansion

[a] Existing #REF! 1,000 EDU's	[b] Total Future EDU's	[c] Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	4,768	0.00	0.21	0.21	1.00	1.00

E.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	11,290	70.31%	0.70	N/A	0.70
New Development	4,768	29.69%	0.30	0.00	0.30
Total	16,058	100.00%	1.00		1.00

E.3 Cost Allocated Between Existing and New Development

Facility Type	Total Integrated Facility	Cost Allocated	Facility Cost
Existing	0.70	70.31%	$949,160
New Development	0.30	29.69%	$400,840
Total	1.00	100.00%	$1,350,000

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
General Govt. Facilities	$5,491,579	4,768	$1,151.81
Offsetting Revenues	($1,753,393)	4,768	($367.76)
Total	**$3,738,186**		**$784.05**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$784.05	4,155	$3,257,678
Multifamily	0.80	$627.24	736	$461,833
Age Restricted	0.54	$424.42	44	$18,674
Retail	0.00	$0.00	0	$0
Office	0.00	$0.00	0	$0
Institutional	0.00	$0.00	0	$0
Industrial	0.00	$0.00	0	$0
Total Allocated to New Development				$3,738,186
Outside Funding Responsibility				$5,245,045
Total Cost of Police Facilities				**$8,983,231**

APPENDIX B

2019 Needs List

DEVELOPMENT IMPACT FEE PROGRAM
CITY OF LOS BANOS
PUBLIC FACILITIES NEEDS LIST THROUGH 2038

	Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of Cost Allocated to New Development	{5} Cost Allocated to New Development	{6} Policy Background or Objective
	A. FIRE PROTECTION FACILITIES						
1	**Station 3 (Incl. Training Facility and EOC)**	$9,579,938	($5,000,000)	$4,579,938	89.22%	$4,086,156	Capital Improvement Plan
2	**Fueling Station**	$545,000	$0	$545,000	29.74%	$162,080	Capital Improvement Plan
3	**Fire Vehicles**	$4,590,000	($100,000)	$4,490,000	68.63%	$3,081,473	Council Objective
4	**Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)**	$341,639	$0	$341,639	59.48%	$203,204	Council Objective
5	**Station 4**	$4,800,000	$0	$4,800,000	89.22%	$4,282,492	Council Objective
	Measure P		($3,314,623)				Measure P 20-Yr Expenditure Plan
	Fire Facilities Revenues not yet Committed		($1,205,503)	($4,520,126)		($4,520,126)	
	TOTAL FIRE PROTECTION FACILITIES	**$19,856,577**	**($9,620,126)**	**$10,236,451**	**71.27%**	**$7,295,279**	
	B. POLICE FACILITIES						
1	**Primary Station**	$34,800,000	$0	$34,800,000	29.74%	$10,349,356	Capital Improvement Plan
2	**Animal Shelter**	$12,500,000	$0	$12,500,000	29.74%	$3,717,441	Council Objective
3	**Range Facility**	$500,000	$0	$500,000	59.48%	$297,395	Capital Improvement Plan
4	**Fleet Vehicles**	$1,745,732	$0	$1,745,732	59.48%	$1,038,345	Council Objective
5	**Firearms Stock**	$150,335	$0	$150,335	59.48%	$89,418	Council Objective
	Measure P		$0				Measure P 20-Yr Expenditure Plan
	Police Facilities Revenues not yet Committed [3]		$0	$0		$0	
	TOTAL POLICE FACILITIES	**$49,696,067**	**$0**	**$49,696,067**	**31.17%**	**$15,491,955**	
	C. PARK FACILITIES (Non-Quimby)						
1	**Acres to Develop**	$32,768,223	$0	$32,768,223	100.00%	$32,768,223	Council Objective
2	**Recreational Pool Facility**	$12,000,000	$0	$12,000,000	29.69%	$3,563,020	Council Objective
3	**Skate Park**	$1,500,000	$0	$1,500,000	59.38%	$890,755	Council Objective
	Parks and Recreation Facilities Revenues not yet Committed		($2,418,209)	($2,418,209)		($2,418,209)	
	TOTAL PARKS AND RECREATION FACILITIES	**$46,268,223**	**($2,418,209)**	**$43,850,014**	**79.37%**	**$34,803,789**	
	D. WATER FACILITIES						
1	**Surface Water Treatment Plant (Incl. Chromium 6 Testing)**	$260,615,333	($108,421,423)	$152,193,911	56.95%	$86,677,223	Water Master Plan
2	**Groundwater Sustainability & Recharge Project**	$230,000	$0	$230,000	29.74%	$68,401	Capital Improvement Plan
3	**Valve Replacement**	$250,000	$0	$250,000	29.74%	$74,349	Capital Improvement Plan
4	**Water Lines**	$3,212,000	$0	$3,212,000	29.74%	$955,234	Capital Improvement Plan
5	**Well 16**	$1,620,000	$0	$1,620,000	29.74%	$481,780	Capital Improvement Plan
6	**Water Meters**	$398,528	$0	$398,528	29.74%	$118,520	Capital Improvement Plan
7	**Well Rehabilitation**	$1,560,000	$0	$1,560,000	29.74%	$463,937	Capital Improvement Plan
8	**Equipment**	$479,000	$0	$479,000	29.74%	$142,452	Capital Improvement Plan
9	**Storage Tanks and Booster Pumps**	$23,460,000	$0	$23,460,000	29.74%	$6,976,893	Water Master Plan
10	**Groundwater Wells**	$11,340,000	$0	$11,340,000	29.74%	$3,372,462	Water Master Plan
11	**Well Manifold System**	$10,815,000	$0	$10,815,000	29.74%	$3,216,330	Water Master Plan
	Water Facilities Revenues not yet Committed		($7,230,894)	($7,230,894)		($7,230,894)	
	TOTAL WATER FACILITIES	**$313,979,861**	**($115,652,317)**	**$198,327,545**	**48.06%**	**$95,316,888**	
	E. SEWER FACILITIES						
1	**Sewer Line Replacement**	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
2	**Nantes Storm Basin**	$1,795,000	$0	$1,795,000	59.48%	$1,067,649	Capital Improvement Plan
3	**Central City Sub-basin**	$2,298,000	$0	$2,298,000	59.48%	$1,366,829	Capital Improvement Plan
4	**B Street Storm Basin**	$1,230,000	$0	$1,230,000	59.48%	$731,592	Capital Improvement Plan
5	**Pump Station Rehabilitation**	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
6	**Jefferson Storm Line**	$567,000	$0	$567,000	59.48%	$337,246	Capital Improvement Plan
7	**Murrieta Storm Line**	$161,000	$0	$161,000	59.48%	$95,761	Capital Improvement Plan
8	**Pacheco Storm Line**	$453,000	$0	$453,000	59.48%	$269,440	Capital Improvement Plan
9	**Citrus Second Storm Line**	$100,000	$0	$100,000	59.48%	$59,479	Capital Improvement Plan
10	**H - Illinois Storm Line**	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
11	**H - Nevada Storm Line**	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
12	**Jo-Line Park Manor Pump Station**	$312,000	$0	$312,000	59.48%	$185,575	Capital Improvement Plan
13	**Cresthills Pump Station Rehabilitation**	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
14	**WWTP Headworks**	$6,615,000	($75,000)	$6,540,000	59.48%	$3,889,930	Capital Improvement Plan
15	**Groundwater Study**	$70,000	$0	$70,000	59.48%	$41,635	Capital Improvement Plan
16	**WWTP - Sludge Removal**	$250,000	$0	$250,000	59.48%	$148,698	Capital Improvement Plan
17	**WWTP - Cold Mix Overlay**	$150,000	$0	$150,000	59.48%	$89,219	Capital Improvement Plan
18	**Potable Water Line to WWTP**	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
19	**Solar Bee Additions**	$1,012,300	$0	$1,012,300	59.48%	$602,106	Capital Improvement Plan
20	**Equipment**	$1,055,000	$0	$1,055,000	59.48%	$627,504	Capital Improvement Plan
21	**Wastewater Treatment Plant**	$4,183,000	$0	$4,183,000	59.48%	$2,488,009	Sewer Master Plan
22	**Pioneer Trunk**	$9,303,000	($4,405,000)	$4,898,000	59.48%	$2,913,284	Sewer Master Plan
23	**North Trunk**	$31,681,000	($5,500,000)	$26,181,000	59.48%	$15,572,212	Sewer Master Plan
24	**Meadowlands**	$1,604,000	$0	$1,604,000	59.48%	$954,044	Sewer Master Plan
25	**Vineyard Trunk**	$1,049,000	($1,049,000)	$0	0.00%	$0	Sewer Master Plan
26	**Southeast Trunk**	$822,000	($822,000)	$0	0.00%	$0	Sewer Master Plan
27	**College Trunk**	$360,000	($360,000)	$0	0.00%	$0	Sewer Master Plan
28	**West Trunk**	$9,083,000	($8,113,000)	$970,000	59.48%	$576,947	Sewer Master Plan
	Wastewater Facilities Revenues not yet Committed		($6,026,753)	($6,026,753)		($6,026,753)	
	TOTAL SEWER FACILITIES	**$75,825,300**	**($26,350,753)**	**$49,474,547**	**54.54%**	**$26,984,896**	

DEVELOPMENT IMPACT FEE PROGRAM
CITY OF LOS BANOS
PUBLIC FACILITIES NEEDS LIST THROUGH 2038

	Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of Cost Allocated to New Development	{5} Cost Allocated to New Development	{6} Policy Background or Objective
	F. STORM DRAINAGE FACILITIES						
1	**Airport No. 1 Sub-basin**	$778,000	($778,000)	$0	0.00%	$0	Storm Drain Master Plan
2	**Airport No. 2 Sub-basin**	$3,968,000	($3,968,000)	$0	0.00%	$0	Storm Drain Master Plan
3	**Citrus Terrace Sub-basin**	$67,000	($67,000)	$0	0.00%	$0	Storm Drain Master Plan
4	**College Greens No. 1 Sub-basin**	$12,401,000	($12,401,000)	$0	0.00%	$0	Storm Drain Master Plan
5	**College Greens No. 2 Sub-basin**	$6,029,000	($6,029,000)	$0	0.00%	$0	Storm Drain Master Plan
6	**Creekside No. 1 Sub-basin**	$10,085,000	($10,085,000)	$0	0.00%	$0	Storm Drain Master Plan
7	**Creekside No. 2 Sub-basin**	$63,923,000	($53,560,000)	$10,363,000	59.48%	$6,163,815	Storm Drain Master Plan
8	**Crest Hills Sub-basin**	$3,015,000	($3,015,000)	$0	0.00%	$0	Storm Drain Master Plan
9	**Gardens No. 1 and Gardens No. 2 Sub-basin**	$7,580,000	($7,401,000)	$179,000	59.48%	$106,468	Storm Drain Master Plan
10	**Gardens No. 3 Sub-basin**	$11,597,000	($11,597,000)	$0	0.00%	$0	Storm Drain Master Plan
11	**Johnson Field Sub-basin**	$20,475,000	($20,475,000)	$0	0.00%	$0	Storm Drain Master Plan
12	**Meadowlands No. 1 Sub-basin**	$5,126,000	($5,126,000)	$0	0.00%	$0	Storm Drain Master Plan
13	**Ranchwood No. 2 Sub-basin**	$23,650,000	($6,146,000)	$17,504,000	59.48%	$10,411,214	Storm Drain Master Plan
14	**Skylark No. 2 Sub-basin**	$12,145,000	($12,145,000)	$0	0.00%	$0	Storm Drain Master Plan
15	**Walmart No. 1 Sub-basin**	$7,230,000	($7,230,000)	$0	0.00%	$0	Storm Drain Master Plan
16	**Walmart No. 2 Sub-basin**	$12,792,000	($12,792,000)	$0	0.00%	$0	Storm Drain Master Plan
	Storm Drain Revenues not yet Committed		($45,337)	($45,337)		($45,337)	
	TOTAL STORM DRAINAGE FACILITIES	**$200,861,000**	**($172,860,337)**	**$28,000,663**	**59.41%**	**$16,636,159**	
	G. TRAFFIC FACILITIES						
1	**Ward Road Improvements**	$8,095,566	$0	$8,095,566	29.84%	$2,415,633	Council Objective
2	**Place Road Improvements**	$512,709	$0	$512,709	29.84%	$152,987	Council Objective
3	**SR 165 Improvements**	$13,097,052	$0	$13,097,052	29.84%	$3,908,025	Council Objective
4	**Badger Flat Road Improvements**	$2,899,919	$0	$2,899,919	29.84%	$865,306	Council Objective
5	**Capri Avenue Improvements**	$2,429,922	$0	$2,429,922	29.84%	$725,064	Council Objective
6	**Dove Street Improvements**	$329,411	$0	$329,411	29.84%	$98,293	Council Objective
7	**Pioneer Road Improvements**	$2,613,483	$0	$2,613,483	29.84%	$779,836	Council Objective
8	**Cardoza Rd, Madison Ave, and Page Ave Improvements**	$1,168,709	$0	$1,168,709	29.84%	$348,731	Council Objective
9	**Intersection Improvements and Modifications**	$26,547,290	$0	$26,547,290	29.84%	$7,921,436	Council Objective
10	**Traffic Master Plan**	$100,000	$0	$100,000	29.84%	$29,839	Capital Improvement Plan
11	**Utility Vehicles and Equipment**	$745,000	$0	$745,000	29.84%	$222,300	Capital Improvement Plan
	Traffic Facilities Revenues not yet Committed		($5,226,672)	($5,226,672)		($5,226,672)	
	TOTAL TRAFFIC FACILITIES	**$58,539,061**	**($5,226,672)**	**$53,312,389**	**22.96%**	**$12,240,777**	
	H. GENERAL GOVERNMENT FACILITIES (City Hall, Community Center, Public Facilities, and Corporation Yard Categories have been collapsed)						
1	**City Hall Expansion & Rehabilitation**	$7,249,050	$0	$7,249,050	53.27%	$3,861,379	Council Objective
2	**City Hall Parking Lot and Landscaping**	$1,751,750	$0	$1,751,750	57.10%	$1,000,244	Council Objective
3	**Council Chamber Upgrade**	$200,000	$0	$200,000	59.38%	$118,767	Capital Improvement Plan
4	**Network/Server Replacement**	$215,705	($29,881)	$185,824	59.38%	$110,349	Capital Improvement Plan
5	**Corporation Yard Expansion**	$1,350,000	$0	$1,350,000	29.69%	$400,840	Council Objective
	General Government Facilities Revenues not yet Committed		($1,753,393)	($1,753,393)		($1,753,393)	
	TOTAL GENERAL GOVERNMENT FACILITIES	**$10,766,505**	**($1,783,274)**	**$8,983,231**	**41.61%**	**$3,738,186**	
	TOTAL ALL FACILITIES	**$775,792,594**	**($333,911,688)**	**$441,880,907**	**48.09%**	**$212,507,729**	

[1] 2019 Needs List (Working Document)

[2] Development Impact Fund Balances as of Fiscal Year 2017-2018 End

[3] Assumes Majority of Offsetting Revenues will be applied to pay for debt service on the proposed Primary Station.

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