

Option 1: Four Year Phase In

Table 1: Residential Development Impact Fee Schedule - Four Year Phase In

Land Use	Current Fee Schedule (per Single Family Unit)	Current Equivalent Fee Schedule (per Square Foot) ¹	Year 1	Year 2	Year 3	Year 4 (Maximum Justified Fee Schedule)
Park Land In Lieu (Subdivisions) ²	\$ 2,175.53	\$ 0.81	\$ 0.79	\$ 0.79	\$ 0.79	\$ 0.79
Park Land Acquisition (Non Subdivisions) ³	2,175.53	0.81	0.76	0.76	0.76	0.76
Community Park Improvements	2,086.17	0.78	0.49	0.49	0.49	0.49
Neighborhood Park Improvements	1,606.57	0.60	0.60	0.60	0.60	0.60
Recreation Facilities	811.17	0.30	0.46	0.62	0.78	0.93
Fire Protection Facilities	706.18	0.26	0.29	0.32	0.35	0.36
Police Facilities	609.77	0.23	0.33	0.43	0.53	0.64
Public Facilities	519.84	0.19	0.21	0.23	0.25	0.28
Streets & Bridges Impact Fee	2,779.52	1.03	1.24	1.45	1.66	1.85
Traffic Signal Impact Fee	305.29	0.11	-	-	-	-
Railroad Crossing Impact Fee	328.08	0.12	0.22	0.32	0.42	0.52
Sewer Facilities ⁴	495.00	0.18	0.30	0.42	0.54	0.65
Sewer Capacity	6,467.97	2.41	2.52	2.63	2.74	2.83
Recycled Water	786.64	0.29	0.29	0.29	0.29	0.30
General Plan	50.00	0.02	0.02	0.02	0.02	0.02
Library District	-	-	0.04	0.08	0.12	0.15
Emergency Preparedness Facilities	729.63	0.27	0.013	0.013	0.013	0.013
Storm Drain	-	-	0.01	0.02	0.03	0.02
Trails	-	-	-	-	-	0.01
Total (Subdivisions)	\$ 20,457.36	\$ 7.60	\$ 7.82	\$ 8.72	\$ 9.62	\$ 10.45
Total (Infill)	\$ 20,457.36	\$ 7.60	\$ 7.79	\$ 8.69	\$ 9.59	\$ 10.42

¹ Assumes 2,687 square feet per dwelling unit.

² Fee in lieu of parkland dedication charged under the Quimby Act.

³ Fee for parkland acquisition charged under the Mitigation Fee Act.

⁴ Current fee shown is average fee per EDU for Area of Benefit sewer fees.

Table 2: Commercial Development Impact Fee Schedule - Four Year Phase In

Land Use	Current Fee Schedule (per Square Foot)				Maximum Justified Fee Schedule
	Year 1	Year 2	Year 3	Year 4	
Fire Protection Facilities	\$ 0.26	\$ 0.30	\$ 0.33	\$ 0.36	\$ 0.43
Police Facilities	0.14	0.19	0.23	0.27	0.35
Public Facilities	0.12	0.13	0.14	0.15	0.16
Streets & Bridges Impact Fee	3.43	6.34	8.52	10.70	15.05
Traffic Signal Impact Fee	0.38	-	-	-	-
Railroad Crossing Impact Fee	0.41	1.37	2.09	2.81	4.24
Sewer Facilities ¹	0.15	0.19	0.22	0.25	0.31
Recycled Water ²	0.24	0.14	0.14	0.14	0.14
Sewer Capacity (Commercial Low Strength) ³	0.80	0.84	0.87	0.90	0.94
Sewer Capacity (Commercial Medium Strength) ³	0.92	0.96	0.99	1.02	1.08
Sewer Capacity (Commercial High Strength) ³	1.86	1.94	2.00	2.06	2.19
General Plan	0.05	0.01	0.01	0.01	0.01
Emergency Preparedness Facilities	0.22	0.002	-	-	0.002
Storm Drain	-	0.01	0.01	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 6.20	\$ 9.52	\$ 12.56	\$ 15.60	\$ 21.65
Total (with Medium Strength Sewer Capacity Fee)	\$ 6.32	\$ 9.64	\$ 12.68	\$ 15.72	\$ 21.79
Total (with High Strength Sewer Capacity Fee)	\$ 7.26	\$ 10.62	\$ 13.69	\$ 16.76	\$ 22.90

¹ 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.

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

³ 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 EDU.

Table 3: Industrial/Business Park Development Impact Fee Schedule - Four Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2	Year 3	Maximum Justified Fee Schedule
Fire Protection Facilities	\$ 0.22	\$ 0.32	\$ 0.40	\$ 0.48	\$ 0.63
Police Facilities	0.09	0.20	0.28	0.36	0.51
Public Facilities	0.08	0.12	0.15	0.18	0.23
Streets & Bridges Impact Fee	2.36	3.82	4.92	6.02	8.20
Traffic Signal Impact Fee	0.26	-	-	-	-
Railroad Crossing Impact Fee	0.28	0.79	1.17	1.55	2.31
Sewer Facilities ¹	0.16	0.25	0.32	0.39	0.52
Recycled Water ²	0.26	0.24	0.24	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.31	1.35	1.39	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.79	3.91	4.03	4.28
General Plan	0.05	0.02	0.02	0.02	0.02
Emergency Preparedness Facilities	0.22	0.003	-	-	0.003
Storm Drain	-	0.01	0.01	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 5.23	\$ 7.08	\$ 8.86	\$ 10.64	\$ 14.15
Total (with High Strength Sewer Capacity Fee)	\$ 7.61	\$ 9.56	\$ 11.42	\$ 13.28	\$ 16.96

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.7.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.7.

³ 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 EDU.

Table 4: Transload and Short-Term Storage Warehouse Development Impact Fee Schedule - Four Year Ph

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2	Year 3	Industrial/ High-Cube Warehouse
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.08	0.10	0.12	0.15
Public Facilities	0.05	0.06	0.06	0.06	0.07
Streets & Bridges Impact Fee	0.33	0.42	0.48	0.54	0.67
Traffic Signal Impact Fee	0.04	-	-	-	-
Railroad Crossing Impact Fee	0.04	0.08	0.11	0.14	0.19
Sewer Facilities ¹	0.15	0.24	0.31	0.38	0.52
Recycled Water ²	0.26	0.24	0.24	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.31	1.35	1.39	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.79	3.91	4.03	4.28
General Plan	0.05	0.004	-	-	0.004
Emergency Preparedness Facilities	0.22	0.001	-	-	0.001
Storm Drain	-	0.01	0.01	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 2.62	\$ 2.83	\$ 3.05	\$ 3.52
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 5.10	\$ 5.39	\$ 5.69	\$ 6.33

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 5: Fulfillment Center Warehouse - Non-Sort Development Impact Fee Schedule - Four Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2	Year 3	Industrial/ High-Cube Warehouse
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.08	0.10	0.12	0.15
Public Facilities	0.05	0.06	0.06	0.06	0.07
Streets & Bridges Impact Fee	0.33	0.52	0.66	0.80	1.08
Traffic Signal Impact Fee	0.04	-	-	-	-
Railroad Crossing Impact Fee	0.04	0.11	0.16	0.21	0.30
Sewer Facilities ¹	0.15	0.24	0.31	0.38	0.52
Recycled Water ²	0.26	0.24	0.24	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.31	1.35	1.39	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.79	3.91	4.03	4.28
General Plan	0.05	0.004	-	-	0.004
Emergency Preparedness Facilities	0.22	0.001	-	-	0.001
Storm Drain	-	0.01	0.01	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 2.75	\$ 3.06	\$ 3.38	\$ 4.04
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 5.23	\$ 5.62	\$ 6.02	\$ 6.85

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 6: Parcel Hub Warehouse Development Impact Fee Schedule - Four Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2	Year 3	Industrial/ High-Cube Warehouse
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.08	0.10	0.12	0.15
Public Facilities	0.05	0.06	0.06	0.06	0.07
Streets & Bridges Impact Fee	0.33	1.32	2.07	2.82	4.30
Traffic Signal Impact Fee	0.04	-	-	-	-
Railroad Crossing Impact Fee	0.04	0.33	0.55	0.77	1.21
Sewer Facilities ¹	0.15	0.24	0.31	0.38	0.52
Recycled Water ²	0.26	0.24	0.24	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.31	1.35	1.39	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.79	3.91	4.03	4.28
General Plan	0.05	0.004	-	-	0.004
Emergency Preparedness Facilities	0.22	0.001	-	-	0.001
Storm Drain	-	0.01	0.01	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 3.77	\$ 4.86	\$ 5.96	\$ 8.17
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 6.25	\$ 7.42	\$ 8.60	\$ 10.98

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 7: Cold Storage Warehouse Development Impact Fee Schedule - Four Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2	Year 3	Industrial/ High-Cube Warehouse
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.08	0.10	0.12	0.15
Public Facilities	0.05	0.06	0.06	0.06	0.07
Streets & Bridges Impact Fee	0.33	0.45	0.54	0.63	0.81
Traffic Signal Impact Fee	0.04	-	-	-	-
Railroad Crossing Impact Fee	0.04	0.09	0.13	0.17	0.23
Sewer Facilities ¹	0.15	0.24	0.31	0.38	0.52
Recycled Water ²	0.26	0.24	0.24	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.31	1.35	1.39	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.79	3.91	4.03	4.28
General Plan	0.05	0.004	-	-	0.004
Emergency Preparedness Facilities	0.22	0.001	-	-	0.001
Storm Drain	-	0.01	0.01	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 2.66	\$ 2.91	\$ 3.17	\$ 3.70
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 5.14	\$ 5.47	\$ 5.81	\$ 6.51

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 8: Estimated Loss of Revenue From Four Year Phase In

	Annual Square Feet	Year 1	Year 2	Year 3	Year 4	Total
Residential Square Feet per Year ¹	1,016,000					
Fee per Square Foot		\$ 7.82	\$ 8.72	\$ 9.62	\$ 10.45	
100% Fee Revenue		\$ 10,620,248	\$ 10,620,248	\$ 10,620,248	\$ 10,620,248	\$ 42,480,992
Phase In Fee Revenue		7,948,168	8,862,568	9,776,968	10,620,248	37,207,952
Nonresidential ²						
Commercial	161,000					
Fee per Square Foot ³		\$ 9.64	\$ 12.68	\$ 15.72	\$ 21.79	
100% Fee Revenue		\$ 3,508,512	\$ 3,508,512	\$ 3,508,512	\$ 3,508,512	\$ 14,034,048
Phase In Fee Revenue		1,552,362	2,041,480	2,530,920	3,508,512	9,633,274
Industrial/Business Park	16,100					
Fee per Square Foot ⁴		\$ 9.56	\$ 11.42	\$ 13.28	\$ 16.96	
100% Fee Revenue		\$ 273,104	\$ 273,104	\$ 273,104	\$ 273,104	\$ 1,092,417
Phase In Fee Revenue		153,964	183,862	213,808	273,104	824,739
Industrial/High-Cube Warehouse	302,800					
Fee per Square Foot ⁵		\$ 2.75	\$ 3.06	\$ 3.38	\$ 4.04	
100% Fee Revenue		\$ 1,221,798	\$ 1,221,798	\$ 1,221,798	\$ 1,221,798	\$ 4,887,192
Phase In Fee Revenue		831,186	926,568	1,023,464	1,221,798	4,003,016
Total - 100% Fee Revenue		\$ 15,623,662	\$ 15,623,662	\$ 15,623,662	\$ 15,623,662	\$ 62,494,649
Total - Phase in Fee Revenue		<u>10,485,680</u>	<u>12,014,478</u>	<u>13,545,160</u>	<u>15,623,662</u>	<u>51,668,981</u>
Difference		\$ 5,137,982	\$ 3,609,184	\$ 2,078,502	\$ -	\$ 10,825,669

¹ Assumes 378 units per year based on average annual units built between 2020 and 2024, and 2,687 average square feet per unit.

² Assumes buildout in 33 years, and equal amounts of growth per year.

³ Assumes medium strength commercial sewer capacity fee.

⁴ Assumes high strength industrial sewer capacity fee.

⁵ Assumes Fulfillment Center Warehouse - Non-Sort traffic fees and low strength industrial sewer capacity fee.

Option 2: Two Year Phase In

Table 1: Residential Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Single Family Unit)	Current Equivalent Fee Schedule (per Square Foot) ¹	Year 1	Year 2 (Recommended Fee Schedule)
Park Land In Lieu (Subdivisions) ²	\$ 2,175.53	\$ 0.81	\$ 0.79	\$ 0.79
Park Land Acquisition (Non Subdivisions) ³	2,175.53	0.81	0.76	0.76
Community Park Improvements	2,086.17	0.78	0.49	0.49
Neighborhood Park Improvements	1,606.57	0.60	0.60	0.60
Recreation Facilities	811.17	0.30	0.62	0.93
Fire Protection Facilities	706.18	0.26	0.31	0.36
Police Facilities	609.77	0.23	0.44	0.64
Public Facilities	519.84	0.19	0.24	0.28
Streets & Bridges Impact Fee	2,779.52	1.03	1.44	1.85
Traffic Signal Impact Fee	305.29	0.11	-	-
Railroad Crossing Impact Fee	328.08	0.12	0.32	0.52
Sewer Facilities ⁴	495.00	0.18	0.42	0.65
Sewer Capacity	6,467.97	2.41	2.62	2.83
Recycled Water	786.64	0.29	0.30	0.30
General Plan	50.00	0.02	0.02	0.02
Library District	-	-	0.08	0.15
Emergency Preparedness Facilities	729.63	0.27	0.013	0.013
Storm Drain	-	-	0.01	0.02
Trails	-	-	0.01	0.01
Total (Subdivisions)	\$ 20,457.36	\$ 7.60	\$ 8.72	\$ 10.45
Total (Infill)	\$ 20,457.36	\$ 7.60	\$ 8.69	\$ 10.42

¹ Assumes 2,687 square feet per dwelling unit.

² Fee in lieu of parkland dedication charged under the Quimby Act.

³ Fee for parkland acquisition charged under the Mitigation Fee Act.

⁴ Current fee shown is average fee per EDU for Area of Benefit sewer fees.

Table 2: Commercial Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2 (Recommended Fee Schedule)
Fire Protection Facilities	\$ 0.26	\$ 0.35	\$ 0.43
Police Facilities	0.14	0.25	0.35
Public Facilities	0.12	0.14	0.16
Streets & Bridges Impact Fee	3.43	9.24	15.05
Traffic Signal Impact Fee	0.38	-	-
Railroad Crossing Impact Fee	0.41	2.33	4.24
Sewer Facilities ¹	0.15	0.23	0.31
Recycled Water ²	0.24	0.14	0.14
Sewer Capacity (Commercial Low Strength) ³	0.80	0.87	0.94
Sewer Capacity (Commercial Medium Strength) ³	0.92	1.00	1.08
Sewer Capacity (Commercial High Strength) ³	1.86	2.03	2.19
General Plan	0.05	0.01	0.01
Emergency Preparedness Facilities	0.22	0.002	0.002
Storm Drain	-	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 6.20	\$ 13.57	\$ 21.65
Total (with Medium Strength Sewer Capacity Fee)	\$ 6.32	\$ 13.70	\$ 21.79
Total (with High Strength Sewer Capacity Fee)	\$ 7.26	\$ 14.73	\$ 22.90

¹ 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.

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

³ 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 EDU.

Table 3: Industrial/Business Park Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2 (Recommended Fee Schedule)
Fire Protection Facilities	\$ 0.22	\$ 0.43	\$ 0.63
Police Facilities	0.09	0.30	0.51
Public Facilities	0.08	0.16	0.23
Streets & Bridges Impact Fee	2.36	5.28	8.20
Traffic Signal Impact Fee	0.26	-	-
Railroad Crossing Impact Fee	0.28	1.30	2.31
Sewer Facilities ¹	0.16	0.34	0.52
Recycled Water ²	0.26	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.36	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.96	4.28
General Plan	0.05	0.02	0.02
Emergency Preparedness Facilities	0.220	0.003	0.003
Storm Drain	-	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 5.23	\$ 9.44	\$ 14.15
Total (with High Strength Sewer Capacity Fee)	\$ 7.61	\$ 12.04	\$ 16.96

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.7.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.7.

³ 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 EDU.

Table 4: Transload and Short-Term Storage Warehouse Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2 (Recommended Fee Schedule)
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.10	0.15
Public Facilities	0.05	0.06	0.07
Streets & Bridges Impact Fee	0.33	0.50	0.67
Traffic Signal Impact Fee	0.04	-	-
Railroad Crossing Impact Fee	0.04	0.12	0.19
Sewer Facilities ¹	0.15	0.34	0.52
Recycled Water ²	0.26	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.36	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.96	4.28
General Plan	0.05	0.004	0.004
Emergency Preparedness Facilities	0.220	0.001	0.001
Storm Drain	-	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.50	\$ 2.91	\$ 3.52
Total (with High Strength Sewer Capacity Fee)	\$ 3.02	\$ 5.51	\$ 6.33

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 5: Fulfillment Center Warehouse - Non-Sort Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2 (Recommended Fee Schedule)
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.10	0.15
Public Facilities	0.05	0.06	0.07
Streets & Bridges Impact Fee	0.33	0.71	1.08
Traffic Signal Impact Fee	0.04	-	-
Railroad Crossing Impact Fee	0.04	0.17	0.30
Sewer Facilities ¹	0.15	0.34	0.52
Recycled Water ²	0.26	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.36	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.96	4.28
General Plan	0.05	0.004	0.004
Emergency Preparedness Facilities	0.220	0.001	0.001
Storm Drain	-	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 3.17	\$ 4.04
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 5.77	\$ 6.85

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 6: Parcel Hub Warehouse Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2 (Recommended Fee Schedule)
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.10	0.15
Public Facilities	0.05	0.06	0.07
Streets & Bridges Impact Fee	0.33	2.32	4.30
Traffic Signal Impact Fee	0.04	-	-
Railroad Crossing Impact Fee	0.04	0.63	1.21
Sewer Facilities ¹	0.15	0.34	0.52
Recycled Water ²	0.26	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.36	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.96	4.28
General Plan	0.05	0.004	0.004
Emergency Preparedness Facilities	0.220	0.001	0.001
Storm Drain	-	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 5.24	\$ 8.17
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 7.84	\$ 10.98

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 7: Cold Storage Warehouse Development Impact Fee Schedule - Two Year Phase In

Land Use	Current Fee Schedule (per Square Foot)	Year 1	Year 2 (Recommended Fee Schedule)
Fire Protection Facilities	\$ 0.16	\$ 0.17	\$ 0.18
Police Facilities	0.05	0.10	0.15
Public Facilities	0.05	0.06	0.07
Streets & Bridges Impact Fee	0.33	0.57	0.81
Traffic Signal Impact Fee	0.04	-	-
Railroad Crossing Impact Fee	0.04	0.14	0.23
Sewer Facilities ¹	0.15	0.34	0.52
Recycled Water ²	0.26	0.24	0.24
Sewer Capacity (Industrial Low Strength) ³	1.25	1.36	1.47
Sewer Capacity (Industrial High Strength) ³	3.63	3.96	4.28
General Plan	0.05	0.004	0.004
Emergency Preparedness Facilities	0.220	0.001	0.001
Storm Drain	-	0.01	0.02
Total (with Low Strength Sewer Capacity Fee)	\$ 2.60	\$ 3.00	\$ 3.70
Total (with High Strength Sewer Capacity Fee)	\$ 4.98	\$ 5.60	\$ 6.51

¹ Current equivalent fee per square foot assumes 10 EDUs per acre, average area of benefit fee of \$495 per EDU and FAR of 0.70.

² Current equivalent fee per square foot assumes 10 EDUs per acre, fee of \$786.64 per EDU and FAR of 0.70.

³ 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 EDU.

Table 8: Estimated Loss of Revenue From Two Year Phase In

	Annual Square Feet	Year 1	Year 2	Total
Residential Square Feet per Year ¹	1,016,000			
Fee per Square Foot		\$ 8.72	\$ 10.45	
100% Fee Revenue		\$ 10,620,248	\$ 10,620,248	\$ 21,240,496
Phase In Fee Revenue		8,862,568	10,620,248	19,482,816
Nonresidential ²				
Commercial	161,000			
Fee per Square Foot ³		\$ 13.70	\$ 21.79	
100% Fee Revenue		\$ 3,508,512	\$ 3,508,512	\$ 7,017,024
Phase In Fee Revenue		2,206,022	3,508,512	5,714,534
Industrial/Business Park	16,100			
Fee per Square Foot ⁴		\$ 12.04	\$ 16.96	
100% Fee Revenue		\$ 273,104	\$ 273,104	\$ 546,209
Phase In Fee Revenue		193,892	273,104	466,997
Industrial/High-Cube Warehouse	302,800			
Fee per Square Foot ⁵		\$ 3.17	\$ 4.04	
100% Fee Revenue		\$ 1,221,798	\$ 1,221,798	\$ 2,443,596
Phase In Fee Revenue		958,362	1,221,798	2,180,160
Total - 100% Fee Revenue		\$ 15,623,662	\$ 15,623,662	\$ 31,247,325
Total - Phase in Fee Revenue		<u>12,220,844</u>	<u>15,623,662</u>	<u>27,844,507</u>
Difference		\$ 3,402,818	\$ -	\$ 3,402,818

¹ Assumes 378 units per year based on average annual units built between 2020 and 2024, and 2,687 average square feet per unit.

² Assumes buildout in 33 years, and equal amounts of growth per year.

³ Assumes medium strength commercial sewer capacity fee.

⁴ Assumes high strength industrial sewer capacity fee.

⁵ Assumes Fulfillment Center Warehouse - Non-Sort traffic fees and low strength industrial sewer capacity fee.