

**Table 1: Residential Development Impact Fee Schedule Scenarios**

| <b>Land Use</b>                                       | <b>Current<br/>Equivalent Fee<br/>Schedule (per<br/>Square Foot)<sup>1</sup></b> | <b>Maximum<br/>Justified Fee<br/>Schedule (May<br/>31, 2024 Report)</b> | <b>Maximum<br/>Justified Fee<br/>Schedule (August<br/>19 Draft)</b> | <b>Maximum<br/>Justified Fee<br/>Schedule<br/>(Priority Trans.<br/>Projects)</b> | <b>Year 1 of 4-Year<br/>Phase in</b> |
|---|--|---|---|--|--------------------------------------|
| Park Land In Lieu (Subdivisions) <sup>2</sup>         | \$ 0.81  | \$ 0.79   | \$ 0.79   | \$ 0.79  | \$ 0.79                              |
| Park Land Acquisition (Non Subdivisions) <sup>3</sup> | 0.81   | 0.77  | 0.77  | 0.77   | 0.77                                 |
| Community Park Improvements                           | 0.78   | 0.53  | 0.53  | 0.53   | 0.53                                 |
| Neighborhood Park Improvements                        | 0.60   | 0.59  | 0.59  | 0.59   | 0.59                                 |
| Recreation Facilities                                 | 0.30   | 1.12  | 0.93  | 0.93   | 0.46                                 |
| Fire Protection Facilities                            | 0.26   | 0.38  | 0.28  | 0.28   | 0.27                                 |
| Police Facilities                                     | 0.23   | 1.33  | 0.87  | 0.87   | 0.39                                 |
| Public Facilities                                     | 0.19   | 0.60  | 0.28  | 0.28   | 0.21                                 |
| Streets & Bridges Impact Fee                          | 1.03   | 1.80  | 1.70  | 0.99   | 1.20                                 |
| Traffic Signal Impact Fee                             | 0.11   | -   | -   | -  | -                                    |
| Railroad Crossing Impact Fee                          | 0.12   | 0.53  | 0.52  | 0.52   | 0.22                                 |
| Sewer Facilities <sup>4</sup>                         | 0.18   | 2.57  | 0.92  | 0.92   | 0.37                                 |
| Sewer Capacity  | 2.41   | 4.72  | 4.72  | 4.72   | 2.99                                 |
| Recycled Water  | 0.29   | 0.32  | 0.29  | 0.29   | 0.29                                 |
| General Plan  | 0.02   | 0.02  | 0.02  | 0.02   | 0.02                                 |
| Library District                                      | -  | 0.15  | 0.15  | 0.15   | 0.04                                 |
| Emergency Preparedness Facilities                     | 0.27   | 0.01  | 0.01  | 0.01   | 0.01                                 |
| Storm Drain <sup>5</sup>                              | -  | 0.92  | 0.55  | 0.55   | 0.14                                 |
| Trails  | -  | 0.02  | 0.01  | 0.01   | -                                    |
| Maintenance Equipment                                 | -  | 0.02  | 0.01  | 0.01   | -                                    |
| <b>Total (Subdivisions)</b>                           | <b>\$ 7.60</b>   | <b>\$ 16.42</b>   | <b>\$ 13.17</b>   | <b>\$ 12.46</b>  | <b>\$ 8.52</b>                       |
| <b>Total (Infill)</b>                                 | <b>\$ 7.60</b>   | <b>\$ 16.40</b>   | <b>\$ 13.15</b>   | <b>\$ 12.44</b>  | <b>\$ 8.50</b>                       |

<sup>1</sup> Assumes 2,687 square feet per dwelling unit.

<sup>2</sup> Fee in lieu of parkland dedication charged under the Quimby Act.

<sup>3</sup> Fee for parkland acquisition charged under the Mitigation Fee Act.

<sup>4</sup> Current fee shown is average fee per EDU for Area of Benefit sewer fees.

<sup>5</sup> Maximum Justified Fee Schedule (August 19 Draft) is shown at on 50% of the maximum justified fee per staff recommendation.

**Table 2: Commercial Development Impact Fee Schedule Scenarios**

| Land Use   | Current Fee<br>Schedule (per<br>Square Foot) | Maximum<br>Justified Fee<br>Schedule (May<br>31, 2024 Report) | Maximum<br>Justified Fee<br>Schedule (August<br>19 Draft) | Maximum<br>Justified Fee<br>Schedule<br>(Priority Trans.) | Year 1 of 4-Year<br>Phase in |
|--|--|---|---|---|------------------------------|
| Fire Protection Facilities                               | \$ 0.26                                      | \$ 0.47   | \$ 0.34   | \$ 0.34   | \$ 0.28                      |
| Police Facilities  | 0.14   | 0.73  | 0.48  | 0.48  | 0.23                         |
| Public Facilities  | 0.12   | 0.33  | 0.15  | 0.15  | 0.13                         |
| Streets & Bridges Impact Fee                             | 3.43   | 18.18   | 15.59   | 9.09  | 6.47                         |
| Traffic Signal Impact Fee                                | 0.38   | -   | -   | -   | -                            |
| Railroad Crossing Impact Fee                             | 0.41   | 5.29  | 4.78  | 4.78  | 1.50                         |
| Sewer Facilities <sup>1</sup>                            | 0.15   | 1.34  | 0.45  | 0.45  | 0.23                         |
| Recycled Water <sup>2</sup>                              | 0.24   | 0.17  | 0.14  | 0.14  | 0.14                         |
| Sewer Capacity (Commercial Low Strength) <sup>3</sup>    | 0.80   | 1.56  | 1.56  | 1.56  | 0.99                         |
| Sewer Capacity (Commercial Medium Strength) <sup>3</sup> | 0.92   | 1.80  | 1.80  | 1.80  | 1.14                         |
| Sewer Capacity (Commercial High Strength) <sup>3</sup>   | 1.86   | 3.65  | 3.65  | 3.65  | 2.31                         |
| General Plan   | 0.05   | 0.01  | 0.01  | 0.01  | 0.01                         |
| Emergency Preparedness Facilities                        | 0.22   | 0.004   | 0.004   | 0.004   | 0.004                        |
| Storm Drain <sup>4</sup>                                 | -  | 0.97  | 0.49  | 0.49  | 0.12                         |
| Maintenance Equipment                                    | -  | 0.01  | 0.01  | 0.01  | -                            |
| Total (with Low Strength Sewer Capacity Fee)             | \$ 6.20                                      | \$ 29.06  | \$ 24.00  | \$ 17.50  | \$ 10.10                     |
| Total (with Medium Strength Sewer Capacity Fee)          | \$ 6.32                                      | \$ 29.30  | \$ 24.24  | \$ 17.74  | \$ 10.25                     |
| Total (with High Strength Sewer Capacity Fee)            | \$ 7.26                                      | \$ 31.15  | \$ 26.09  | \$ 19.59  | \$ 11.42                     |

<sup>1</sup> Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.75.

<sup>2</sup> Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.75.

<sup>3</sup> Current capacity fees are calculated on a case by case basis. Current fees shown are based on effluent strength assumptions from 2024 nexus study, and current capacity fee per ED

<sup>4</sup> Maximum Justified Fee Schedule (August 19 Draft) is shown at on 50% of the maximum justified fee per staff recommendation.

**Table 3: Industrial/Business Park Development Impact Fee Schedule Scenarios**

| <b>Land Use</b>  | <b>Current Fee Schedule (per Square Foot)</b> | <b>Maximum Justified Fee Schedule (May 31, 2024 Report)</b> | <b>Maximum Justified Fee Schedule (August 19 Draft)</b> | <b>Maximum Justified Fee Schedule (Priority Trans. Projects)</b> | <b>Year 1 of 4-Year Phase in</b> |
|--|---|---|---|--|----------------------------------|
| Fire Protection Facilities                             | \$ 0.22                                       | \$ 0.68   | \$ 0.50   | \$ 0.50  | \$ 0.29                          |
| Police Facilities                                      | 0.09  | 1.06  | 0.69  | 0.69   | 0.24                             |
| Public Facilities                                      | 0.08  | 0.48  | 0.22  | 0.22   | 0.12                             |
| Streets & Bridges Impact Fee                           | 2.36  | 8.22  | 7.04  | 4.11   | 3.53                             |
| Traffic Signal Impact Fee                              | 0.26  | -   | -   | -  | -                                |
| Railroad Crossing Impact Fee                           | 0.28  | 2.39  | 2.16  | 2.16   | 0.75                             |
| Sewer Facilities <sup>1</sup>                          | 0.11  | 0.99  | 0.33  | 0.33   | 0.17                             |
| Recycled Water <sup>2</sup>                            | 0.18  | 0.12  | 0.10  | 0.10   | 0.10                             |
| Sewer Capacity (Industrial Low Strength) <sup>3</sup>  | 1.17  | 2.29  | 2.29  | 2.29   | 1.45                             |
| Sewer Capacity (Industrial High Strength) <sup>3</sup> | 1.69  | 3.33  | 3.33  | 3.33   | 2.10                             |
| General Plan   | 0.05  | 0.02  | 0.02  | 0.02   | 0.02                             |
| Emergency Preparedness Facilities                      | 0.22  | 0.01  | 0.01  | 0.01   | 0.01                             |
| Storm Drain <sup>4</sup>                               | -   | 0.75  | 0.38  | 0.38   | 0.10                             |
| Maintenance Equipment                                  | -   | 0.01  | 0.01  | 0.01   | -                                |
| Total (with Low Strength Sewer Capacity Fee)           | \$ 5.02                                       | \$ 17.02  | \$ 13.75  | \$ 10.82   | \$ 6.78                          |
| Total (with High Strength Sewer Capacity Fee)          | \$ 5.54                                       | \$ 18.06  | \$ 14.79  | \$ 11.86   | \$ 7.43                          |

<sup>1</sup> Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 1.0.

<sup>2</sup> Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 1.0.

<sup>3</sup> Current capacity fees are calculated on a case by case basis. Current fees shown are based on effluent strength assumptions from 2024 nexus study, and current capacity fee per ED

<sup>4</sup> Maximum Justified Fee Schedule (August 19 Draft) is shown at on 50% of the maximum justified fee per staff recommendation.

**Table 4: Industrial/High-Cube Warehouse Development Impact Fee Schedule Scenarios**

| <b>Land Use</b>  | <b>Current Fee Schedule (per Square Foot)</b> | <b>Maximum Justified Fee Schedule (May 31, 2024 Report)</b> | <b>Maximum Justified Fee Schedule (August 19 Draft)</b> | <b>Maximum Justified Fee Schedule (Priority Trans.)</b> | <b>Year 1 of 4-Year Phase in</b> |
|--|---|---|---|---|----------------------------------|
| Fire Protection Facilities                             | \$ 0.16                                       | \$ 0.19   | \$ 0.14   | \$ 0.14   | \$ 0.14                          |
| Police Facilities                                      | 0.05  | 0.30  | 0.20  | 0.20  | 0.09                             |
| Public Facilities                                      | 0.05  | 0.14  | 0.06  | 0.06  | 0.05                             |
| Streets & Bridges Impact Fee                           | 0.33  | 4.78  | 1.85  | 1.08  | 0.71                             |
| Traffic Signal Impact Fee                              | 0.04  | -   | -   | -   | -                                |
| Railroad Crossing Impact Fee                           | 0.04  | 1.39  | 0.57  | 0.57  | 0.17                             |
| Sewer Facilities <sup>1</sup>                          | 0.15  | 2.06  | 0.68  | 0.68  | 0.28                             |
| Recycled Water <sup>2</sup>                            | 0.24  | 0.26  | 0.21  | 0.21  | 0.21                             |
| Sewer Capacity (Industrial Low Strength) <sup>3</sup>  | 1.17  | 2.29  | 2.29  | 2.29  | 1.45                             |
| Sewer Capacity (Industrial High Strength) <sup>3</sup> | 1.69  | 3.33  | 3.33  | 3.33  | 2.10                             |
| General Plan   | 0.05  | 0.01  | 0.00  | 0.00  | 0.00                             |
| Emergency Preparedness Facilities                      | 0.22  | 0.00  | 0.00  | 0.00  | 0.00                             |
| Storm Drain <sup>4</sup>                               | -   | 0.97  | 0.49  | 0.49  | 0.12                             |
| Maintenance Equipment                                  | -   | 0.00  | 0.003   | 0.003   | -                                |
| Total (with Low Strength Sewer Capacity Fee)           | \$ 2.50                                       | \$ 12.40  | \$ 6.50   | \$ 5.73   | \$ 3.23                          |
| Total (with High Strength Sewer Capacity Fee)          | \$ 3.02                                       | \$ 13.44  | \$ 7.54   | \$ 6.77   | \$ 3.88                          |

<sup>1</sup> Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.75.

<sup>2</sup> Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.75.

<sup>3</sup> Current capacity fees are calculated on a case by case basis. Current fees shown are based on effluent strength assumptions from 2024 nexus study, and current capacity fee per ED

<sup>4</sup> Maximum Justified Fee Schedule (August 19 Draft) is shown at on 50% of the maximum justified fee per staff recommendation.