

Staff Report

May 12, 2020

TO:

Honorable Mayor and Members of the Town Council

FROM:

Brit Snipes, Public Works Director

DATE:

May 12, 2020

RE:

2020 Impact Fee Update

Recommendation

Staff recommends the Town Council adopt the attached resolution increasing the Town of Loomis Impact Fees

Issue Statement and Discussion

On August 9, 2005 the Town of Loomis adopted an ordinance enabling the establishment of development impact fees and adopted Resolution 05-33 adopting development impact fees in specified amounts. In February 2009 the Town of Loomis adopted resolution 09-12 updating the impact fees.

Impact fees are fees paid by developers for the infrastructure needed to provide services to the property. For example, the Town might need a new road to help manage additional traffic. The Town can only require a developer to pay their fair share. That fair share must be proportional to the impact that particular piece of property is anticipated make.

The purpose of the fee adjustment is to assure that there is a reasonable relationship between the amount of the fees and the cost of the facilities attributable to the development on which the fee is imposed. The fee adjustment provision in Resolution 05-33 authorizes adjustments to the development impact fees based on changes in construction costs and land costs, as reflected by the Engineering News Record Construction Cost Index (the ENR-CCI) and the percentage change in sales prices of vacant land.

The Town contracted with Finance DTA (to evaluate and prepare an update to the development impact fee program. Finance DTA prepared a study dated April 24, 2020 linking the types and amounts of proposed development fees to future impacts of anticipated development.

The study uses the following methodology:

- 1. determines the current level of services, infrastructure and associated costs
- determines the Town's anticipated population at build-out
- 3. calculates the cost of future services and infrastructure needed to maintain existing levels
- allocates said increased costs amongst anticipated residential, commercial and industrial development
- 5. calculates the types and amounts of proposed fees.

The fees do not constitute a special tax because the impact fee program specifies the fees collected do not exceed the cost of services. There is also a reasonable relationship between the need for the public

services, infrastructure and facilities that the fees will pay for and the types of development projects on which the fees are imposed.

The fees in these programs will not be used to underwrite the cost of current services; rather, they will be used exclusively to pay for increased services over time, necessitated as a direct result of increased population and traffic from residential, commercial and industrial development, in order to maintain existing levels of service.

Development Impact Fees per unit/Square Feet

Land Use	Storm Drain Fee		Road Circulation/Major Road Fee		Horseshoe Bar Interchange	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Single Family	\$572.00	\$994.21	\$2,460.00	\$3,813.11	\$1,415.00	\$3,096.65
Multi Family	\$356.00	\$605.17	\$1,500.00	\$2,649.66	\$864.00	\$2,151.80
Commercial	\$3,007.00	\$455.16	\$3,247.00	\$7,002.52	\$1,868.00	\$5,686.77
Industrial	\$3,007.00	\$321.52	\$2,238.00	\$2,777.16	\$1,288.00	\$2,255.34

Land Use	Sierra College Circulation		Communit	Community Facilities		Parks and Rec Facilities	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Single Family	\$762.00	\$1,364.05	\$2,488.00	\$2,636.60	\$3,011.00	\$6,781.11	
Multi Family	\$465.00	\$947.85	\$1,650.00	\$5,587.49	\$2,011.00	\$5,587.49	
Commercial	\$1,006.00	\$2,504.98	\$488.00	\$0.00	\$593.00	\$0.00	
Industrial	\$694.00	\$993.46	\$360.00	\$0.00	\$439.00	\$0.00	

CEQA Requirements

Adoption of these fees is not subject to the California Environmental Quality Act (CEQA) because this action constitutes the establishment of fees to obtain funds to maintain services within existing service areas and such action is expressly exempted from CEQA by Public Resources Code § 21080(b)(8).

Financial and/or Policy Implications

Funds collected by the development fees would increase but the expectation is that the money will be simply be expended on higher cost public works projects or on land acquisitions in the case of parks or open space land that are purchased in time by the Town.

Attachments

- A. Resolution
- B. Impact Fee update

TOWN OF LOOMIS

RESOLUTION NO. 20 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS REVISING DEVELOPMENT IMPACT FEES IN SPECIFIED AMOUNTS

WHEREAS, on August 9, 2005 the Town of Loomis adopted an ordinance enabling the establishment of development impact fees, and adopted Resolution 05-33 adopting development impact fees in specified amounts; and

WHEREAS, In February 2009 the Town of Loomis adopted resolution 09-12 updating the impact fees; and

WHEREAS, the Town of Loomis desires to update its development impact fees, based on a study dated April 24, 2020 prepared by Finance DTA (consultant), linking the types and amounts of proposed development fees to future impacts of anticipated development, and the fee adjustment provision in Resolution 05-33; and

WHEREAS, the fee adjustment provision in Resolution 05-33 authorizes adjustments to the development impact fees based on changes in construction costs and land costs, as reflected by the Engineering News Record Construction Cost Index (the ENR-CCI) and the percentage change in sales prices of vacant land; and

WHEREAS, the Town contracted with ADT to prepare a revised study of the Impact Fee program and update the Impact Fees to current construction costs and program needs; and

WHEREAS, the purpose of the fee adjustment is to assure that there is a reasonable relationship between the amount of the fees and the cost of the facilities attributable to the development on which the fee is imposed; and

WHEREAS, the study uses the following methodology: (1) determines the current level of services, infrastructure and associated costs; (2) determines the Town's anticipated population at build-out; (3) calculates the cost of future services and infrastructure needed to maintain existing levels, based on the assumption that those costs will bear the same relationship to increased population levels as current costs for existing services bear to the current population level; (4) allocates said increased costs amongst anticipated residential, commercial and industrial development based on the degree to which each is expected to contribute to the need for increased services and infrastructure; and (5) based thereon, calculates the types and amounts of proposed fees; and

WHEREAS, the Town Council adopted Resolution 09-12 making certain changes to the amount of the fees based on changes in construction costs; and

WHEREAS, the Town Council now wishes to adjust the amount of development fees based on changes in construction costs since February 2009; and

NOW, THEREFORE, the Loomis Town Council resolves as follows:

<u>Section 1</u>. The Town Council hereby adopts the fee amounts specified in Exhibit "A" and directs staff to begin collecting same from future developers beginning sixty (60) days from the effective date of this resolution.

<u>Section 2</u>. The Town Council makes the following findings, which are supported by substantial evidence in the record, justifying the types and amounts of fees enumerated in Table "A:"

- The fees do not constitute a special tax because the consultant's study and the fee adjustments assure that the fee amounts do not exceed the cost of services the fees are to pay for;
- 2. There is a reasonable relationship between the uses to which the fees will be put, and the types of development projects on which the fees are imposed because the methodology employed in the consultant's study and the fee adjustments assure that the Town will assess differing types of development (e.g. residential, commercial, industrial) differing fee amounts in accordance with the degree to which they contribute to the need for increased services required to maintain current levels of service as the Town's population grows;
- 3. There is a reasonable relationship between the need for the public services, infrastructure and facilities that the fees will pay for and the types of development projects on which the fees are imposed, because the Study was designed to determine the types and amounts of fees needed to assure the continuance of current levels of service over time, and current levels of service, infrastructure and facilities are minimal and designed to maintain the rural atmosphere of Loomis, while also affording assurance that basic municipal services and infrastructure will continue to be provided over time;
- 4. The fees adopted by this resolution will not be used to underwrite the cost of current services; rather, they will be used exclusively to pay for increased services over time, necessitated as a direct result of increased population and traffic from residential, commercial and industrial development, in order to maintain existing levels of service;
- 5. Adoption of these fees is not subject to the California Environmental Quality Act (CEQA) because this action constitutes the establishment of fees to obtain funds to maintain services within existing service areas and such action is expressly exempted from CEQA by Public Resources Code § 21080(b)(8).

Section 3. Table "A" applies a fee adjustment to each fee, as follows:

Table A Development Impact Fee per unit/ Square Feet

Land Use	Storm	Road	Horseshoe	Sierra	Communit	Parks and
	Drain Fee	Circulation/	Bar	College	y Facilities	Rec
		Major	Interchang	Circulation		Facilities
		Road Fee	е		•	
Single	\$ 994.21	\$ 3,813.11	\$ 3,096.65	\$1,364.05	\$ 2,636.60	\$ 6,781.11
Family						
Multi	\$ 605.17	\$ 2,649.66	\$ 2,151.80	\$ 947.85	\$ 5,587.49	\$ 5,587.49
Family						
Commerci	\$ 455.16	\$7,002.52	\$ 5,686.77	\$ 2,504.98	\$ 0.00	\$ 0.00
al						
Industrial	\$321.52	\$ 2,777.16	\$ 2,255.34	\$ 993.46	\$ 0.00	\$0.00

<u>Section 4</u>. The adoption of this resolution shall entirely supersede the previously approved development impact fee amounts for the fees included in Table "A".

PASSED AND ADOPTED by the Town Council of the Town of Loomis this 12th day of May, 2020 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

	Mayor	
ATTEST:		



www.FinanceDTA.com

DRAFT DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

TOWN OF LOOMIS

Report Date: April 24, 2020

Public Finance Public-Private Partnerships Development Economics Clean Energy Bonds



TOWN OF LOOMIS



DRAFT DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

Prepared for:

Town of Loomis

Department of Public Works

3665 Taylor Road

Loomis, CA 95650

Attention: Brit Snipes, Public Works Director

TABLE OF CONTENTS

	SEC	<u>TION</u> <u>PAG</u>	E
	I	EXECUTIVE SUMMARY	1
	Α	Organization of The Report	1
	В	Impact Fee Summary	2
	II	INTRODUCTION	3
	III	LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES	4
	IV	DEMOGRAPHICS	8
10	Α	Existing Population for Land Use Categories	9
	В	Future Population for New Land Use Categorie (2039)1	
	С	EDU Projections1	5
9	٧	THE NEEDS LIST10	6
1	VI	METHODOLOGIES USED FOR CALCULATING IMPACT FEES19	9
	Α	Plan-Based Fee Methodology20	0
28	В	Capacity-Based Fee Methodology20	0
9	С	Standards-Based Fee Methodology 20	0
	VII	BUILDING DEVELOPMENT IMPACT FEES 22	2
	Α	Storm Drain Facilities Fees	2
	В	Road Circulation/Major Roads Facilities Fees 2	5
	С	Horseshoe Bar Road/Interstate 80 Interchange Facilities Fees	
	D	Sierra College Circulation Facilities Fees3	1
1177000	E	Community Facilities Fees	5
	F	Park and Recreation Facilities Fees3	8
	APP	ENDICES	
	APP	ENDIX A NEEDS LIST	
	ΔΡΡΙ	ENDIX B FFF DERIVATION WORKSHEETS	



I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA (formerly David Taussig and Associates) was retained by the Town of Loomis (the "Town") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 Development Impact Fee ("DIF") Justification Study (the "Fee Study"). The Fee Study is intended to comply with Section 66000 et seq. of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Fee amounts to be determined will finance Storm Drain, Road Circulation/Major Roads, Horseshoe Bar Road/Interstate 80 Interchange, Sierra College Circulation, Community Facilities, and Parks and Recreation Facilities at levels identified by the Town's Department of Public Works as being necessary to meet the needs of new development through 2039. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section V of the Fee Study. A description of the methodologies used to calculate the fees is included in Section VI. The purpose of this report is to ensure that all new development is required to pay its "fair share" of the cost of the new infrastructure through the development fee program.

A Organization of The Report

This Development Impact Fee report will be presented in the following seven (7) sections:

- Section I contains an Executive Summary and provides a brief introduction to the report and includes an overview of the proposed fees.
- Section II of this report introduces the study including a brief description of Town surroundings, and background information on development fee financing.
- Section III provides an overview of the legal requirements for implementing and imposing the fee amounts identified in the Fee Study. Included is a discussion of the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development, and satisfies the nexus requirements for each facility included as part of this study.
- Section IV includes a discussion of land use characteristics on projected new development and demand variables such as population, the number of housing units and non-residential building square feet assuming current growth trends in housing, commercial, and industrial development extrapolated through 2039. Projections of future development are based on data provided by the Town, the Town's General Plan, the Town's Capital Improvement Program, various publications from the Town, Town officials, and additional sources determined to be reliable by DTA.

April 24, 2020



- Section V includes a description of the Needs List, which identifies the facilities needed to serve new development through General Plan build-out in 2039 that are eligible for funding by the impact fees. The Needs List provides the total estimated facilities costs, offsetting revenues, net costs to the Town, and costs allocated to new development for all facilities listed in the Needs List.
- Section VI contains the description of the methodologies used to determine the fees for all facility types and presents the proposed fees for each of the land types.
- Section VII presents the calculations and fees for each facility type.

This report will also include an appendix section presenting the calculations used to determine the findings presented in this report.

- Appendix A includes the Facilities Needs List; and
- Appendix B includes the calculations used to determine the various fee levels.

B Impact Fee Summary

The total fee amounts required to finance new development's share of the facilities identified in the Needs List are summarized in Table ES-1 below. Fees presented in this study reflect the maximum fee levels that may be imposed on new development.

Table ES-1: Development Impact Fees per Unit/1,000 Square Feet Summary

Land Use	Storm Drain Fee	Road Circulation/ Major Roads Fee	Horseshoe Bar/ Interchange Fee	Sierra College Circulation Fee	Community Facilities Fee	Parks and Recreation Facilities Fee	Total Fees
Single Family	\$994.21	\$3,813.11	\$3,096.65	\$1,364.05	\$2,636.60	\$6,781.11	\$18,685.73
Multifamily	\$605.17	\$2,649.66	\$2,151.80	\$947.85	\$2,172.50	\$5,587.49	\$14,114.46
Commercial	\$455.16	\$7,002.52	\$5,686.77	\$2,504.98	\$0.00	\$0.00	\$15,649.43
Industrial	\$321.52	\$2,777.16	\$2,255.34	\$993.46	\$0.00	\$0.00	\$6,347.48



II INTRODUCTION

Incorporated in 1984, the Town of Loomis (the "Town") is in western Placer County, a fast-growing metropolitan region in the Central Valley of California, approximately 25 miles northeast of the City of Sacramento, along Interstate 80. Loomis is in the western portion of the Loomis Basin, an 80 square mile area of the Placer County foothills. The Town maintains a distinct small-town, semi-rural community and is home to a population of over 6,000 people.

For this study, DTA will update all development impact fees, including the adoption of new fees, if appropriate. Revised impact fees are calculated here using updated information on development and Town facilities.

Moreover, the methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, including provisions of the U.S. Constitution, the California Constitution, and the California Mitigation Fee Act (Government Code Sections 66000 *et seq.*). Impact fees calculated in this report are intended to replace the Town's existing impact fees.

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:

- Demographic Assumptions: Identify future growth that represents the increased demand for facilities.
- Facility Needs and Costs: Identify the amount of public facilities required to support
 the new development and the costs of such facilities. Facilities costs and the Needs
 List are discussed in Section IV.
- 3. Cost Allocation: Allocate costs per Equivalent Dwelling Unit ("EDU").
- 4. Fee Schedule: Calculate the fee per residential unit or per non-residential square foot or other specific unit of measurement.



III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000).

A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et seq.* of the Government Code was enacted by the State of California in 1987.

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but can fund costs used to maintain the existing level of service ("LOS") or meet an adopted level of service that is consistent with the General Plan.

Section 66000 et seq. of the Government Code thus requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

- 1. Identify the purpose of the fee. [Government Code Section 66001(a)(1)]
- 2. Identify the use to which the fee will be put. [Government Code Section 66001(a)(2)]
- 3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. [Government Code Section 66001(a)(3)]
- 4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. [Government Code Section 66001(a)(4)]
- 5. Demonstrate 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. [Government Code Section 66001(b)]

This section presents each of these items as they relate to the imposition of the proposed fees in the Town of Loomis. Additionally, while the "rough proportionality" standard does not apply here, DTA firmly believes this Fee Study and the calculations herein do, in fact, also meet that standard.

April 24, 2020



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

New residential and non-residential development within the Town 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 Loomis'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.

Given the distinct small-town size and geographic footprint, the proposed impact fee will be charged to all future development, irrespective of location, in the Town. First, the property owners and/or the tenants associated with any new development in the Town can be expected to place additional demands on the Town facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development.

As a result, all development projects in the Town 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 Town.

B THE USE TO WHICH THE FEE IS TO BE PUT [GOVERNMENT CODE SECTION 66001(A)(2)]

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in the Town. The fee will provide a source of revenue to the Town to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in the Town and protect the health, safety, and welfare of the existing and future residents and employees.



C THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(3)]

As discussed in Section A above, it is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the Town 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 Town, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List and other authorized uses, as that is the purpose for which the fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for public facilities created by the future residents and employees that create the impact upon existing facilities.

For the aforementioned reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Needs Lists.

D 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 Town, 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 Town.

April 24, 2020



E THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED (REASONABLE RELATIONSHIP) [GOVERNMENT CODE 66001(B)]

This study is additionally intended to comply with the reasonable relationship standard that is supported by the Mitigation Fee Act. [Government Code 66001(b)]. As set forth above, all new development in the Town 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 Town, 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 Town 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 reasonably related to the impacts resulting from new development based on the analyses contained in Section VI.



IV DEMOGRAPHICS

In order to determine the public facilities needed to serve new development, as well as establish fee amounts to fund such facilities, the Town provided DTA with material containing projections of future population and development within the Town and its Sphere of Influence ("SOI") through 2039. For the purpose of this study, DTA categorized developable residential land uses as single family and multi-family residences. Developable non-residential land uses within the Town's commercial and industrial zones are categorized as Commercial and Industrial, respectively. Additional details are included in Table 1 below. Based on these designations, DTA has established development impact fees for the following four (4) land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Single family	Includes Single family detached homes.
Multi-Family	Includes buildings with attached residential units including apartments, town homes, condominiums, accessory dwelling units, and all other residential units not classified as Single family.
Commercial	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; Business/professional office; and Professional medical office.
Industrial	 Includes, but is not limited to, buildings used as the following: Light manufacturing, warehouse/distribution, logistics, wholesaling; Wholesale and warehouse retail; and Support commercial services.

Numbers from the California Department of Finance were used as estimates for the number of housing units and non-residential building square feet to be built within the Town. The Town's land use decisions will also affect properties within its SOI. California law requires that a General Plan "cover the territory within the boundaries of an adopted City...as well as any land outside its boundaries which in the planning agencies judgement bears relation to its planning." In addition, the State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2017-2019 was used to project the additional population generated from new development. Notably, DTA

April 24, 2020



attempted to utilize metrics (e.g., average household size) that standardized existing demographics with the projections calculated from the E-5 Population and Housing Estimates.

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 Town, the facilities on the Needs List (Section V), as reviewed and approved by the Town of Loomis, Department of Public Works, will need to be constructed. For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit (see the EDU discussion in Section IV).

A Existing Population for Land Use Categories

A.1 Existing Residential Land Use

According to the information provided by the Town of Loomis and obtained from the California Department of Finance, and generally confirmed by the U.S. Census Bureau, there are currently 6,074 existing single family residents and 756 multi-family residents residing in 2,336 and 353 units, respectively, within the Town.

Using the following demographic information attained from the *E-5 Population and Housing Estimates*, DTA has assigned a Town resident-per-unit factor of 2.60 for single family residential units and 2.14 for multi-family residential units. Combined, the current Town population is comprised of 6,830 current residents living in 2,689 single family and multi-family homes. Table 2 and Figure 1 summarize the existing demographics for the residential land uses.

Residential Land Use	Existing Residents	Existing Housing Units	Average Household Size
Single family Residential	6,074	2,336	2.60
Multi-Family Residential	756	353	2.14
Total	6,830	2,689	N/A

Table 2: Estimated Existing Residential Development



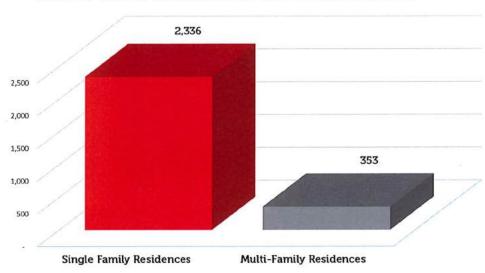


Figure 1: Existing Residential Land Use Development (Units)

A.2 Existing Non-Residential Land Use

DTA has also utilized demographic information to estimate existing Town employees. There are approximately 426,740 square feet of existing commercial development and 1,072,948 square feet of industrial development, and according to the *E-5 Population and Housing Estimates*, there are 2,183 Commercial employees and 706 Industrial employees.

Non-residential 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, which is a customary industry practice designed to capture the reduced levels of service demanded by employees. DTA has calculated Persons Served per 1,000 Square Feet of Non-Residential Land Use as 2.56 for Commercial development and 0.33 for Industrial development, i.e., on average there are 2.56 Persons Served per thousand square feet of Commercial development and 0.33 Persons Served per thousand square feet of Industrial development. This results in a total of 1,445 Persons Served comprised of 1,092 Commercial development Persons Served and 353 Industrial development Persons Served within the Town and its SOI, as shown in Table 3 and Figure 2.



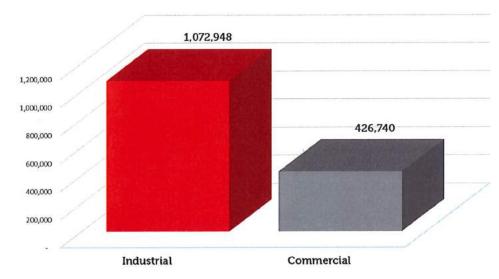
Table 3: Estimated Existing Non-Residential Development¹

Non-Residential Land Use	Existing Building Square Feet	Existing Employees	Existing Persons Served ²	Persons Served per 1,000 Square Feet
Commercial	426,740	2,183	1,092	2.56
Industrial	1,072,948	706	353	0.33
Total	1,499,688	2,889	1,445	N/A

Notes:

- 1. May not sum due to rounding.
- 2. Persons Served equal Residents plus 50% of employees.

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



Using these figures and standard employment generation rates for industrial and commercial square footage, DTA has estimated the potential Persons Served capacity (for both industrial and commercial) available in the Town.

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

For many of the facilities considered in this Fee Study, EDU calculations are based on the number of residents or employees ("Persons Served") generated by each land use

4, 2020



class (EDUs are covered in more detail in the following sections).

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

B Future Population for New Land Use Categories (2039)

B.1 Future Residential Land Use

Using the State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2017-2019, DTA projected there to be 305 single family housing units and 46 multi-family housing units built in the Town through 2039, the time horizon utilized for this fee study.*

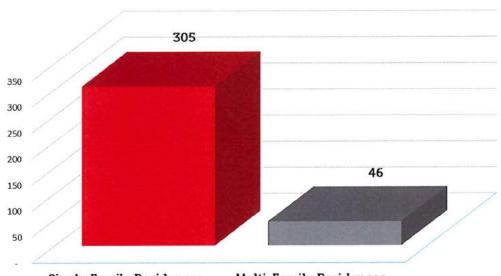
For the purpose of this study, DTA will maintain the Town resident-per-unit factor introduced earlier of 2.60 for single family residences and 2.14 for multi-family residences. This results in 892 additional residents living in 351 single family and multi-family homes Town-wide through the 2039 build-out period. Table 4 and Figure 3 summarize the projected future demographics for the residential land uses over the build-out period.

Future Housing Average Residential Land Use **Future Residents** Units **Household Size** 793 Single family Residence 305 2.60 Multi-Family Residences 99 46 2.14 Total 892 351 N/A

Table 4: Future Residential Development



Figure 3: Estimated Future Residential Land Use Development through 2039 (Projected Units)



Single Family Residences

Multi-Family Residences

B.2 Future Non-Residential Land Use

In terms of non-residential property, the Town expects the development of approximately 109,077 square feet of future commercial development and 274,252 square feet of future industrial space to be built in the Town through 2039.

Using the same methodology presented in the previous section, and in order to determine how many Persons Served that the Town has in these categories, DTA has maintained the same Persons Served-per-thousand square-foot factor of 2.56 for the commercial sector and 0.33 for the industrial sector over the build-out period. These calculations result in 279 future commercial development Persons Served and 90 future industrial Persons Served within the Town, as shown in Table 5 and Figure 4 on the following page.



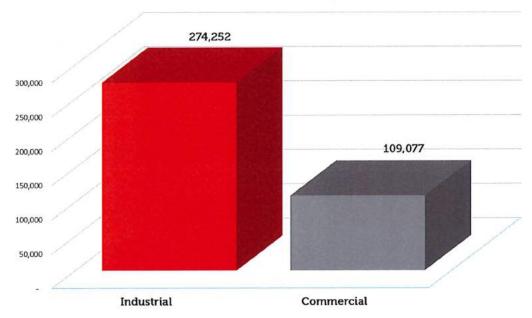
Table 5: Future Non-Residential Development³

Non-Residential Land Use	Future Building Square Feet	Future Employees	Future Persons Served	Future Persons Served per 1,000 Square Feet ⁴
Commercial	109,077	558	279	2.56
Industrial	274,252	180	90	0.33
Total	383,329	738	369	N/A

Notes:

- 3. May not sum due to rounding.
- 4. Persons Served equal Residents plus 50% of employees.

Figure 4: Estimated Future Non-Residential Land Use Development through 2039 (Projected Square Footage)



Notably, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. "Persons Served" equal Residents plus 50% of employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For future Persons Served estimates over the build-out period, please reference Table 5 and Figure 4.

Town of Loomis

DRAFT Development Impact Fee Justification Study



C EDU 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. They are generated in the demographic portion of the report.

As indicated in Table 6, the building development impact fee per unit for a single family residence is the same as the cost per EDU, (a ratio of 1:1). The cost per EDU is calculated separately for each individual facility type examined in this report. Since a multi-family unit generates approximately 0.82 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.82 times the single family fee. The same reasoning applies to the non-residential sector.

The proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately 0.99 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.99 times the single family residence fee. This same methodology (0.13 EDUs times the single family fee) is used to calculate a fee per 1,000 square feet for industrial development. These calculations are presented in detail in Appendix B.

Table 6: EDUs (Persons Served)

Land Use Type	EDUs per Unit/1,000 Non-Res S.F.
Single family Residential	1.00
Multi-Family Residential	0.82
Commercial	0.99
Industrial	0.13

Since nearly all of the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class.



V THE NEEDS LIST

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

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

DTA has worked closely with Town staff to develop the list of facilities to be included in the Fee Study ("the Needs List"). For purposes of the Town'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 Town. The Needs List is organized by facility element (or type) and includes a cost section consisting of six (6) columns, which are defined in Table 7 below.

Table 7: Explanation of Cost Section

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including engineering, design, construction, land acquisition, and equipment (as applicable)	Town
Offsetting Revenues to New and Existing Development	Share of Total Offsetting Revenues allocated to new and existing development	Town
Net Cost to Town	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 & Town
Net Cost Allocated to New Development	The Net Cost to Town Multiplied by the Percentage Cost Allocated to New Development	Calculated by DTA
Policy Background or Objective	Identifies policy source or rationale for facility need	Town General Plan and Other Documents

SECTION V THE NEEDS LIST



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

The Summary of the final Facility Needs List is presented in Table 8 on the following page. The entire detailed Needs list is presented in full in Appendix A at the end of this report.

Table 7 outlines the process used in putting the Needs List together. The facilities included on the list are provided by the Town and reflect either the Town's goals of maintaining and improving a specific area or objective or are part of a more formal policy document such as a General Plan, Capital Improvement Plan, etc. Specific estimated facility costs are provided by the Town and are used as a basis for determining the allocation of revenues between new and existing development.



Table 8: DIF Program for the Town of Loomis Public Facilities Needs List through 2039 (Needs List Summary)⁵

(Modes distributy)			
Facility Name	Total Cost for Facility		
A. Storm Drain	到"是他类型"是是一种"有关"。 第一		
Storm Drain Facilities	\$3,830,000		
Existing/Offsetting Revenues	\$285,644		
Total Storm Drain	\$3,544,356		
B. Road Circulation/Major Roads			
Road Circulation/Major Roads Facilities	\$19,202,300		
Existing/Offsetting Revenues	\$580,578		
Total Road Circulation/Major Roads	\$18,621,722		
C. Horseshoe Bar/Interchange			
Horseshoe Bar/Interchange Facilities	\$15,605,000		
Existing/Offsetting Revenues	\$482,218		
Total Horseshoe Bar/Interchange	\$15,122,782		
D. Sierra College Circulation			
Sierra College Circulation Facilities	\$7,259,990		
Existing/Offsetting Revenues	\$598,521		
Total Sierra College Circulation	\$6,661,469		
E. Community Facilities	PROPERTY AND A SECURITY OF THE PARTY OF THE		
Community Facilities	\$8,660,000		
Existing/Offsetting Revenues	\$829,444		
Total Community Facilities	\$7,830,556		
F. Park and Recreation Facilities			
Park and Recreation Facilities	\$2,956,309		
Existing/Offsetting Revenues	\$630,478		
Total Park and Recreation Facilities	\$2,325,832		
Grand Total	\$54,106,717		

Notes:

5. May not sum due to rounding.

SECTION VI METHODOLOGIES USED FOR CALCULATING IMPACT FEES

VI METHODOLOGIES USED FOR CALCULATING IMPACT FEES

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Each of the fee calculations employs the concept of an EDU to allocate benefit among the four (4) land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. For other facilities, different measures, such as number of trips or impervious surface coefficients, more accurately represent the benefit provided to each land use class. Table 9 below shows total existing and projected EDUs by facility type.

Table 9: EDUs

Facility Type	Service Factor ⁶	Existing EDUs/EBUs ⁷	Projected EDUs/EBUs ⁷
Storm Drain Facilities	Impervious Surface Coefficients	3,093	472
Road Circulation/Major Roads Facilities			
Horseshoe Bar/Interchange Facilities	Daily Trip Generation Rate	4,147	737
Sierra College Circulation Facilities			
Community Facilities	Persons Served and /or Usage Factor	2,627	343
Park and Recreation Facilities ⁸	Acres per 1,000 Residents	2,627	343

Notes:

- 6. Service Factor is determined by DTA and is specific to the Facility Type.
- 7. Existing and Projected EDUs are determined by DTA and explained in detail in Section IV.
- 8. Park development fee calculations utilize only projected EDUs.

In determining a reasonable nexus for each specific type of public facility, DTA will utilize one of the methodologies discussed below, depending upon the data and other information available from the Town, and its current infrastructure policies.

SECTION VI METHODOLOGIES USED FOR CALCULATING IMPACT FEES

A 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 Town General Plan, which identifies a finite set of improvements. These facility plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this Plan-Based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population and commercial/industrial/office square footage numbers provided by the Town and other sources, it is possible to assign development impact fees between new and existing development levels by percentage. This methodology will be used to calculate Road Circulation/Major Roads Facilities, Horseshoe Bar Road/Interstate 80 Interchange Facilities, Sierra College Circulation Facilities, and Community Facilities fees. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the demand caused by each type of future development.

B Capacity-Based Fee Methodology

The capacity-based methodology used to establish the development impact fees generated in this report are based on the "capacity" of a service or system. This method is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This type of fee is useful when the costs of the facility or system are unknown, however, it requires that the amount of capacity used by a development be measured or estimated. Capacity-based impact fees are assessed per unit of demand rate by dividing the cost of the facility by the facility capacity. This methodology will be used to calculate Storm Drain Facilities using California's Impervious Surface Coefficients.

C Standards-Based Fee Methodology

The standards-based methodology used to establish the development impact fees generated in this report are based on "standards" where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to each land use per unit of demand. Park fees examined in this report are an excellent example of this type of fee structure. This standard is not based on cost but rather on a standard of service. In this study, the standards-based methodology is used to calculate Park and Recreation Facilities 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 type are presented in Table 10.



SECTION VI METHODOLOGIES USED FOR CALCULATING IMPACT FEES

Table 10: Town of Loomis Methodologies (By Facility Type)

Facility Type	Methodology	Sources of Apportioning Costs	Units of Measure
Storm Drain Facilities	Capacity-based	Existing Infrastructure Plan	Impervious Surface Coefficients
Road Circulation/Major Roads Facilities			
Horseshoe Bar/Interchange Facilities	Plan-based	Existing Infrastructure Plan	Daily Trip Generation Rate
Sierra College Circulation Facilities			
Community Facilities	Plan-based	Existing Infrastructure Plan	Persons Served and/or Usage Factor
Park and Recreation Facilities	Standards-based	Existing Standard	Acres per 1,000 Residents

Many of the tables presented in this report using the above methodologies generate numbers carried out to several decimal places but have been rounded down or up for format purposes and to fit into the tables. As a result, many of the totals presented throughout the report may not sum.



VII BUILDING DEVELOPMENT IMPACT FEES

Α **Storm Drain Facilities Fees**

A.1 Storm Drain Facilities (Nexus Requirement of AB 1600)

Storm Drain facilities include those used by the Town to provide storm drainage services to residents and employees within the Town. The Storm Drain facilities fee will include facilities and improvements necessary to handle the storm drain run-off created by new development through the year 2039. The Town's Department of Public Works identified the need for facilities and improvements as shown in the following Needs List.

Table 11: Storm Drain Facilities Nexus Requirement

Identify the Purpose of the Fee	Storm Drain 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 additional residents and employees who will increase the demand for Storm Drainage Facilities. Population growth has a direct impact on the need for Storm Drain Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement and/or expansion of existing facilities. Fees collected from new development will be used exclusively for Storm Drain Facilities on the Needs List.	

Table 12 presented on the following page identifies the proposed facilities and improvements to be funded in whole or in part with the fees collected for Storm Drain Facilities. Specific project detail is presented in Appendix A. The facility costs presented are based on estimates provided by the Town.

A.2 Calculation Methodology

Storm drainage improvements benefit residents and employees throughout the Town and its SOI. Using the Plan-based approached introduced earlier, the Storm Drain fee was calculated for both residential and non-residential land uses as detailed in Appendix A. The specific facilities and improvements required within the Town were identified from the Drainage Master Plan and the Town's Capital Improvement Program.

Each of the Storm Drain improvements listed in the preceding table benefit both residents and employees by providing adequate storm drainage throughout the Town.

Each land use classification was assigned an EDU factor, based on California's Impervious Surface Coefficients ("ISC"), which was derived from the decimal value

Town of Loomis April 24, 2020 **DRAFT** Development Impact Fee Justification Study



that reflects the percent of the area within each land use classification that is made up of hardened surfaces, obtained from the User's Guide for the California Impervious Surface Coefficients.

Table 12: Storm Drain Facilities Costs

Storm Drain Facilities	Facility Cost
Magnolia St. Drainage Improvements	\$70,000
Barton Ranch Drainage Improvements	\$35,000
Taylor Road Drainage Improvements (south of Del Oro High School)	\$65,000
Drainage Master Plan	\$3,660,000
Storm Drain Facilities Subtotal	\$3,830,000
Offsetting Revenues	\$285,644
Storm Drain Facilities Total	\$3,544,356

As illustrated in Table 13, using this methodology, DTA has determined that 86.77% of the costs of the new facilities will be allocated to existing development and must be funded by other means such as taxes, grants, other fees, etc. while 13.23% of the costs will be allocated to new development.

All the Storm Drain facilities listed in this section were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EDUs.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 3,565 (Total EDUs), with 3,093 (Existing EDUs) assigned to existing development and 472 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table on the following page, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New EDUs/Total EDUs = 13.23%. Therefore, 13.23% of the \$3,544,356 in total facilities costs equals \$468,971. So, in total, \$468,971 out of \$3,544,356 in Gross Storm Drain Facilities costs would be covered by impact fees on new development

Table 13: Storm Drain Facilities Cost Allocation Summary9

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	86.77%	\$3,075,386
New Development	13.23%	\$468,971
Total	100.00%	\$3,544,356

Notes:

9. May not sum due to rounding.

The fee amounts required by each land use type to finance new development on the Needs List are presented below in Table 14. The single family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated per 1,000 square feet. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of \$468,971/New EDUs resulting in a \$994 cost per EDU.

As shown in Table 14 below, the building development impact fee is \$994 per unit for a single family residence, which is the same as the cost per EDU: \$994 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.61 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.61 times the single family fee, or \$605 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately 0.46 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 0.46 times the single family fee or \$455 per 1,000 square feet.

The same methodology (0.32 EDUs times the single family fee) is used to calculate a fee of \$322 per 1,000 square feet for industrial development.

Table 14: Storm Drain Facilities Fee Derivation¹⁰

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 sq. ft.	Storm Drain Facilities Costs Financed by Fees
Single family Residential	\$994		\$303,244
Multi-Family Residential	\$605		\$27,902
Commercial		\$455	\$49,647
Industrial		\$322	\$88,178
Total			\$468,971
Gross Costs Allocated to Other Sources			\$3,075,386
Total Gross Storm Drain Costs			\$3,544,356

Notes:

10. May not sum due to rounding.



B Road Circulation/Major Roads Facilities Fees

B.1 Road Circulation/Major Roads Facilities (Nexus Requirement of AB 1600)

Road Circulation/Major Roads facilities include infrastructure such as roads, overlay, crosswalk construction, turn lanes, bridge widening, traffic signals, and the additional infrastructure support necessary to provide safe and efficient vehicular access throughout the Town and its SOI. The Road Circulation/Major Roads Facilities Fee will include infrastructure necessary to minimize congestion and maintain Level of Service on all roads and intersections within the Town of Loomis. These improvements are listed in the Town's General Plan. In order to meet the transportation demand of new development through the year 2039, the Town's Department of Public Works identified additional needs for road construction and equipment as shown in the following Needs List.

Table 15: Road Circulation/Major Roads Facilities Nexus Requirement

Identify the Purpose of the Fee	Road Circulation/Major Roads Facilities		
Identify Use of Fee	Construction of new roadways, interchanges, intersections, traffic signals, and related improvements.		
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Streets will have to be improved or extended to meet the increased demand. Thus, there is a relationship between new development and the need for new		

Table 16 presented on the following page identifies the proposed areas where the roads, signalization, improvements, traffic facilities, and other projects to be funded in whole or in part with the fees collected for Road Circulation/Major Roads Facilities. Specific project detail is presented in Appendix A. The facility costs presented are based on estimates provided by the Town.

B.2 Calculation Methodology

Road Circulation/Major Roads improvements benefit residents and employees throughout the Town and its SOI. Using the Plan-based approached introduced earlier, the Road Circulation/Major Roads fee was calculated for both residential and non-residential land uses as detailed in Appendix A.

Each of the Road Circulation/Major Roads improvements listed in the table benefit both residents and employees by providing safe and efficient vehicular access throughout the Town.

April 24, 2020



Each land use classification was assigned an EDU factor, based on a daily trip generation rate, which was found using data in ITE's publication of Trip Generation, 8th Edition (the "Report"). The Report used peak hours to define daily trip generation per dwelling unit (for residential units) and daily trip generation per 1,000 building square feet of each category of non-residential development. Total EDUs were then calculated by applying these EDU factors, driven by the daily trip generation rates, to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study.

Table 16: Road Circulation/Major Roads Facilities Costs

Road Circulation/Major Roads Facilities	Facility Cost
Library Dr, Laird St, Webb St, Horseshoe Bar, Angelo Ct, and Rippey Asphalt Treatments	\$360,000
Barton Road Cape Seal	\$65,000
Bankhead Road Reconstruction	\$110,000
Barton Road Overlay	\$280,000
Train Depot Lighting	\$84,000
Crosswalk Construction (from Shawn to Oak)	\$25,000
Laird Road Overlay (White Lane to South Town Limit)	\$270,000
Wells Ave. Overlay (Morgan Place to Rickety Rack Road)	\$320,000
Barton and Rocklin Signalization	\$650,000
King Road - add turn lane from King Road to Boyington Road	\$120,000
Widen Barton Road	\$6,854,000
Widen Brace Road	\$3,235,000
Boyington Road Extension	\$3,682,100
Webb Street Improvements	\$807,200
Bankhead Road Widening	\$1,940,000
Del Oro High School/Taylor Road	\$400,000
Road Circulation/Major Roads Facilities Subtotal	\$19,202,300
Offsetting Revenues	(\$580,578)
Road Circulation/Major Roads Facilities Total	\$18,621,722

As illustrated in Table 17 on the following page, using this methodology, DTA has determined that 84.91% of the costs of the new facilities will be allocated to existing development and must be funded by other means such as taxes, grants, other fees, etc., while 15.09% of the costs will be allocated to new development.

All the Road Circulation/Major Roads facilities listed in this section were sized to meet the needs of both existing and future residents and employees. The costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EDUs.

April 24, 2020



As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 4,884 (Total EDUs), with 4,147 (Existing EDUs) assigned to existing development and 737 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New EDUs/Total EDUs = 15.09%. As illustrated below, 15.09% of the \$18,621,722 in total facilities costs equals \$2,810,656. So, in total, \$2,810,656 out of \$18,621,722 in Gross Road Circulation/Major Roads Facilities costs would be covered by impact fees on new development.

Table 17: Road Circulation/Major Roads Facilities Cost Allocation Summary¹¹

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	84.91%	\$15,811,067
New Development	15.09%	\$2,810,656
Total	100.00%	\$18,621,722

Notes:

11. May not sum due to rounding.

The fee amounts required by each land use type to finance new development on the Needs List are presented on the following page in Table 18. The single family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated per 1,000 square feet. All the calculations are based on costs per EDUs generated by dividing the cost to new development of \$2,810,656/New EDUs resulting in a \$3,813 cost per EDU.

As shown on the following page, the building development impact fee is \$3,813 per unit for a single family residence which is the same as the cost per EDU: \$3,813 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.69 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.69 times the single family fee, or \$2,650 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately 1.84 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 1.84 times the single family fee or \$7,003 per 1,000 square feet. The same methodology (0.73 EDUs times the single family fee) is used to calculate a fee of \$2,777 per 1,000 square feet for industrial development.



Table 18: Road Circulation/Major Roads Facilities Fee Derivation¹²

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 per sq. ft.	Storm Drain Facilities Costs Financed by Fees
Single family Residential	\$3,813		\$1,163,034
Multi-Family Residential	\$2,650		\$122,165
Commercial		\$7,003	\$763,816
Industrial		\$2,777	\$761,642
Total			\$2,810,656
Gross Costs Allocated to Other Sources			\$15,811,067
Total Gross Road Circulation/Major Roads Costs			\$18,621,722

Notes:

12. May not sum due to rounding.

C Horseshoe Bar Road/Interstate 80 Interchange Facilities Fees

C.1 Horseshoe Bar Road/Interstate 80 Interchange Facilities (Nexus Requirement of AB 1600)

Horseshoe Bar Road/Interstate 80 Interchange facilities include infrastructure such as new turn lanes, signalization, off-ramp widening, over-crossing, roundabouts, and the additional infrastructure support necessary to improve the Horseshoe Bar/Interstate 80 interchange and its SOI. The Horseshoe Bar Road/Interstate 80 Interchange Facilities Fee will include infrastructure necessary to minimize congestion and maintain Level of Service at the Horseshoe Bar Road/Interstate 80 interchange. These improvements are listed in the Town's General Plan. In order to meet the transportation demand of new development through the year 2039, the Town's Department of Public Works identified additional needs for road construction and equipment as shown in the following Needs List.

Table 19: Horseshoe Bar Road/Interstate 80 Interchange Facilities Nexus Requirement

Identify the Purpose of the Fee	Horseshoe Bar Road/Interstate 80 Interchange Facilities
Identify Use of Fee	Construction of new roadways, interchanges, intersections, traffic signals, and related improvements New residential and non-residential development will
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.	generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Streets will have to be improved or extended to meet the increased demand. Thus, there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for Horseshoe Bar Road/Interstate 80 Interchange facilities on the Needs List.



Table 20 identifies the proposed areas where the roads, signalization, improvements, traffic facilities, and other projects to be funded in whole or in part with the fees collected for Horseshoe Bar Road/Interstate 80 Interchange Facilities. Specific project detail is presented in Appendix A. The facility costs presented are based on estimates provided by the Town.

C.2 Calculation Methodology

Horseshoe Bar Road/Interstate 80 Interchange Facilities improvements benefit residents and employees throughout the Town and its SOI. Using the Plan-based methodology, the Horseshoe Bar Road/Interstate 80 Interchange fee was calculated for both residential and non-residential land uses as detailed in Appendix A.

Each of the Horseshoe Bar Road/Interstate 80 Interchange improvements listed in the following table benefit both residents and employees by providing safe and efficient vehicular access at the interchange of Horseshoe Bar and Interstate 80.

Each land use classification was assigned an EDU factor, based on a daily trip generation rate, which was found using data in ITE's publication of Trip Generation, 8th Edition (the "Report"). The report used peak hours to define daily trip generation per dwelling unit (for residential units) and daily trip generation per 1,000 building square feet of each category of non-residential development. Total EDUs were then calculated by applying these EDU factors, driven by the daily trip generation rates, to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study.

Table 20: Horseshoe Bar Road/Interstate 80 Interchange Facilities Costs

Horseshoe Bar/Interchange Facilities	Facility Cost
Town Center Impl. Plan Phase 2 - Horseshoe Bar to King	\$860,000
Taylor and Horseshoe Bar Road Intersection Modifications	\$180,000
Horseshoe Bar Road Asphalt Treatment	\$120,000
Town Center Impl. Plan - Horseshoe Bar Rd from Taylor to Interchange	\$1,500,000
Horseshoe Bar Road/I-80 Overcrossing Widening	\$3,000,000
Roundabouts at the intersections of I-80 on and off ramps	\$6,000,000
WB I-80 Overcrossing Modification	\$3,945,000
Horseshoe Bar Road/Interstate 80 Interchange Facilities Subtotal	\$15,605,000
Offsetting Revenues	(\$482,218)
Horseshoe Bar Road/Interstate 80 Interchange Facilities Total	\$15,122,782

As illustrated in Table 21, using this methodology, DTA has determined that 84.91% of the costs of the new facilities will be allocated to existing development and must be funded by other means such as taxes, grants, other fees, etc. while 15.09% of the costs will be allocated to new development.

April 24, 2020



All the Horseshoe Bar Road/Interstate 80 Interchange facilities listed in this section were sized to meet the needs of both existing and future residents and employees. The costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EDUs.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 4,884 (Total EDUs), with 4,147 (Existing EDUs) assigned to existing development and 737 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New EDUs/Total EDUs = 15.09%. As illustrated below, 15.09% of the \$15,122,782 in total facilities costs equals \$2,282,546. So, in total, \$2,282,546 out of \$15,122,782 in Gross Horseshoe Bar Road/Interstate 80 Interchange Facilities costs would be covered by impact fees on new development.

Table 21: Horseshoe Bar Road/Interstate 80 Interchange Facilities Cost Allocation Summary¹³

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	84.91%	\$12,840,236
New Development	15.09%	\$2,282,546
Total	100.00%	\$15,122,782

Notes:

13. May not sum due to rounding.

The fee amounts required by each land use type to finance new development on the Needs List are presented on the following page in Table 22. The single family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated per 1,000 square feet. All the calculations are based on costs per EDUs generated by dividing the cost to new development of \$2,282,546/New EDUs resulting in a \$3,097 cost per EDU.

As shown below, the building development impact fee is \$3,097 per unit for a single family residence which is the same as the cost per EDU: \$3,097 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.69 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.69 times the single family fee, or \$2,152 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately 1.84 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 1.84 times the single family fee or \$5,687 per 1,000 square feet. The

April 24, 2020



same methodology (0.73 EDUs times the single family fee) is used to calculate a fee of \$2,255 per 1,000 square feet for industrial development.

Table 22: Horseshoe Bar Road/Interstate 80 Interchange Facilities Fee Derivation¹⁴

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 sq. ft.	Horseshoe Bar Road/Interstate 80 Interchange Costs Financed by Fees
Single family Residential	\$3,097		\$944,505
Multi-Family Residential	\$2,152		\$99,211
Commercial		\$5,687	\$620,298
Industrial		\$2,255	\$618,532
Total			\$2,282,546
Gross Costs Allocated to Other Sources		ed to Other Sources	\$12,840,236
Total Gross Horseshoe Bar Road/Interstate 80 Interchange Costs		\$15,122,782	

Notes:

14. May not sum due to rounding.

D Sierra College Circulation Facilities Fees

D.1 Sierra College Circulation Facilities (Nexus Requirement of AB 1600)

Sierra College Circulation facilities include infrastructure such as roads, intersection overlay, road signalization, study, planning and design of new undercrossing and road extension, and the additional infrastructure support necessary to provide safe and effectual vehicular circulation at Sierra College Boulevard and its SOI. The Sierra College Circulation Facilities Fee will include transportation system improvements aimed to address future traffic congestion. In particular, the fee will include improvements to Sierra College Boulevard that will be essential to maintain the current level of service as development arises. These improvements are listed in the Town's General Plan and Capital Improvement Program. In order to meet the transportation demand of new development through the year 2039, the Town's Department of Public Works identified additional needs for road construction and equipment as shown in the following Needs List.



Table 23: Sierra College Circulation Facilities Nexus Requirement

Identify the Purpose of the Fee	Sierra College Circulation Facilities
Identify Use of Fee	Construction of new roadways, interchanges, intersections, traffic signals and related improvements
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Streets will have to be improved or extended to meet the increased demand. Thus, there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for Sierra College Circulation facilities on the Needs List.

Table 24 presented on the following page identifies the proposed areas where the roads, signalization, improvements, traffic facilities, and other projects to be funded in whole or in part with the fees collected for Sierra College Circulation Facilities. Specific project detail is presented in Appendix A. The facility costs presented are based on estimates provided by the Town.

D.2 Calculation Methodology

Sierra College Circulation improvements benefit residents and employees throughout the Town and its SOI. Applying the Plan-based approach, the Sierra College Circulation fee was calculated for both residential and non-residential land uses as detailed in Appendix A.

Each of the Sierra College Circulation improvements listed in the table below benefit both residents and employees by providing reliable and efficient vehicular entry to Sierra College Boulevard.

Each land use classification was assigned an EDU factor, based on a daily trip generation rate, which was found using data in ITE's publication of Trip Generation, 8th Edition (the "Report"). The Report used peak hours to define daily trip generation per dwelling unit (for residential units) and daily trip generation per 1,000 building square feet of each category of non-residential development. Total EDUs were then calculated by applying these EDU factors, driven by the daily trip generation rates, to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study.



Table 24: Sierra College Circulation Facilities Costs

Sierra College Circulation Facilities	Facility Cost
Sierra College Blvd and Taylor Road Intersection Overlay	\$280,000
Sierra College Blvd Overlay - King to Town limit	\$350,000
Brace Road Overlay (Sierra College to Laird)	\$500,000
Sierra College Boulevard/Bankhead Road Signalization	\$400,000
Sierra College Boulevard Widening	\$4,248,000
Study, Planning and Design a new 4 lane undercrossing at UPRR crossing at Sierra College Boulevard	\$750,000
Study, Planning, and Design of Swetzer Road Extension	\$731,990
Sierra College Circulation Facilities Subtotal	\$7,259,990
Offsetting Revenues	\$598,521
Sierra College Circulation Facilities Total	\$6,661,469

As illustrated in Table 25 on the following page, using this methodology, DTA has determined that 84.91% of the costs of the new facilities will be allocated to existing development and must be funded by other means such as taxes, grants, other fees, etc. while 15.09% of the costs will be allocated to new development.

All the Sierra College Circulation facilities listed in this section were sized to meet the needs of both existing and future residents and employees. The costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EDUs.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 4,884 (Total EDUs), with 4,147 (Existing EDUs) assigned to existing development and 737 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New EDUs/Total EDUs = 15.09%. As illustrated below, 15.09% of the \$6,661,469 in total facilities costs equals \$1,005,444. So, in total, \$1,005,444 out of \$6,661,469 in Gross Traffic Facilities costs would be covered by impact fees on new development.

Table 25: Sierra College Circulation Facilities Cost Allocation Summary¹⁵

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	84.91%	\$5,656,025
New Development	15.09%	\$1,005,444
Total	100.00%	\$6,661,469

Notes:

15. May not sum due to rounding.

The fee amounts required by each land use type to finance new development on the Needs List are presented below in Table 26. The single family and multi-family residential fees are calculated per housing unit and the commercial and industrial development fees are calculated per 1,000 square feet. All the calculations are based on costs per EDUs generated by dividing the cost to new development of \$1,005,444/New EDUs resulting in a \$1,364 cost per EDU.

As shown on the following page, the building development impact fee is \$1,364 per unit for a single family residence which is the same as the cost per EDU: \$1,364 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.69 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.69 times the single family fee, or \$948 per unit.

Similarly, the proposed non-residential fees are equal to the cost allocation by square footage for each land use category. The commercial sector generates approximately 1.84 EDUs; thus, the fee for commercial development is given by the cost allocation per unit, i.e. 1.84 times the single family fee or \$2,505 per 1,000 square feet. The same methodology (0.73 EDUs times the single family fee) is used to calculate a fee of \$993 per 1,000 square feet for industrial development.

Table 26: Sierra College Circulation Facilities Fee Derivation¹⁶

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 sq. ft.	Sierra College Circulation Costs Financed by Fees
Single family Residential	\$1,364		\$416,047
Multi-Family Residential	\$948		\$43,701
Commercial		\$2,505	\$273,237
Industrial		\$993	\$272,459
Total			\$1,005,444
Gross Costs Allocated to Other Sources		\$5,656,025	
Total Gross Sierra College Circulation Costs		Circulation Costs	\$6,661,469

Notes:

16. May not sum due to rounding.



E Community Facilities Fees

Community Facilities (Nexus Requirement of AB 1600)

Community facilities include infrastructure such as depots, bike lanes, sidewalks, a Class 1 Bike and Pedestrian facility, and the additional infrastructure support necessary to provide community services and facilities to the Town and its SOI. The Community Facilities Fee will include the development of future community facilities. These improvements are listed in the Town's General Plan and Capital Improvement Program. In order to meet the Community Facilities demand of new development through the year 2039, the Town's Department of Public Works identified additional needs for road construction and equipment as shown in the following Needs List.

In this analysis, only residential land uses will be taken into consideration.

Table 27: Community Facilities Nexus Requirement

Identify the Purpose of the Fee	Community Facilities
Identify Use of Fee	Development of future community services and facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	New residential development will generate additional residents who will increase the demand for Community Facilities. Population growth has a direct impact on the need for Community Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement and/or expansion of existing facilities. Fees collected from new development will be used exclusively for Community Facilities on the Needs List.

Table 28 identifies the proposed areas where the community facilities and other projects to be funded in whole or in part with the fees collected for Community services and facilities improvements. Specific project detail is presented in Appendix A. The facility costs presented are based on estimates provided by the Town.

Calculation Methodology

Community facilities improvements benefit residents throughout the Town and its SOI. The Community Facilities fee is calculated for residential land uses only (nonresidential land uses will be excluded) and is detailed in Appendix A. Each of the Community Facilities improvements listed in the table below serve the residents of the development by providing community services and facilities through the Town and its SOI. Using the Plan-based approach, the Community Facilities fee was calculated for residential land uses only as detailed in Appendix A.

Each land use classification was assigned an EDU factor, based on population, which

April 24, 2020



was derived from the number of persons served, defined as the persons per household (for residential units).

Table 28: Community Facilities Costs

Community Facilities	Facility Cost
Loomis Depot and Blue Anchor Park Parking Lot Slurry	\$10,000
Taylor Road Bike Lanes (Alice Fruitshed to Feed Store)	\$85,000
Sidewalk from Sunrise to Del Oro High School	\$65,000
Bikeway Master Plan	\$2,250,000
Class 1 Bike & Pedestrian Facility	\$6,250,000
Community Facilities Subtotal	\$8,660,000
Offsetting Revenues	\$829,444
Community Facilities Total	\$7,830,556

As illustrated in Table 29, using this methodology, DTA has determined that 88.45% of the costs of the new facilities will be allocated to existing development and must be funded by other means such as taxes, grants, other fees, etc. while 11.55% of the costs will be allocated to new development.

All the Community facilities listed in this section were sized to meet the needs of both existing and future residents. The costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EDUs.

As illustrated in Appendix B at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 2,970 (Total EDUs), with 2,627 (Existing EDUs) assigned to existing development and 343 (New EDUs) assigned to new development.

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation: New EDUs/Total EDUs = 11.55%. As illustrated below, 11.55% of the \$7,830,556 in total facilities costs equals \$904,318. So, in total, \$904,318 out of \$7,830,556 in Gross Traffic Facilities costs would be covered by impact fees on new development



Table 29: Community Facilities Cost Allocation Summary¹⁷

Development Type	Percentage Allocated to New Development	Facility Cost Allocation	
Existing Development	88.45%	\$6,926,238	
New Development	11.55%	\$904,318	
Total	100.00%	\$7,830,556	

Notes:

17. May not sum due to rounding.

The fee amounts required by each land use type to finance new development on the Needs List are presented below in Table 30. The single family and multi-family residential fees are calculated per housing unit. All of the calculations are based on costs per EDUs generated by dividing the cost to new development of \$904,318/New EDUs resulting in a \$2,637 cost per EDU.

As shown on the following page, the building development impact fee is \$2,637 per unit for a single family residence which is the same as the cost per EDU: \$2,637 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.82 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e., 0.82 times the single family fee, or \$2,173 per unit.

Table 30: Community Facilities Fee Derivation¹⁸

Land Use Type	Development Impact Fee Per Unit	Development Impact Fee Per 1,000 sq. ft.	Community Facilities Costs Financed by Fees
Single family Residential	\$2,637		\$804,186
Multi-Family Residential	\$2,173		\$100,132
Commercial		\$0	\$0
Industrial		\$0	\$0
Total			\$904,318
Gross Costs Allocated to Other Sources		\$6,926,238	
Total Gross Community Facilities Costs		\$7,830,556	

Notes:

18. May not sum due to rounding.



F Park and Recreation Facilities Fees

F.1 Park and Recreation Facilities Fees (Nexus Requirement AB 1600)

The Park and Recreation Facilities element will serve the residents of Loomis by providing facilities for recreation while enhancing the community's appeal and quality of life. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the Town through 2039. This fee will be utilized to procure park land and recreation facilities to serve the new residential development.

In this analysis, only residential land uses will be taken into consideration.

Table 31: Parks and Recreation Facilities

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

F.2 Calculation Methodology

Park and Recreation development impact fees in this study have been calculated utilizing the "standards-based" methodology introduced in Section V. The fee levels are a function of (i) the Town's existing inventory and facility standard per 1,000 residents, (ii) the estimated cost per acre for new park and recreation facilities, and (iii) the estimated person per household (for residential land use categories).

One global assumption utilized within the Park and Recreation Facilities section of this study for the allocation of costs between existing and new development relates to the allocation of costs based on the facilities standard. The public parks and recreation facilities described in this section are 100% allocated to new development because these facilities are specifically a function of projected new residents within the Town and do not reflect any unmet needs or deficiencies pertaining to existing development.

Using the Town's current inventory of Community Parks obtained from the Town's



previous fee study and verified by the Town's Department of Public Works, DTA calculated the Town's existing facility standard of 5.42 per 1,000 residents, as shown in Table 32 below.

Table 32: Parks and Recreation Existing Facility Standard

Facility Type	Facility Quantity per Acre	Existing Number of Residents	Existing Facility Standard per 1,000 Resident
Community Parks	37.00	6,830	5.42

DTA links the demand for park facilities (per residential dwelling unit, for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks and recreation facilities based on the demand resulting from new development, the Town can meet the requirements of its Future Park Standard. As previously determined, the Town expects an increase of 892 residents through build-out through 2039. Therefore, the Town will need an additional 4.83 acres of parkland to meet the future park standard, as shown below in Table 33.

Table 33: Parks and Recreation Future Facility Standard

Facility Type	Existing Facility Standard per 1,000 Residents	Future Number of Residents	Acres Needed to Meet Future Park Standard
Community Parks	5.42	892	4.83

DTA calculated the estimated costs of parkland construction and improvements at \$611,962 per acre. Costs to improve parkland may include land acquisition, construction, and installation costs for park improvements or equipment, as well as design, engineering, and project management costs.

Once the costs were calculated, DTA then proceeded to allocate the costs among the various land use types according to the total demand generated by each category of new development. The future park standard was sized to meet the needs of future residents. Therefore, the costs of the additional park and recreation facilities have only been allocated between new development.

The fee amounts required by each land use type to finance the additional acreage are presented on the following page in Table 34. The single family and multi-family residential fees are calculated per housing unit. Since future non-residential is not taken into consideration, all of the calculations are based on costs per EDUs generated by dividing the cost to new development of \$2,325,832/New Single family Residential EDUs resulting in a \$6,781 cost per EDU.

Using the EDUs determined earlier in Table 6, the building development impact fee is \$6,781 per unit for a single family residence which is the same as the cost per EDU: \$6,781 per unit (a ratio of 1:1). Since a multi-family unit generates approximately 0.82 EDUs, the fee for a multi-family residence is given by the cost allocation per unit, i.e.,

April 24, 2020



0.82 times the single family fee, or \$5,587 per unit.

Table 34: Parks and Recreation Future Facility Standard¹⁹

Land Use Type	Development Impact Fee Per Unit	Park and Recreation Facilities Costs Financed by Fees
Single family Residential	\$6,781	\$2,068,300
Multi-Family Residential	\$5,587	\$257,532
	Total	\$2,325,832
Gross Costs Alle	ocated to Other Sources	\$0.00
Total Gross Park and Rec	creation Facilities Costs	\$2,325,832

Notes:

19. May not sum due to rounding.

APPENDIX A

Town of Loomis Draft Development Impact Fee Justification Study



DEVELOPMENT IMPACT FEE PROGRAM TOWN OF LOOMIS PUBLIC FACILITIES NEEDS LIST THROUGH (2039)

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
A Storm Drain Fee Feoliities	CAN SHIT OF SHIP AND					Charles of the later of
7 Magnolla St. Drainage Improvements	\$70,000	\$5,221	\$64,779	13.23%	\$8,571	Capital Improvement Progr
2 Barton Ranch Drainage Improvements	\$35,000	\$2,610	\$32,390	13.23%	\$4,286	Capital Improvement Progr
3 Taylor Road Drainage Improvements (south of Del Oro HS)	\$65,000	\$4,848	\$60,152	13.23%	\$7,959	Capital Improvement Progr
4 Drainage Master Plan	\$3,660,000	\$272.965	\$3,387,035	13,23%	\$448,155	Capital Improvement Progr
Total Storm Drain Fee Facilities	\$3,830,000	\$285,644	\$3,544,356		\$468,971	
Road Circulation/Major Roads Fee Facilities						Made Bloom
7 Library Dr, Laird St, Webb St, Horseshoe Bar, Angelo Ct, and Rippey Asphalt Treatmen	\$360,000	\$2,411	\$357,589	15.09%	\$53,972	Capital Improvement Progr
2 Barton Road Cape Seal	\$65,000	\$65,000	\$0	15.09%	\$0	Capital Improvement Progr
3 Bankhead Road Reconstruction	\$110,000	\$110,000	\$0	15.09%	so	Capital Improvement Prog
4 Barton Road Overlay	\$280,000	\$280,000	\$0	15.09%	\$0	Capital Improvement Prog
5 Train Depot Lighting	\$84,000	\$563	\$83,437	15.09%	\$12,594	Capital Improvement Prog
6 Crosswalk Construction (from Shawn to Oak)	\$25,000	\$167	\$24,833	15.09%	\$3,748	Capital Improvement Prog
7 Laird Road Overlay (White Lane to South Town Limit)	\$270,000	\$1,809	\$268,191	15.09%	\$40,479	Capital Improvement Prog
8 Wells Ave. Overlay (Morgan Place to Rickety Rack Road)	\$320,000	\$2,144	\$317,856	15.09%	\$47,975	Capital Improvement Prog
9 Barton and Rocklin Signalziation	\$650,000	\$4,354	\$645,646	15.09%	\$97,450	Capital Improvement Prog
10 King Road - add turn lane from King Road to Boyington Road	\$120,000	\$804	\$119,196	15.09%	\$17,991	Draft
17 Widen Barton Road	\$6.854.000	\$45,911	\$6,808,089	15.09%	\$1,027,574	Draft
12 Widen Brace Road	\$3,235,000	\$21,669	\$3,213,331	15.09%	\$485,002	Draft
13 BoyIngton Road Extension	\$3,682,100	\$24,664	\$3,657,436	15.09%	\$552,032	Draft
14 Webb Street Improvements	\$807,200	\$5.407	\$801,793	15.09%	\$121,018	Draft
75 Bankhead Road Widening	\$1,940,000	\$12,995	\$1,927,005	15.09%	\$290.851	Draft
76 Del Oro High School/Taylor Road Signalization	\$400,000	\$2,679	\$397,321	15.09%	\$59,969	Draft
Total Road Circulation/Major Roads Fee Facilities	\$19,202,300	\$580,578	\$18,621,722	13.03%	\$2,810,655	Dian
7 Town Center Impl. Plan Phase 2 - Horseshoe Bar to King 2 Taylor and Horseshoe Bar Road Intersection Modifications	\$860,000 \$180,000	\$26,575 \$5,562	\$833,425 \$174,438	15.09% 15.09%	\$125,792 \$26,329	Capital Improvement Prog Capital Improvement Prog
3 Horseshoe Bar Road Asphalt Treatment	\$120,000	\$3,708	\$116,292	15.09%	\$17,552	Capital Improvement Prog
4 Town Center Impl. Plan - Horseshoe Bar Rd from Taylor to Interchange	\$1,500,000	\$46,352	\$1,453,648	15.09%	\$219,405	Capital Improvement Prog
5 Horseshoe Bar Road/I-80 Overcrossing Widening	\$3,000,000	\$92,705	\$2,907,295	15.09%	\$438,810	Draft
6 Roundabouts at the Intersections of I-80 on and off ramps	\$6,000,000	\$185,409	\$5.814.591	15.09%	\$877,621	Draft
7 WB I-80 - overcrossing modification	\$3,945,000	\$121,907	\$3,823,093	15.09%	\$577,036	Draft
Total Horseshoe Bar/Interchange Fee Facilities	\$15,605,000	\$482,218	\$15,122,782	1010019	\$2,282,546	
Slerra College Circulation Fee Facilities	F45 (2. 12. 13.)					Maria Maria
Slerra College Blvd and Taylor Road Intersection Overlay	\$280,000	\$23,083	\$256,917	15.09%	\$38,777	Capital Improvement Prog
2 Slerra College Blvd Overlay - King to Town limit	\$350,000	\$28,854	\$321,146	15.09%	\$48,472	Capital Improvement Prog
3 Brace Road Overlay (Sierra College to Laird)	\$500,000	\$41,221	\$458,779	15.09%	\$69,246	Capital Improvement Prog
4 Sierra College Boulevard/Bankhead Road Signalization	\$400,000	\$32,976	\$367,024	15.09%	\$55,396	Draft
5 Sierra College Boulavard Widening	\$4,248,000	\$350,209	\$3,897,791	15.09%	\$588,310	Draft
6 Study, Planning and Design a new 4 Iane undercrossing at UPRR crossing at Sierra Co	\$750,000	\$61,831	\$688,169	15.09%	\$103,868	Draft
7 Study, Planning and Design of Swetzer Road Extension	\$731,990	\$60,346	\$671,644	15.09%	\$101,374	Draft
Total Sierra College Circulation Fee Facilities	\$7,259,990	\$598,521	\$6,661,469	13.05%	\$1,005,444	5/4/1
	\$7,209,990	\$550,021	30,001,403	PRINCIPLE OF THE PRINCI	31,000,414	-11-20-1-20-1-20-1-20-1-20-1-20-1-20-1-
Community Facilities Fee Facilities	210.000	****	20.010	11 550	****	Capital Improvement Barre
7 Loomis Depot and Blue Anchor Park Parking Lot Slurry	\$10,000	\$958	\$9,042	11.55%	\$1,044 \$8,876	Capital Improvement Prog
2 Taylor Road Blke Lanes (Alice Fruitshed to Feed Store)	\$85,000	\$8,141	\$76,859	45,550,65		Capital Improvement Prog
3 Sidewalk from Sunrise to Del Oro HS	\$65,000	\$6,226	\$58,774	11,55%	\$6,788	Capital Improvement Prog
4 Bikeway Master Plan	\$2,250,000	\$215,502	\$2,034,498	11.55%	\$234,956	Capital Improvement Prog
5 Class 1 Blke & Pedestrian Facility	\$6,250,000	\$598,617	\$5,651,383	11.55%	\$652.655	Draft
Total Community Facilities Fee Facilities	\$8,660,000	\$829,444	\$7,830,556		\$904,318	

APPENDIX B

Town of Loomis Draft Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS



			1	Town of Loonis Storm Drain Fee Faciliti		Barrier Street		and the same of th
Allocation of Facilities to Existing & New De	evelopment (based on total)	EDU4)						
proble St. Oretrage Improvements	Control of the last	Name and Address of the Owner, where					Section 1 in case of the last	
(A) Existing	Enting	(c) Future	[4] Total Projected	[c] Integrated Fardity Adocated 100%	[1] Proposed Service Standard	igi Service Standard per EDU	[h] Integrated Fecility Seyond Existing	Total Proposed
Integrated Facility per	EDUs	EDUs	EDUs (h) (c)	To New Development	per 1,000 EDUs	Beyond Existing	Reyord Editing 19-july/1000	Integrated Facility Lef-th1
1,000 EDUs	309329	471.70	3,564,99	6.00	0.28	0.28	1,00	Leo
egrated Facility Bayond Existing Service St	andard Spit Between New a	and Existing, plus Fectity	Units Allocated 100% to New Dev	elopment.				
					Integrated Facility Split Between New and Ensiting	Integrated Facility Allocated 100% To	Total Proposed Integrated Facility	
Development	Existing EDUs	Future EDUs	Total Projected EDUs	Percentage of Total EDUs	Development	Here Development	Allocated	
uting w Development	3,091.29 M/A	NUA 471.70	3,093,29 471,70	86,77X 13,23X	0.87 0.13	N/A 0.00	0,87 0.13	
		Total	3,564.99	100.00×	100		1.00	
t Allocated Between Existing and Hew Dev	relopment							
Devel	opment		Total Proposed Number of Indegrated Facility	Percentage of Cost Allocated	Facility Cort			
ting v Development			0.87 0.13	86.77% 13.23%	\$56,201 \$4,371 \$44,779			
		Total	1.00		\$64,779			
ton Ranch Drathage Inversy ements								
	ibi Existing EbUs	ici Future EDUs	[d] Total Projected EDUs	[4] Integral of Facility Allocated 100% To New Development (4)(4)	Proposed Service Standard per 1,000 EDUs	Igl Integraled Facility Beyond Enting	Integrated Facility Beyond Existing	Total Proceed Integrated Facility
Existing Integrated Facility per 1,000 COUR 0,000	3,09129	471.70	356190	To New Development (a)(c)	0.24	0.28	07-(a)*(d)*1000	[clib) 1.00
			Control of the Contro	200217	028.1			
greted Facility Beyond Existing Service St	endard Spit Between New s	nd Existing, plus Facility	Units Allocated 100X to New Dev	alopment.				
Development	Esisting EDUs	Future EDUs	Total Projected	Percentage of Total EDUs	Enterest New and Existing Development	bringrated Facility Allocated 100% To Hew Development	Total integrated facility Allocated	
ting Development	3,093,29 N/A	#UA 471.70 Total	3,093,29 471,70 3,564,99	86.77 X 13.23 X	0.87 0.13 1.00	ANA 00.0	0.87 0.13 1.00	
- SATURDAY	A	Total	3,564,99	100.00X	100		1.00	
et Allocated Between Existing and Hew De-	relosment							
Devel	opment	A CONTRACTOR OF	Folal Proposed Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost			
siting or Development	20120		0.07	86.77% 13.23%	\$28,104 \$4,284			
		Total	6.13 100		\$32,390			
for Road Distings Improvements (see the	(Del Ores HS)	A CONTRACTOR OF THE PARTY OF TH	-					
Existing Integrated Facility per LOOD EDUs	[H] Existing EDUs	Puture EDUs	Total Projected	(s) Indexenal of Facility Allocated 100% To New Development (s)'(c)	tri Proposed Service Standard per 1,000 EDUs	ici Integrated Recility per CDU Beyond Existing (1-isi	(N) Enterprised Facility Beyond Estating (0)-(x1)(4)(3000	Total Proposed Integrated Facility
1.000 EDUs	3,09129	471,70		[4]*[c] 0.00	0.28	(0-fel 0.28	D3-(a)*(4)/2000	100
			ARCHIOLOGICAL DE LA CONTRACTOR DE LA CON	2000		35000	-	70
egrated Facility Beyond Existing Service St	andard Split Between New a	and Estating, plus Facility	Units allocated 100X to New Dev	stogment				
Development	Existing EDUs	Future EDUs	Total Projected	Percentage of Total EDAle	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100X To New Devalopment	Total Integrated Facility Allocated	
iting w Development	3.09129 N/A	10/A 47L70 Total	3,091.29 471.70 3,564.39	86,77%	0.87 0.13	N/A 0.00	0.87 0.13	
W. C.		Total	3,564.99	100.00X			1.00	
t Allocated Between Existing and Hew Dev	elosment							
Daves	ioperant.	on production of	Total Proposed Number of	Percentage of Cost Allocated	Charles Alle All			
iting e Development	iopment		Total Proposed Number of Integrated Facility 0.87 0.13	Percentage of Cost Allocated: 8A.77% 13.23%	\$52,103 \$7,959			
ating w Development	opment	Total	Total Proposed Number of Integrated Facility 0.87 0.13	Percentage of Cost Absoluted. 84.77% 13.23%	\$53,103 \$7,559 \$40,152			
	iopprent		0.87 0.13	86.77% 13.23%				
Grage Haster Play	iopprent	Total	0.87 0.13 1.00	86.77% 13.23%		Internated facility are TDU	tricorted facility Beneric of Bullow	Total Processed Informated Facility
	(p) Existing EDUs	Total	0.87 0.13	Personalize of Cost Allocated AA-77X 13-27X 13-27X 13-27X 15-27X	(\$23,03) \$7550 \$0,552 \$0,552 Processed Service Standard per 1000 EUUs	Information Facility see FDU Become Collection 17 Feb. 0 28 Feb.	Internated Facility British (1997) 1994 (1997) 1995 (1997)	Total Process Integral of Facility (a) (b)
County Marker Plans Lef Exaction Interest of Facility per School Colle 0.00	(p) Existing EDUs	Total	0.87 0.13 100 (d) Total Prefected EDIs	11.23X 11.23X 11.23X 11.23X In large state of the state	Proposed Service Standard per 1000 EDUs	99-04	B3-Ex2*E/89/E000	[#]#Eh3
County Paster Plan (d) Date the Barbard Barb	(p) Existing EDUs	Total	0.87 0.13 100 (d) Total Prefected EDIs	94.77% 11.23% 11	Proceed Service Standard per 1,000 EDUs	0.28	PS-12-(-14410000 LOO	[#]#Eh3
Colony (First of Plan) (d) Described Described of Milly per (0.00)	iol Existens Existe 3,00123	Total Ici Februs EDUs 471.70	0.87 0.13 100 Total Producted ED/s 3554.99 Units allocated 100X to Hew Dev	SATING 11.23X 11.23X 11.23X Interested Faith A Societed DOX To New Development [17] 0.00 Altopured Percentain of Total 12.56	I) Process Service Standard per 1,000 EDUs 0.23 Integrated Facility Spill: Belovier New Services	Integrated Facility Allocated 100 N To May Division and	PH-19-(n)moto 1.00 Total integrated Facility Allocated	[#]#Eh3
Charge Marker (Mar.) (c) Exercise Interested Facety per 1,000 (Toble 0,00 Greated Facety Beyond Existing Service Sto Development.	In I Col Existence Existence Spits Between Howe an Existence Existence Spits Between How an Existence Spits Between How and Existenc	Total Jef Februs E2Us 471.701 and Esisting, plus Feelilly Patters E2Us	0.27 0.13 1.00 1.	15.23% 15.23% 15.23% 16 16 16 16 16 16 16 16	I) Process Service Standard per 1,000 EDUs 0.23 Integrated Facility Spill: Belovier New Services	Integrated Facility Allocated 100 N To May Division and	PH-19-(n)moto 1.00 Total integrated Facility Allocated	[#]#Eh3
Charge Master Ren. (d) Existing Percase of Ecclary per 1000 100/9 005 egrated FacStry Beyond Existing Service Str Development	iol Existens Existe 3,00123	Total Ici Februs EDUs 471.70	0.87 0.13 100 Idl Total Preferchal EDUs 3 55449 Units allocated 100X to New Day	94.77% 11.23% 11	Proceed Service Standard per 1,000 EDUs	0.28	PS-12-(-14410000 LOO	[#]#Eh3
County High English Each Tree Internal Facilities 1,000 EDIes 0,000 Development Development	101 Existing EXIST 3,00123 and Spill Between Hore a Existing EXIST 3,00123	Total Jef Februs E2Us 471.701 and Esisting, plus Feelilly Patters E2Us	0.27 0.13 1.00 1.	15.23% 15.23% 15.23% 16	I) Process Service Standard per 1,000 EDUs 0.23 Integrated Facility Spill: Belovier New Services	Integrated Facility Allocated 100 N To May Division and	PH-19-(n)moto 1.00 Total integrated Facility Allocated	[0]+[h]
coreted Facility Beyond Existing Service St. Development librate or Development at Discontinuous St.	101 Existing EXIST 3,00123 and Spill Between Hore a Existing EXIST 3,00123	Yold	0.07 0.13 1.00 101 100 101 100 101 100 101 100 100	#A.779X 11.23X 11	I) Process Service Standard per 1,000 EDUs 0.23 Integrated Facility Spill: Belovier New Services	Integrated Facility Allocated 100 N To May Division and	PH-19-(n)moto 1.00 Total integrated Facility Allocated	[0]+[h]
Charge Marker Plan (d) Exercise (d) Exercise (d) Exercise (d) (d) (d) (d) (d) (d) (d) (d	Toll Existence EDUs 2,001,23 cm Lart & Spill Between How a Edustrian EDUs 2,001,23 cm Lart & Spill Between How a EDUs 2,001,23 cm Lart & Spill Between How	Yold	0.27 0.13 1.00 1.	15.23% 15.23% 15.23% 16	I) Process Service Standard per 1,000 EDUs 0.23 Integrated Facility Spill: Belovier New Services	Integrated Facility Allocated 100 N To May Division and	PH-19-(n)moto 1.00 Total integrated Facility Allocated	[0]+[h]

Storm Drain Coefficients			
VI. Cost Summary			
Facility Type	Cost Allocated 100% to New Development	Total Future EDUs	Cost per EDU
Storm Drain Fee Facilities	468,970.77	472	\$994.21
Total	468,970.77		994.21

VII. Development Impact Fee per Unit or Acre

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	\$994.21	305	\$303,243.77
Multifamily	0.61	\$605.17	46	\$27,902.05
Commercial	0.46	\$455.16	109	\$49,647.26
Office	0.00	\$0.00	0	\$0.00
Industrial	0.32	\$321.52	274	\$88,177.69
Institutional	0.00	\$0.00	0	\$0.00
enter de la constante de la co		Total A	illocated to New Development	\$468,970.77
			Outside Funding Responsibility	\$3,075,385.55
			Total Cost	\$3,544,356.32



	Musi Dest			Trem of Learns Read Consistent Major Treds Fe	(fedica)			
Y. Allocation of Facilities to Existing & New		a land to the land to the land						
Changing Laire St. With St. Foreither St. Bristing Pringstand Facility per LOCO STA	Ed Briefing EDUs	Tuture EDUs	6g) Total Projected IDMs Itseld	Felt Integrated Facility Allocated 1000C To New Development EXPTED	Proposed Service Standard per LOSS 101A	Service Standard per EDU Beyond Staining 175 cm	bil Integrated Feolity Reyard Cristing Beyond Eduting (1964-1987)200	Total Proposed Integraled Feelby Enterth
0.03 Integrated Facility Seyond Existing Service	9 andard Split Between New a	737.40 nd Driving, plus Facility Ve	488360	0.00 J	620	020	100	100
Development Cristing New Development	Entering ETTU- 4.145.50 NO.	Fichs N/A 737,03	Total Projected 1004 4345 50 73710	Fercentage of Total code 84.5) × 15.05×	brings and Feeliny Spits Setteran New and Salating Development 0.65 0.15	Integrated Fundity Alterated 100% To New Development NIA 000	Total Proposed Integrated Facility Alterated 0.85 0.15	
Cost Allocated Between Editing and New I	Development	Tetal	4183.60	100.00%	1.00		1.00	
Cristing New Devilopment	radogment.	Total	Total Troposed Number of his grand Teatry 0.55 0.15 0.00	Percentage of Cost Advented 84.91% 19.00%	51/21.415 533.972 \$337,689			
Barton Road Cage Lee Briefing Integrated Facility per Loco EU/N	Estating 120Us	Rature EDUs	ios Tutal Projected TUUs	Jul Independent Funding Advantage 100% To Nam Development (miller)	Proposed femics Standard per L000 EPNs	igt Brings shad Facility Beyond Eduting	Till Integral of Fulfity Beyond Blating and authorises	Total Proposed Integrated Facility (of-th)
0.24 Integrated Facility Beyond Edwing Service	Danderd Sylk Between How as	787.10	#EST 60	G18		617	082	100
Control Con	10 Us 414650 578	NAME N/A 727.10 Total	Total Projected 100th 4146.50 737.10 4.65.50	Percentage of Total EDUs 84.91% 15.67% 100.00%	Integrated Feetily Split Services New and Drinting Development 0.20 0.12 0.82	Pringrated Facility Adjusted 100% To New Development N/A C18	Total biographs Facility Altorated 0.70 0.30 1.00	
	Pevelopment malagraphi		Total Proposed Number of Integrated Facility	Percentage of Cost Allocated				
Existing New Development		Total	0.70 0.30 1.00	69.81% 30.19%	50 50 50			
Send and Board Secure Structure Conting Interpretation Facility per LOSS STOLA 0.74	Did Date from ETUA	National Both	Total Projected SDUM 488560	Inf Integrated Facility Allocated 100%, The Vises Development: [647-5] [647-5] [637-5]	Proposed levels Sendard per 1000 tDNs	igil Integrated Facility per EDU Beyond Existing 10-Ld Q17	Polymerated Facility Regional Existing (10-12-01/200) (0.02	Total Proposed Indepsted Facility (a)(70) 100
Integrated Facility Beyond Drinting Service Development	Standard Spite Between New as Entanting (DDs)	nd Existing, plus Facility Un Putters 1980/s	Total Projected	Percentage of Total	Integrated Facility Spill. Setures New and Disting	Integrated Facility Alterated 100X To Size Development	Total Integrated Facility Absorbed	
Eristing New Development	41450 NA	170.7 177.10 Total	4,145.50 737,10 4,107.40	84.91% 15.05% 500.00%	0.20 0.12	N/A 0.18	0.70 0.30 1.00	
Cost A Sociated Setemen Existing and New Cost De Listing New Development	Perelogenent		Total Proposed Number of Integrated Facility 9,70 9,70 9,30	Fernandage of Cort Allocated 69 814 30 1992	\$2 \$2			
Barton Brad Dowley		Total	1.00		10]		22	
Existing Independed facility per Look costs 6.00	Easting Easts 414650		Total Projected 100A 481240	Integrated Facility Allerated 100% To New Development (API/II)	Proposed Service Standard per 1,000 LTUN 0.20	Integrated Facility per 1000 Beyond brinting (H-Lat) 0.20	Integrated Facility Regional Stateling 10-141-141/1000 1.00	Total Proposed Integrated Facility (scirily) 100
Integral of Facility Reyard Daleting Service Development	Existing EDUs	Future COUN	ts allocated 100% to New Development Total Projected (DUs 4145.50)	Percentage of Total UDUs	Pringrated Fecility Spill Settemen New and Orieting Descriptment	Integrated Facility Alterated (DDS To New Development NVA	Total Integrated Facility Allocated 0.53	
Pathing New Development Cost Allocated Between Existing and New I	A14550 KIA	777.10 Total	737.10 4,885.60	84.50% 15.00% 100.00%	0.15 0.15	650	015 100	
Ensing New Development		Yotal	Total Proposed Number of Britagrat and Facility Q.15 Q.15 1.00	Percentage of Cost Allocated 84 913 15 01X	\$2 \$0 40			
Tain Send Lighting	thi Disting 19Uh	Jet Puture IDVs	idi Total Projected SDIA	Id Integrated Teathy Allowand CODE To New Development Lamed	Proposed Service Standard per L000 IDNs	igB Subspecial Facility per EDG Beyond Edding (IF-fall	N bringstad Facility Beyond Disting	Total Proposed Integrated Facility
htsepated Feelity per LOOK DUSE 4 00 htsepated Faelity Beyond brising Service	4,146.50	737,10	483360	0.00		OTO OTO	20-14/-0-17-20 1-00	1si-bi
Conditional Colored States	Existing TOUG 4,145.50 N/A	Patare EDAN N/A 737.10 Total	Total Projected 120/a 414650 777-10 4,683-60	Percentage of Total (#4.9)% (#	Integrand Facility Spile. Serveron Hore and Extring Development 0.45 0.15	Integraled Facility Allocated 100% To New Development NVA 0.00	Total Integral of Tacility Allocated Q.85 Q.15 L.00	
Cost Allocated Between Existing and New C	Perelopment		Total Proposed Number of Integrated Facility	Fernantage of Cost Allocated				
Edisting New Development	med with	Yela	0.15 0.15 1.00	24.01X 15.69X	573,844 \$12,154 \$85,437			

Crosses Construction from Summ to Ox (a) Existing Integrated Facility per 1,000 EDUs	Drieffing EDUs	I:1 Puture EDVs	(d) Total Projected EDUs	[4] Integrated Facility Aliceated 100% To New Development [a]*[1]	in Proposed Service Standard per 1,000 EDUs	(c) Integraled Facility per EDU Reyond Existing 10-(a)	(h) Integrated Facility Beyond Esisting	Total Propose Integrated Fed
0.00	4,146.50	737.10	4,683,60	0.00	0.20	0.70	(F)-(A)*1000 1.00	1.00
Integraled Facility Beyond Existing Service	Standard Split Between New	and Existing, plus Facility	Units allocated 100 % to New Develop	merk		www.com		
Development	Existing EDUs	Fidure EDUs	Total Projected EDUs	Percentage of Total EDUs	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integral of Facility Allocated	
Existing New Development	4,146.50 N/A	N/A 737.10 Total	4,346.50 737.10 4,843.60	84,91% 15.09% 100,00%	0.65 0.15	N/A 000	0.85 0.15 1.00]
		144	4,003.00	200004		<u> </u>	100	•
Cost Allocated Between Existing and New D	evalopment		Total Proposed Number of	Percentage of				
Existing New Development	to 8/0000600		Integrated Facility 0.85 0.15	84,91% 15,09%	\$21,084 \$3,748			
		Total	1.00		\$24,833			
Labrid Road Overlay (White Lens to South To	own Umit)	M	COLD MICHIGAN	The state of the s		· A	N.	DE DE
Cutating Integrated Facility per	EDVs	Fluture EDUs	Total Projected EDUs	briegrated Facility Allocated 100% To New Development	Proposed Service Standard per 1,000 EDUs	Integrated Facility per EDU Beyond Existing 1114a	Integraled Facility Beyond Eduting UF-12*Fd/Moor	Total Proposi Integrated Fac
1,000 EDA/w 0.00	4,146.50	737.10	4,883.60	[6]*[d] 0.00	0.20	0.20	1.00	1.00
Integrated Facility Beyond Existing Service	Standard Split Between New	and Existing, plus Facility	Units allocated 100% to New Develop	mert				
Development	Extering EDUs	Puture EDUs	Total Projected EDUs	Percentage of Total EDUs	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Indegrated Facility Allocated	
Existing New Development	4.146.50 N/A	N/A 737.10	4,146,50 737,10	84.91% 15.09%	0.85 0.15	N/A 0.00	0.55 0.15	1
		Total	4,813.60	100,00X			100	
Cost Allocated Between Existing and Hew D	evelopment elopment		Total Proposed Member of	Percentage of				
Existing	SMERITATION .		Triangrated Facility 0.85 0.15	Cost Allocated . 84.91% 15.09%	\$327.712 \$40,479			
New Development		Total	1.00	12071	\$268,191			
Wells Ave. Overlay Utorgan Flace to Rickely								
Existing Unlagrated Facility per	(b) Catalog EDUs	Publica EDUs	Total Projected EDI/s	Integral of Facility Allocated 100% To New Development	Proposed Service Standard per 1,000 EBUs	Integraled Facility per EDU Seyond Existing	(N) Endagested Facility Beyond Existing	Total Propose Integrated Fac
1,000 EDLW	4,146.50	737,10	4,883,60	0.00	0.20	0.20	DHalf(d) 1000 1.00	1.00
Integrated Facility Beyond Existing Service 1	Standard Split Between New	end Existing, plus Facility	Units allocated 100% to New Develop	merk				
Development	Existing EDUs	Paters EDUs	Total Projected EDUs	Percentage of Total.	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total integrated facility Allocated	
Existing New Development	4,146.50 N/A	N/A 737.10	4,146.50 737.10	84,91% 15.09%	0.85 0.15	NIA 0.00	0.85 0.15	1
		Total	4,883.60	100.00X			1.00	1
Cost Allocated Setween Existing and New D	evelopment elopment	Complete (S	Total Proposed Number of	Percentage of	N. T. A. C.			
Existing New Development			Integrated Facility 0.85 0.15	Cont Allocated 84.91% 15.09%	\$249,811 \$47,975			
		Total	1.00		\$317,856			
Barton and Rocklin Signalstation	Di	Id	(di	fal.	m en and	tel	N	M
Existing Independed Facility per 1,000 EDMs	EDUs	Puture EDVs	Yotal Projected EDUs	Integrated Facility Allocated 100% To New Development Fall(d)	Proposed Service Standard per 1,000 EBUs	Integrated Facility per EDU Beyond Editing [15-[4]	Integrated Facility Seyond Existing	Total Propose Integrated Fac
0.00	4,146.50	737.10	4.883.60	0.00	0.20	0.20	1.00	1.00
Integrated Facility Beyond Existing Service I	itendard Split Between New	and Existing, plus Facility	Units allocated 100% to Hew Develop	mert				
Development	Existing YDUs	FLEUE EDUs	Total Projected 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 New Davelogment	4.146.50 N/A	737.10 Total	4,146.50 757.10 4,883.60	8491% 1509% 100,00X	0.85 0.15	M/A 0.00	0.85 0.15 1.00	1
		1558	4,883.60]	100,00X		- di	100	
Cost Allocated Between Existing and New D	evalopment	Action to the last	Total Proposed Number of	Percentage of Cost Allocated				
Existing New Development			Integrated Facility 0.85 0.15	Cost //Located 84.91% 15.09%	\$548.196 \$97,450			
		Total	1.00		\$645,646			
King Road - add turn larse from King Road to	Beyington Road			81		H.	04	NJ
Existing Integrated Facility per	EDUs	(c) Pulture EDUs	(d) Yotal Projected EDUs	(c) Integrated Facility Absorated 100% To New Development	Proposed Service Standard per 1,000 EDUs	Integrated Facility per EDA/ Beyond Existing	Integrated Facility Beyond Existing	Total Propose Integrated Faci
0.00	4.146.50	737.10	4,883,60	14Md 0.00	0.20	0.20	#HaPfalvicon 1.00	1.00
Integrated Facility Beyond Existing Service S	tendard Split Between New	and Existing, plus Facility	Units allocated 100K to New Develop	ment				_
Development	Existing TDUs	Future emile	Total Projected	Percentage of Total	Integrated Facility Split Setweet New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Fecility Allocated	
Existing New Development	4,146.50 N/A	N/A 757.10	4,146.50 737.10	8491X 1509X	0.85 0.15	N/A 000	0,85 0.15	1
		Total	4,843.50	100.90X			1.00	ı
Cost Allocated Between Existing and New D			Total Proposed Number of	Procedure				
Dev	elegiment	Service of the	Dringrated Facility 0.85	Percentage of Cost Allocated 8491X	\$101.205			
Eviating New Development			0.13	15.09%	\$17,991			

den Kation Road [4] Existing	C: Exhibing EDUs	[c] Puture EDUs	[4] Total Projected EDUs	ici Integrated Facility Absorbed 100X	(F) Proposed Service Standard per 1,000 EDUs	igi Integrated Facility per EDU Seyond Existing	(Fig.) Integral of Facility Beyond Editing	Total Proposed britegrated Facility
Independed Facility per 1,000 EDUs 0,00	4,14550	737.10	4,883,60	To New Development [4]*[c] 0.00	0.20	0.20	I/H si*leV1000 1.00	LGO
egrated Facility Beyond Existing Service	Standard Spill Between New I	and Existing, plus Facility	Units allocated 100% to Hew Develop	ment		The second secon		
Development	Existing EDUs	Fuhre EDUs	Total Projected EDGs	Percentage of Total EDUs	Independed Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated	
ting v Davelopment	4,146.50 N/A	N/A 737.10 Total	4,146.50 737.10 4,883.60	84,91% 15.09% 100,00%	0,85 0.15	H/A 0.00	0.85 0.15 1.00	1
t Allocated Between Existing and New D	Development							
700	velopment		Total Proposed Number of Integrated Facility 0.85	Percentage of Cost Allocated 84.91%	\$3,780,515			
sting w Development		Total	0.15 1.00	15.09%	\$1,027,574 \$6,808,089			
ion Brace Road								
(a) Existing Enlagrated Facility per 1,500 EDUs	(b.) Cristing EDUs	(c) Putore EDUs	(d) Total Projected EDUs	[c] bytegrated Facility Allocated 100% To New Development [c]*[c]	III Proposed Service Standard per 1,000 EDVs	Ini Integrated Facility per EDU Seyond Existing IP-(a)	Ini Integrated Facility Beyond Editing III-tal*Isis1000	Total Proposed Integrated Facility (e1+0-1
0.00 grated Facility Reyond Existing Services	4,146.50 Standard Split Between New a	737.10 and Existing, plus Facility	4,883.60	0.00	0.20	0.20	1.00	1.00
Development	Existing EDUs	Pubers	Total Projected	Percentage of Total	Indegrated Facility Split Setween New and Existing	Integrated Facility Allocated 100% To	Total Integrated Facility	
ding N Development	4.146.50 N/A	13Us 137A 757.10	4,146.50 737.10	EDUs 84.91X 15.09X	Oevalopment	New Development N/A 0.00	Allocated 0.83 0.15]
		Total	4,883.60	100.00X			1.00	A.
it Allocated Between Existing and New D	Pevelopment		Total Proposal Number of	Percentage of Cost Aposted	学表 医红豆辛			ν.
sting w Development			Dringrated Pecility 0.65 0.15	Cost Allocated 84.91% 15.09%	\$2,728,329 \$485,002			
		Total	1.00		\$3,213,331			
yington Road Extension (A) Emeting	(b) Existing	(d) Puters	(4) Total Projected	(c) Integrated Facility Allocated 100X	(r) Proposed Service Standard	Idl Integrated Facility per COU	(N) Integral of Facility	(i) Total Proposed
Integraled Facility per 1,000 EDUs	4,14650	737,10	4,8360	To New Development	per 1,000 EDUs	Bayond Estating	Beyond Editing (IH(4)*(4)*(1000 100	Integrated Facility [circle] 1,00
grated Facility Beyond Existing Service:		WHISH?						***************************************
Development		Table 1	ET DAY AND WEST PARTY		Integrated Facility Spid Retween New and Calabra	Integrated Facility Allocated 100% To	Total Integrated Facility	
ating w Development	Easting EDUs 4,146.50 N/A	Figure EDUs N/A 737.10	Total Projected EDUs 4,146.50 737.10	Percentage of Total BUU/ B4.91% 12.03%	Between New and Editing Development 0.85 0.15	New Development N/A 0.00	Total Integrated Facility Allocated 0.85 0.15	
W DEVELOPMENT	1991	Total	4,883.60	100.00X			100	
rt Allocated Between Existing and New D	Pevelopment	The second second second	Total Proposed Number of	Percentage of				
ating w Development	(A)OUTHAINE		friegrated facility 0.85 0.15	Percentage of Cost Allocated				
				84,91% 15.09%	\$3,105,403 \$552,032			
th Street Improvements		Total	1.00	15.09%	\$5,2032 \$552,032 \$3,657,436			
	0	la la	1.00	15.09X	\$552.012 \$1,637,416	tyl.	DI	p)
(n) Existing Integrated facility per 1,000 EDUs	EDUs	[c] Publine EDUs	1.00	15.09% III Independent facility Abousted 100% To New Development Divid	\$512,012 \$1,457,436 In Proposed Service Standard per 1,000 EDUs	Integrated Facility per EDU Beyond Existing U-fal	Integrated Facility Reyond Existing (I)-(a)*(a)*(a)000	Total Proposed Integrated Facility (els(til
Enlating Enlating Independed Teachty per 1,000 Entits 0.00	EDVs 4,14550	Ici Publice EDIA	1.00 Total Projected EDUs 4.883.60	15 ONE In In In In In In In In	\$552,022 \$3,657,436	Integrated Facility per EDU Beyond Existing	Integrated Facility Beyond Existing	Total Proposed Integrated Fecting
(a) Estating Independed Facility per 1,000 EDMs 0,00 applied Facility Beyond Existing Services	EDUs 4.14650 Standard Spät Between New a	fd Refue EDUs 737.10 and Esisting, plus Facility	1.00 Total Preprints LDUs 4.88160 Units allocated 100% to New Develop	15 ONE In	SSLC02 SL637/ASS If Proposed Service Standard per L000 ESU4 0.20	Integrated Facility on EDU Beyond Estimate III-fal 0.20	Integrated Facility Report Entiring (H-LaT/Stytopo) 100	Total Proposed Integrated Facility (e)/(til
(a) Indiana and Techtop are Scotlo Ettals O.60 O.60 Development Development	Editing EDUs 4,14550 Standard Spill Between New a	[c] Relaye EDUs 757.10 and Enisting, plus Facility Playe EDUs	1.00 Total Projected EDUs 4.88160 Units allocal ad 100 X to New Develop Total Projected EDUs 4.14630	15.09% [1] Dispress Very Absorber 109% To New Development [aVii] 0.00 onest Percentage of Total EDUs 84.51%	SSS2.022 \$3,637,436 [5] Proposed Scride Standard per 1,000 EDUs 0,00 Interpreted Facility Spill Between Here and Existing Development 0,65	Integrated Facility per EU/ Beyond Euthing (FF44) 0.20 Unique and Facility Absorbed 500 V To Mere Development NIA	Independed Facility Reyord Editing (H-LH/HJ)2000 L00 Total Independed Facility Allocated 0.85	Total Proposed Integrated Facility (+)-(+) 100
[4] Latering Understand Techtop are 1,000 Ettals 0.00 Local Control Co	EDUs 4.14550 Standard 598t Between New a	[c] Pulser EDUs 737.10 and Existing, plus Facility Fluire EDUs	1.00 Total Projected LDUs 4.88160 Units allocated 100 % to New Develop Total Projected EDUs	15 ONE In this probability About all 100X TO New Development INTEL O.00 Percentage of Total TOTAL	SSLC02 SL(67/ASE If Proposed Service Standard per L000 EDUs Designed Facility Spill Between Here and Existing Designered	Integrated facility per EUI Beyond Exiting (FFA) 0.20 Designated facility Abouted 100% To Mee Devicement	Integrated Facility Feyord Entiring (N-Little) 1000 1.00 Total Integrated Facility Allocated	Total Proposed Indeparted Facility (a) (b) 1,00
Los Leading Sealing Bridge state Techting are 1,000 ctubs 0,00 ctu	EDdesing EDds 4,14550 4,14550 5tendard 5,981 Februers New a Existing EDds 4,14550 N/A	Follows 100 h 700 l 700 l 700 l 700 l Places 100 l 700 l 700 l 700 l	1.00 Total Projected EDUs 4.85160 Units allocated 100% to New Develop Total Projected 100% 100% 100% 100% 100% 100% 100% 100	ISONS INTERPRETATION AND CONTRACT TO NEW Development 100% To New Development	SSS2.022 \$3,637,436 [5] Proposed Scride Standard per 1,000 EDUs 0,00 Interpreted Facility Spill Between Here and Existing Development 0,65	Integrated Facility per EU/ Beyond Euthing (FF44) 0.20 Unique and Facility Absorbed 500 V To Mere Development NIA	Integrated Facility Reyard Stating (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4	Total Proposed Indeparted Facility (a) (b) 1,00
Linking Disagrated Facility per Leon Citia 0.00 Density Beyond Estring Service 1 Density Beyond Estring Service 1 Density Beyond Estring Service 1 Density Beyond Estring and New Density Beyond Estring Service 1 En	EDUs 4,14650 4,14650 5tendard Spit Streen Hear a Dahring 1004 4,14650 NA	Follows 100 h 700 l 700 l 700 l 700 l Places 100 l 700 l 700 l 700 l	1.00 Total Projected LDUs 4.881.60 Units allocated 100 X to New Develop Total Projected EDUs 4.145.50 777.10 4.885.60 Total Proposed Number of Bringerial Feetiley. 0.65	15.00% [A] Integrated Section 45.00% To New Development [APVI] O.00 ment Percentage of Total 1000 1000 Percentage of Cost Abouted 64.51%	SSECOLE SALETANA III Proposed Service Standard per LOOD EDU's 0.20 Independed Facility Spill Between New and Editory Development 0.55 0.55	Integrated Facility per EU/ Beyond Euthing (FF44) 0.20 Unique and Facility Absorbed 500 V To Mere Development NIA	Integrated Facility Reyard Stating (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4	Total Proposed Indeparted Facility (a) (b) 1,00
Linking Disagrated Facility per Leon Citia 0.00 Density Beyond Estring Service 1 Density Beyond Estring Service 1 Density Beyond Estring Service 1 Density Beyond Estring and New Density Beyond Estring Service 1 En	EDdesing EDds 4,14550 4,14550 5tendard 5,981 Februers New a Existing EDds 4,14550 N/A	Follows 100 h 700 l 700 l 700 l 700 l Places 100 l 700 l 700 l Total	1.00 Total Properties EDUs 4.85160 Units allocated 100% to New Develop Total Projected 170/9 4.85160 Total Proposed Number of Bregaries Feelity	15.00% Disputed Verify Absolute 100% To New Development	SSS2.022 SS,637.456 [9] Preposed Scride Stredard per 1,000 EBUs 0.00 Integrated Facility Spill Between Here and Existing Development 0.65 0.15	Integrated Facility per EU/ Beyond Euthing (FF44) 0.20 Unique and Facility Absorbed 500 V To Mere Development NIA	Integrated Facility Reyard Stating (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4) (1)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4)-(4	Total Proposed Indeparted Facility (a) (b) 1,00
In Teaching to Teach of Teach of Teaching Strategies and Teaching Strategies and Teaching Services O.O.O. Development It Allocated Services Existing and New D. Development The Allocated Services Existing and New D. Development Development Should spread The Allocated Services Existing and New D. Development Should spread Should Road Wilderforg Should Road Wilderforg	Existing Exi	Total	1.00 Total Projected Total Projected Number of Dreagaties Feetings 0.15 1.00	ISON In Integrated Facility Absorbed StOCK TO New Development In Integrated Facility Absorbed StOCK To New Development In Integrated Facility Absorbed StOCK Percentage of Total 1000005 Percentage of Cost Absorbed StOCK 150000 1500005	SSL202 \$3,637,435 \$1,637,435	Integrated Facility per EEV Beyond Cathing IPFeI 0.20 Integrated Facility Abovered 100% To New Development MA 0.00	Integrated facility Reynol Stateng (H-147(8))(00) 1.00 Total Integrated Tacility Absorbed 0.85 0.13 1.00	Total Proposed Integrated Facility (circle) 1000
In Leading Designation of Early per Loop Dish Service 1 Designated Facility Beyond Estating and New Development It Allocated Setween Estating and New Development Development Street Read Wilderby John Development Estating Development Estating Development Devel	Existing EDIs 4.1450 Standard Split Petrnen Hear a Carring EDIs 4.1650 N/A Devidagment exispment	(c) Puties 1904 797.00 and Editing plus Facility Puties 1904 797.00 Total Total	1.00 Total Proposes Number of Brayman Facility Cotal Proposes Number of Stages and Facility Total Proposes Number of Stages and Facility Cotal Proposes Number of Stages and Facility Total Proposes Number of Stages and Facility Cotal Proposes Numb	ISONE In In In In In In In I	SSS2023 SA,637,436 Proposed Service Standard per 1,000 ESUs Delegrated Facility Spill Selection Here and Existing Development 0.65 OLSS OLSS OLSS OLSS SSO(7)3 SSS(0)4 SAO(7)3	Integrated Facility per EEV Beyond Exhibits O.20 Discontinuous Disconti	Integrated facility Reynol Estimate II (10) I (10)	Total Proposed Independent Facility (e)(th) 1.00 Independent Facility Independent Indepen
Islands Islands Indian start Techtry a er 1,000 ctchs 0,00 Oco ctchs 0,00 Consilepment Iting In Development Iting In Development Oevelopment Oevelopment Oevelopment Oevelopment Oevelopment Oevelopment Oevelopment Iting Indian Oevelopment O	Existing Exist	Total (c) Puters EDJs 737.10 and Estring, plus Facility Puters Total (c) Puters EDJs 737.10	Total Proposed Number of Draughal Total	In the probability Absorbed 100X To New Development In To New Performant	SSL2022 SSL627-ASS II Proposed Service Standard per Lood EDUs Description of Facility Spill Between Here and Existing Description of Cold ASS 0.55 SSL0075 SSL0075 SSL0075 SSL0075 SSL0075 SSL00775 SSL00775 SSL00775	Integrated Facility per EUU Beyond Cathing EFfal 0.20 Integrated Facility Absorbed 100X To Here Servisonment MA 0.00	Integrated Facility Report Editoring (I) (101/191)200 1.00 1.00 Total Integrated Facility Affinished 0.85 0.15 1.00	Total Proposal Integrated Faith (cirth) 100 Total Proposal Integrated Faith Total Proposal Integrated Faith
In Teaching Teaching Services 1,000 couls governed Existing and Mew Development Services 1,000 couls governed Facility are 1,000 couls governed Facility are 1,000 couls governed Facility services 1,000 couls governed Facility Services 1,000 couls governed Facility Beyond Existing Services 1,000 couls governed Facility Beyond Existin	Existing Exi	TOTAL	1.00 Total Proposed EDUs 4.88160 Units atlocated 100% to New Develop Total Proposed Number of Driegy and Testing 0.45 1.00 Total Proposed Number of Driegy and Testing 0.15 1.00 Units atlocated 100% to New Develop	ISON Independent facility Allocated 100X TO New Development In Vid. 0.000 Invert Percentage of Total TOUR Percentage of Total TOUR Percentage of Cont Allocated 100X TO New Development ISON ISO	SSIZ COST STATE OF THE PROPERTY OF THE PROPERT	Integrated Facility per EEV Beyond Cathing IP-FeI 0.20 Integrated Facility Adocted 1004 To New Beyond 1004	Integrated facility Reynol Stating (I) 447(8)(9)(9) 1.00 1.00 Total Integrated facility Attended 0.85 0.15 0.10 Integrated facility Integrated	Total Proposed Independent Facility (e)(th) 1.00 Independent Facility Independent Indepen
In Stating Service 1 Independent Facility are 1,000 ctubs 0,000 c	Extension 1414550 Latering Total Latering Total A14650 A14650 A14650 A14650 Standard Spit Setween New a Extension Total A14650 Standard Spit Setween New a Extension Total A14650	TOTAL TO	1.00 Total Projected EDUs 4.881.60 Total Projected EDUs 4.146.50 Total Projected EDUs 4.146.50 Total Projected Foreigness Number of Bringmiss Facility 0.45 1.00 Units allocated 100 to New Develop Total Projected EDUs 4.881.60 Units allocated 100 to New Develop Total Projected EDUs 4.481.60	ISONE International Techny Alexander SOOK To New Development International Techny Alexander SOOK International Techny Alexander SOOK International Techny International Techny International Techny International Inter	SSECOLY SALASTANA III Proposed Service Standard per LOOD EDUs Description of Facility Spill Between New and Existing Description of Secolution of Secolu	Integrated Facility Beyond Cathing EFfet C.20 Designated Facility Absociated 100% To New Development MIX Designated Facility England Facility Beyond Existing Life Designated Facility Absociated 100% To New Development MIX Designated Facility Designated Facility Absociated 100% To New Development MIX Absociated 100% To New Development MIX NEW Development MIX	Integrated Facility Report Stating (I) (101(5)) (200 1.00 1.00 1.00 1.00 0.85 0.15 1.00 Delay note facility Report Stating (I) (101(5)) (100 I) (101(5)) (10	Total Programs Integrated Facility (circle) 1,000 Total Proyent Integrated Facility (circle) 1,000
The State of	Existing Exist	Total	1.00 Total Projected EDUs 4.88160 Units allocated 100X to New Develop Total Projected EDUs 4.44450 729.10 4.483.60 Total Projected Number of Prings allocated 100X to New Develop Total Projected Number of Prings allocated 100X to New Develop Total Projected EDUs 4.881.60 Units allocated 100X to New Develop Total Projected EDUs Total Projected EDUs	In the present settly Allocated 100X TO Not Development In Vid. 0.000 To Not Development In Vid. 0.000 To Not Development In Vid. 0.000 Percentage of Total IN SECTION FOR TOTAL 100X IN SECTION IN SEC	SSECOL SECOND SE	Integrated Facility per EEV Beyond Cathing IP-fel 0.20 Integrated Facility Adocted 100% To New Beyondopment NA 0.00 Integrated Facility Per EEV Beyond Cathing IP-fel 0.20 Integrated Facility per EEV Beyond Cathing IP-fel 0.20 Integrated Safety per EEV Beyond Cathing IP-fel 0.20 Integrated Facility Adocted 100% To New Beyondopment	Integrated facility Report Stateng (I) 447(8) (200 1.00 1.00 Total Integrated facility Absorbed 0.85 0.15 1.00 Integrated Facility Report Activity Report Confirm (I) 447(4) (200 1.00 Total Integrated Facility Absorbed Total Integrated Facility Absorbed Total Integrated Facility Absorbed	Total Programs Integrated Vicility (circle) 100 Total Programs Integrated Vicility In
Tell Teaching Benefit Facility By By Look Dob Lo	Existing Exists 4.14550 Standard Spit February Exists 4.1650 N/A Devidepment 4.1650 Existing Exist 4.1650 Distring Exist 4.1650 Distring Exist 4.1650 Distring Exist 4.1650 Distring Exist And Distring Exist Exist And Distring Exi	Total	Total Proposed Number of Breagastel Feeting Total Proposed Number of Breagastel Feeting Total Proposed Number of Breagastel Feeting Local Proposed Number	bidegrated Sectify Allocated 100X TO Nov Development TO Nov Development Int's 0.00 ment Percentage of Total IDM 15.00X	SSECOLY SALASTANA III Proposed Service Standard per LOOD EDUs Description of Facility Spill Between New and Existing Description of Secolution of Secolu	Integrated Facility Beyond Cathing EFfet C.20 Designated Facility Absociated 100% To New Development MIX Designated Facility England Facility Beyond Existing Life Designated Facility Absociated 100% To New Development MIX Designated Facility Designated Facility Absociated 100% To New Development MIX Absociated 100% To New Development MIX NEW Development MIX	Integrated facility Reynol Stating (I) (I) (I) (I) (I) (I) Total Integrated Tacility Affociated 0.85 (0.1) 1.00 Disagrated Facility Reynold Existing (I) (I) (I) (I) Total Integrated Facility Affociated 1.00 Total Integrated Facility Affociated (0.85)	Total Proposal Integrated Faith (cirth) 100 Total Proposal Integrated Faith (cirth) 100 Total Proposal Integrated Faith (cirth) 100
Tell Teaching Benefit Facility By By Look Dob Lo	Editing EDIts 4.14550 Standard Spitt Sehres Hear a Charles TOSA 1.1650 N/A Devidepment Polymered Polymered EDIts 4.1650 Standard Spitt Sehween Near a Charles EDIts EDITS	Total	Total Proposal Number of Proposal Number of Proposal Number of Total Proposal Number of	In this probability Alberta of 100X To New Development In Vid. Development In Vid. O.000 Development In Vid. Percentage of Total 10000 Percentage of Cont Alberta of 100X To New Development (d) In Vid. In V	SSECOLY SALASTANA III Proposed Service Standard per LOOD EDUs Description of Facility Spill Between New and Existing Description of Secolution of Secolu	Integrated Facility Beyond Cathing EFfet C.20 Designated Facility Absociated 100% To New Development MIX Designated Facility England Facility Beyond Existing Life Designated Facility Absociated 100% To New Development MIX Designated Facility Designated Facility Absociated 100% To New Development MIX Absociated 100% To New Development MIX NEW Development MIX	Integrated facility Reynol Stating (I) (I) (I) (I) (I) (I) Total Integrated Tacility Affociated 0.85 (0.1) 1.00 Disagrated Facility Reynold Existing (I) (I) (I) (I) Total Integrated Facility Affociated 1.00 Total Integrated Facility Affociated (0.85)	Total Programs Integrated Vicility (circle) 100 Total Programs Integrated Vicility In

(A) Extering Integrated Facility per 1,000 EDUs	(bi Exhibits EDVs	Nature EDVs	(d) Total Projected EDA/s	[4] Integrated Facility Allocated 500% To New Development [a][6]	(1) Proposed Service Standard per 1,000 EDUs	ig) Integrated Facility per EDU Beyond Existing (7-ts)	[h] Integrated Facility Beyond Edating #Halffel/1000	Total Proposed Integrated Facility (cir(h)
0.00	4,146.50	737.10	4,583,60	0.00	0.20	0.20	1.00	1.00
grated Facility Beyond Existing Se	Drinting	Tuture	y Units allocated 100K to New Develo	Percentage of Total	Integrated Facility Spill Between New and Editing	Irringrated Facility Allocated 100% To	Total bilepated facility Allocated	
				8491N	O.AS	NIA	OAS	
	N/A	737.10	737.10	1509%	0.15	0.00	0.15	
- Company		Total	4,883.60	100.00X			1.00	
elsting aw Development				1509%			0.	15
located Between Existing and	New Development							
t Allocated Between Existing and	New Development Development		Total Proposed Number of	Percentage of				
			Integrated Facility	Cost Allocated				
et Allocated Between Esisting and i sting w Development					\$157.351 \$59.949			

Trip Ends			
VI. Cost Summary			
Facility Type	Cost Allocated 100% to New Development	Total Future EDUs	Cost per EDU
Road Circulation/Major Roads Fee Facilities	2,810,655.50	737	\$3,813.11
Total	2,810,655.50		3,813.11

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	\$3,813.11	305	\$1,163,033.53
Multifamily	0.69	\$2,649.66	46	\$122,164,78
Commercial	1.84	\$7,002.52	109	\$763,815.65
Office	0.00	\$0.00	0	\$0.00
Industrial	0.73	\$2,777.16	274	\$761,641.54
Institutional	1.47	\$5,591.50	0	\$0.00
		To	otal Allocated to New Development	\$2,810,655.50
			Outside Funding Responsibility	\$15,811,066.83
			Total Cost	\$18,621,722.33



				Team of Learn Homeshoe Restoration of				
F. Allocation of Facilities to Disting & New Form Center Styl. Plan Physical - Mora with		DV4)						
iel Eristing Integraled Facility per £.000 VIVia	Scienting EDUA	fcE Putters EDUs	Total Projected IDUs Im-Id	htt Integrated Facility Allocated 1000 To New Development Saffed	Proposed Service Serviced per LOCO 1016	Service Standard per EDU Beyond Coloting III-lat 0.00	betweend Yachity Report Driving Report Driving IFF 1870 1000 100	Total Proposed Integrated Facility 16400
0.03 tegrated Facility Beyond Drinting Service	434550 Standard Spilk Between New I	737.50	4.85160		0.00	9,0		100
Development	Entire EDUs 416655	Refure EDUs NUA	Total Projected UNA 414450		Integrated Facility Split Entrant New and Entring Development OI 000 000 000 000		Total Proposed. Integrated Facility Altecated 0.85 0.15	
ne Cevelopment out Allocated Baharam Existing and New		737.10 Tetal	737.10 4.887.60	100			1.00	İ
	levelopment.		Total Proposed Number of Integral of Feating 0.85 0.15	Percentage of Cost Allocated 84	51% Store 01% 513.57 183.40	12		
(or and horses for Boat Shirt and	100	Teta	100	-			<u>ki</u>	
Existing Independent Facility pair 1,000 to Us 0,002	Exiting EXA 43A650	Rubara EDUs 2777-10	Total Projected EDUs 4 81140	Prings and Facility Allocated 100% To May Development	Proposed Service Randard per LOCO CEUS	hrispated facility Regard Easting Fried 0.30	Integral of Facility Beyond Stating Extended Stating 100	Total Proposed Integrated Facility 1000
grated Faulity Beyond Existing Service		nd Existing plus Facility Uni			Integrated Facility Bylls Between New and Existing	Bringrated Facility Allocated 1900 Fo		Í
Development strog « Development	100ethig 100e 41665) 107A	Futies EDUs N/A 797,10 Youl	Total Projected EDUs 4.14650 737.40	15	91X 0.8 09's 0.1	New Development S NU S G GG	Total Integrated Facility Allocated 0.05 0.15	
et Allocated Between Existing and New		Tetal	4,843,40	100.	DON LO		1.00	l
0	evelogeners		Total Proposed Number of Integrated Facility GSS	Ferturitegs of Cort Allocated	914 114 114			
inna w Development		Total	0.15 1.00		174.03 1774.03	19		
meshoe Set Road Applick Treatment (id) Entiting Integrated Facility per £000 Ethic 001	Existing EDATE 414650	Jul Padare mick	Total Projected 1904	Integrated Facility Allocated 100% The New Deschopment Set New Control	Frequency Service Standard per LOSS TOUR	Integrated facility per COU Reyord Dutting (IPAN) 620	Till Stage sted Teatify Reyord Stating (HERSON) 100	Total Proposed Integrated Facility Id-12d 100
tegrated Facility Reyard Entiting Service				Ye.				
:Development	Entring EDUs 414652	Return EDUs MA	Total Projected DUs 4.146.50	Percentage of Total EDUs	Integrated Tarolity Split Between New and Debring Development GA	Integrated Facility Allorated 100% To Hear Development R04	Total Integrated Facility Allocated O.65	
w Cevelopment	на	737.50 Total	737.10 4,843.60	84 15/ 100/		0,00	0.15 1.00	
et Allocated Between Existing and Heer	Development		Total Proposed Maniber of	Fernestage of Cont Absorbet	The Kartina			
ating w Development		Yetal	0.85 0.15 1.00	84. 15:	91% \$5475 500% \$116.19	2		
en Gerjan bryd, Plan i Horsabus Bar S (A) Entering Integrated Facility per 1,000 IDMs	d ham Taylor to hibrarium pe int Disting 1004	let Return 1000	Total Projected	lot Bringrated Facility Allocated 100X To New Development	Proposed Service Standard per LOCO 1004	igi Integraled facility per USU Reyard Editing	Integrated Facility Regard Maring	Total Proposed Integrated Facility
2001 2001 agrated Facility Beyond Drieting Service	41465) Standard Split Between New as		4,81360		02:	9)4M 020	100	100
Development	Existing (DUs 41465)	Return EDIA	Total Projected EDUs A14550	Fercentage of Total	Integrated Testify Spitt Between West and Editing Development 0.61	Integrated Facility Allocated SIGIN To Hear Development N/A	Total Integrated Facility Affocuted 0.85	
a Development	M/A	727.10 Total	73710 4887.60	100.0	0.5	000	0.15 1.00	
et Allocated Behavean Eristing and New I	Development volument	77.95	Fotal Proposed Number of Integraled Facility	Parcentage of Cost Alternated				
ting # Development		Total	065 015 100	84. 15.	513 51242 599 51144 51443,64	5		
realise Ter Kondy FED Discretizing Info 10 External Integrated FedSty per 1,000 EEUs	Drieting EDUs	Id Notice IDUs	Total Projected EDUs	Integral of Facility Advantage 1000 To New Development 16(1):1	III Proposed Service Senderal per LOOS COUR	igt Integraled fluidity per 1200 Beyond Existing IT-14	Integrated Facility Beyond Stating Beyond Stating Bright Associat	Total Proposed Integrated Facility (a)400
egrated Facility Beyond Distring Service	\$14553	737.02 nd Existing plus Facility Uni	4.813.60		62	020	100	100
Development	Briefing 10/Us 414650	Return EDUs	Total Projected. 1004 414650 73710	Percentage of Total	Integrated Techty Spit. Entresen New and Extring Development 03: 03:	Integrated Facility Allocated 100% To More Development 5. ANA 5. O CO	Total Integrated Facility Afficialist 0.85	
atina w Development	30/4	757,10 Total	737.10 4843.50	15. 100.	031	5 000	1.00	
et Allocated Between Disting and New I	Development evelopment		Total Proposed Number of Integraled Facility	Percentage of Cost Allocated				
ating w Decelarment		Tetal	0.05 0.15 1.00	04. 85.0	91N \$2.468.49 99N \$1.58.51 \$2.907.29	0		

(a) Existing Integrated Facility per 1,000 EDUs	(P.) Existing EDUs	(c) Puture EDUs	(d) Total Projected EDUN	(#) Integrated Facility Allocated 100 X To New Densingment (aPld)	I/I Proposed Service Standard per 1,000 EDUs	lel Integrated facility per EDU Beyond Enisting (9)-(a)	DN Integrated Facility Beyond Existing (F)-(a):123/1000	fill Total Proposed Integrated Facility [c]+[h]
0.00	4,146.50	737.10	4,833,60	0.00	0.20	0.20	1.00	1.00
grated Facility Beyond Existing S Development ting Development	Service Standard Spbt Between Hew Todeting 1004s 4,146,53 N/A	Reference PAGE PAGE PAGE PAGE PAGE PAGE PAGE PAGE	Units aBocated 100X to New Develor Total Protected 10Us 4,146.50 777.10 4,883.69	Percentage of Total EDVs 81911 15091 100:00X	Interpreted Facility Split Behaviors New and Editing Development 0.65 0.15	Integral of Facility Allocated 100X To Mess Development MIA 0.00		A5 15 00
Allocated Between Existing and	i New Development Development	NO PORT OF	Total Proposed Member of Integrated Facility	Percentage of Cost Allocated				
ting			0.85	8491%	\$4,936,970			
Development			0.15	15.09X	\$877,621			
		Total	1.00		\$5,414,591			
80 - overcrowing modification								
a Enisting Integrated Facility per	(b.) Oristing EDUs	ici Naure EDUs	(il) Total Projected EDUs	[e] bring and Facility Alocated 100X To New Development	(I) Proposed Service Standard per 1,000 EDUs	ici Indeprated Facility per EDU Beyond Existing	Di Integrated Facility Beyond Existing INT-INTEGRADIO	
[a] Eniting	[b] Extitting	future	Total Projected	Integrated Facility Allocated 100%	Proposed Service Standard	Integrated Facility per EDU	Integrated Facility	Total Proposed
briografied Facility per 1,000 EDUs 1,000 EDUs 0,000 Existing Signated Facility Beyond Existing S Oevelopment ting	D.I. Conting EDUs 4.146.50 Service Standard Spit Between New / Conting EDUs 4.146.50	Poture TDUs 737,10 and Edisting, plus Facility Poture EDIUs N/A	Total Projected 4,825,00 Units allocated 100K to New Devalor Total Projected EDUs 4,145,50	Integrated Facility About 4st 160X To New Development [19](4 0.00 pment Percentage of Total cours	Proposed Service Standard per 1,000 EDUs 0.20 Dring sized Facility Split Saleson Nies and Editing Development 0.85	Independent Techtory or BDU Report Estating III-III C20 Integrated Fealthy Allocated 100% To New Development NIA	Integrated Facility Beyond Existing UF-In-YES/ISCO E-00 Total Integrated Facility Allocated Q.	Total Proposed Integrated Facility (n)-Incl
Initiating Interest of Executy per 1.000 must be 1.000 mus	D.I. Existing EDUs 4.146.50 invice Standard Spit Between New i Existing EDUs	TOUR TOUR 737,10 and Existing, plus Facility Nature 12016	Total Projected EDUs 4./ICLED Units allocated 100% to New Develop Total Projected EDUs	Integrated Facility About 4th 100X To New Development (1/2)(4) 6.00 powers Percentage of Total (III)	Proposed Service Standard per 1,000 tolds 0.20 Delayrated Facility Split Setums Now and Estiting Development	Integrated Tector per DIU Beyond Stating [IF-IA] 0.20 Integrated Facility Allocated 100X To New Development	telegrated Facility Beyond Estima IF-INTERVISION LOO Total Integrated Facility Allocated 0.	Total Proposed Integrated Facility (+)+(h) 1.00
Initial District Control of States o	Dil Existing EDUs 4.146.50 Service Standard Spit Between New A Existing EDIs 4.146.50	TOUs 737.10 237.10 End Existing, plus Facility Polium EDUs N/A 737.10	Total Projected TOUS 4,855.00 Units allocated 100K to New Devalor Total Projected TOUS 4,145.50 777.10 4,855.00 Total Proposed Mumber of Integrated Facility	Integrated Facility About 41 BOX To New Development [37]d 0.00 pment Percentage of Total EDVs 85.91% 15093 100.00X	Proposed Service Standard per 1,000 totals 0.20 Drings stell Facility Split Bateson Nies and Existing Development 0.85 0.35	Independent Techtory or BDU Report Estating III-III C20 Integrated Fealthy Allocated 100% To New Development NIA	telegrated Facility Beyond Estima IF-INTERVISION LOO Total Integrated Facility Allocated 0.	Total Proposed Integrated Facility (r)-(m) 1.00
Initing Briston Bristo	Entire Entire Entire Entire Entire Entire Entire A. 146.50 Service Standard Spit Between New A. 146.50 Coloring Entire Ent	TOUs 737.10 237.10 End Existing, plus Facility Polium EDUs N/A 737.10	Total Proposed Number of	Integrated Facility Absorbed 100X To New Development [sirid	Proposed Service Standard per 1,000 EDUs 0.20 Dring sized Facility Split Salessen Nies and Editing Development 0.85	Independent Techtory or BDU Report Estating III-III C20 Integrated Fealthy Allocated 100% To New Development NIA	telegrated Facility Beyond Estima IF-INTERVISION LOO Total Integrated Facility Allocated 0.	Total Proposed Integrated Facility (s)-ind (s)

J

Trip Ends						
VI. Cost Summary						
Facility Type	Cost Allocated 100% to New Development	Total Future EDUs	Cost per EDU			
Horseshoe Bar/Interchange Fee Facilities	2,282,545.56	737	\$3,096.65			
Total	2,282,545.56		\$3,096.65			

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	\$3,096.65	305	\$944,504.59
Multifamily	0.69	\$2,151.80	46	\$99,210.55
Commercial	1.84	\$5,686.77	109	\$620,298.01
Office	0.00	\$0.00	0	\$0.00
Industrial	0.73	\$2,255.34	274	\$618,532.41
Institutional	1.47	\$4,540.88	0	\$0.00
		Total A	Allocated to New Development	\$2,282,545.56
			Outside Funding Responsibility	\$12,840,236.15
			Total Cost	\$15,122,781.71



				Toyou of Learnin Sterra Cottage Circulation Fe	o Facilities			THE STATE OF
		mith						
V. Allocation of Pacifican to Existing & New Name College Shot and Taylor Road Inter-		ED 043						College Continue
Esting	Talating .	Pattern	Total Projected	Integrated Feelity Allocated 100%	Proposed Service Standard	Service Standard per EDU	Ind Irragrated Facility Beyond Bristing	1.7 Total Proposed
Integrated Facility per: 1,000 kitcle	DU:	mu	EDAN (mi+la)	To New Development (at lot	per £000 EDUs	Reyard Enting (R-da)	Beyond Datting 10-fatherition	Integrated facility (al-20)
0.00	414650	717.10	4.603.60	0.00	0.20	0.20	1.00	Tea
degrated Facility Beyond Eduting Service	Standard Spilt Between New ar	nd Existing plus Facility U	riks allocated \$00% to How De	ryslapment				
		A Section 1	THE RESERVE OF THE PARTY OF THE	The state of the state of	Integrated Facility Split	Integrated Facility	Total Proposed	
Development	Enterlang EDUs	Pomore EDUs	Total Projected EDVs	Percentage of Total EDUs	Between Heer and Editing Consinguient	Alterated 100% To New Development	Integrated Facility Allocated	
ricina ex Development	414650 H/A	73730 Total	4146.50 737.10	84.91% 11.09%	0.65 0.15	NO. 0.00	0.85 0.15	
100000000000000000000000000000000000000		Total	488.60	100.00%	Loo		1.00	
cet Allocated Between Eristing and New	Development							
	enlagment		stal Proposed Nicrober of Street wind Facility	Percentage of Carl Allested				
ising rw Development			0.15	81.913 15.091	\$218.159 \$18.777 \$255,917			
(T लंब	1.00		\$25,59171			
erns College Evid Overlay - King to Town			10				194	
Educing Indepented Facility per 1,000 ED No	Esisting (DUs	DUh EDUh	Total Projected VDA/e	Stiegrated Facility Allocated 192% To Hear Development	Proposed Service Standard per £000 EDUs	Integrated Facility Beyond Editing	Subsysted Facility Seyand Existing	Total Proposed Integrated facility
0.00	414650	77710	4.653.60	0.00	020	0.20	100	1.00
tegrated Facility Beyond Existing Service	Standard Split Between New an	nd Existing plus Facility V	nds allocated 100% to New De	n-dopment				
	The second	-	Total Projected	AT A COUNTY TO A COUNTY OF	Integrated Facility Split. Referent New and Existing	Enlagrated Facility Allocated (000X To New Development	Total Internstal Leading	X
Development	Existing EDUs 4,145,50	Return EEGA HAA	Total Projected EDUs 4.145.55	Percentage of Total COUs 84.913	Levelopment	N/A	Tital Integrated Facility Alterated OAS	
es Development	R/A	777.10 Total	737.10 4.881.60	11.093 100.00X	0.65 0.15 1.00	0,00	0.11 1.00	I
ost Allocated Bots sen. Edinting and Hear								
	enigned.	in	Kal Proposad Number of	Ferromitage of Cost Alborated				
riding ea Development			O.S.S.	81.91%	\$277.671			
ex Development		Total	1.00	11.091	\$41.472 \$32.146			
nua Road Overlay Dilarra College to Lair		NA.	Total Property	(e) Internal facility Alexand 192%	Proposed Service Standard	Principal Parille (as 100	DI Extension Facility	17 Total Proposed
Extens Integrated Facility per 1,000 EU/Je	Existing EDUs	Future EDUs	Total Projected EDUs	Integrated facility Allocated SIGN To Mass Desemperant (4.75c)	per \$1000 CDUs	Strepvised Facility per VSU Seyond Existing 17-44	Integrated Facility Report Existing ID-Existing ID-Exi	Independ Facility
0.00	4146.50	737.10	481160	0.00	0.20	620	100	1.00
ntegrated Facility Beyond Existing Service	Standard Split Between New an	nd Bristing plus Facility V	nits allocated 100% to New De	ovelopment				
Development	Extension Extens	Future EDUs	Total Projected	Percentage of Total Etrole	Integrated Facility Spile Setures New and Existing Development	Alocated 100% To	Total Integrated Facility Alterated	
vising lew Development	414650 NIA	N/A 777.10 Total	414552 737.10	84.91% 15.09%	0.015	N/A 0.00	0.85	
		Total	4,883,60	100.00t			1.00	1
ort Allocated Between Edicting and Kew	Development							
	milyrad		dal Proposed Number of Integrated Facility	Percentage of Cost Altocated				
risting ee Development		Total	0.65 0.00	15,093	\$503.514 \$60.246 \$488,779			
		10001	1001		10000			
ers Colege Society's Lathaut Sout S	Egration Co.	14	W.				M	- 4
Enisting Integrated Facility per £000 ETUs	Existing EDUs	Publica EDUs	Total Projected SDUs	Integrated Facility Allocated 100% To New Development	Proposed Service Standard per 1,000 EDUs	Integrated Facility per IDM Reyard Entring	Integrated Facility Regard Easting	Total Proposed Integrated Facility
0.00	4,146.50	737.10	4.633.60	800	0.20	0.20	100	LCG
degrated Facility Beyond Existing Service	Standard Spit Between New an	nd Bristing plus Facility U	nits allocated 100% to New De	evelopement				
	of the state of		and the Park Inc.		Sylegrated Facility Split. Between Hear and Chisting	Integrated Facility Allocated 100's To	Turklerende	
Development	Environ EDUs 4.146.50	Future 620Us	Total Projected EDAN 4,145.50	Percentage of Total CDUs 81,915	Enterent Herr and Entering Development 0.85	New Development NO.	Total Integrated Facility Allocated 0.05	
ee Development	R(A)	777 10 Total	797.10 4,845.60	15.09% 10.00%	0.15	0.00	0.15 1.00	1
and Marchael Radiana Palanta and an	Designation and							
est Allecated Between Editing and New	Development :	The County	stal Proposed Number of	Petranlage of	Setting of the set			
rising	Market Land		Integrated facility 0.65	Pertainings of Cost Allocated 84.913	\$311.627			
ex Development		Tetal	0.15 1.00	11091	\$11.354 \$347,084			
arm College Booleyard Wilsoing					A CONTRACTOR AND ADDRESS OF			The same of the same of
the second secon	Tel States	ici Notice	Total Projected	bid Integral of Facility Allocated 1000c	Frequent Service Serviced	ig Integrated Facility per EDU Beyond Disting	(H) Brings stud Facility Beyond Disting	11 Total Proposed
Existing Integrated Facility per 1,000 EDUs	Existing EDUs	Putters EDUs	Total Projected EDUs	Integrated Facility Alterated MODE To Haw Development 19765	per \$,000 (10Us	PHALL	0.467507.000	Integrated Vacility Series 1.00
9.00	4,145,50	737.12	4,613,60	0.00	0.20	020.1	100	1.56
tegrated Facility Beyond Existing Service	Standard Spitt Between New ar	nd Existing plus Facility U	nts allocated 100% to New De	nvelopment.				
Development	Kenting Mills	Putters TENN	Total Projected	Percentage of Total TOUs	Integrated Feeling Split Between New and Existing	Integrated Facility Allocated 100% To	Total Integral of Facility Abscared	
izing ew Development	4 14550 K/A	NUL	4,145.50 777.10	84.91% 15.09%	Development 0.45 0.15	N/A Q.EQ	0.45 0.15	
an actiophics	1 next	757.50 Tetal	4,643.60	100.00W	0.191	2.00	1.00	1
on Alocated Between Editing and New	Development							
	enforment	1	olal Proposed Number of Integrated Facility	Percentage of Cost Allocated	医风息的			
rizing lew Development			0.85 0.15	84.91% 13.09%	\$3,309,491 \$588,310			
		Total	1.00		\$3,897,791			

THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	decreasing at UTRR creating a							
(4) Existing Integrated Facility per 1,000 EDUs	IM Existing EDUs	(2) Future EDUs	(d) Total Projected EDUs	(e) Integraled Facility Allocated 100% To New Development [10]*[c]	(r) Proposed Service Standard per 1,000 EDUs	isi Integrated Facility per EDU Bayond Existing (9)-(4)	(h) Indegrated Facility Beyond Existing (r)-(a)*(d)*(a00	Total Proposed Integrated Facility (e)+(h)
0.00	4,146,50	737,10	4,853,60	0.00	0.20	0,20	1.00	1.00
rated Facility Beyond Existing Service : Development Development	Standard Split Between New an Edeling EDUs 4,146,50 RGA	Publica EDUs N/A 737,10 Total	Total Projected EDUs 4,145.50 797.10 4,853.60		Street of Faility Spit. Enteren New and Entiting Development 0.85 0.15	Drawp sted Fecility Allocated 100% To Here Development N/A 0.00	Total Integrated Factory Allocated 0.85 0.15	
Allocated Between Existing and New D	evelopment	质红	Total Proposed Number of Integrated facility	Percentage of Cost Allocated 81.91V	5584.301			
ng Development			0.65	11.098	\$103.858			
Development		Total	1.00	25,074	\$688,169			
y, Marving and Design of Swetzer Road (a) Existing Indegrated Facility per	Extension Bill Existing EOUs	(c) Pudure EDUs	(d) Yotal Projected EDUs	[4] Integrated Facility Associated 100% To New Development	I/I Proposed Service Standard per 1,000 TDUs	let Integrated facility per EDU Beyond Existing	(h) Integral of two lay Beyond Existing (1)-(a)*(d)/1000	(c)+(h)
				(ARI)		P1-f4J	(a)-(a), (a)k trans	
1,000 EDIA 0,00	4,145.50	717.10	4,833,60	0.00	0.20	0.20	1.00	1.00
1,000 EDIN 0,00	Standard Spitt Between New en	ed Existing, plus Facility	Units allocated 100N to New Deve Total Projected	0.00 Sopment	Drings at od Facility Split Between New and Editing	Integraled Facility Allocated 100% To	Total Infagrated Pacifity	1.00
1,000 EINTH 0,00 rated Facility Seyond Existing Service : Development	Standard Spitt Between New en Editing EDUs	ed Existing, plus Facility Future EDUs	Units allocated 100% to New Deve Total Projected EDUs	0.00	Integrated Facility Split	Breagrated Facility	Total Irdep sled Ruckly Allocated 0.85	
1,000 ETAIN 0,00 pated Facility Beyond Existing Service 1 Development	Standard Spitt Between New en	Figure 100/4 N/A 777.10	Units allocated 100N to New Deve Total Projected	0.00 Suprometi Percentage of Total 1020s	briegrated Facility Split Between New and Existing Development	Trings and Facility Allocated 100% To New Demicoprant	Total Integrated NacOby Allocated 0.85 0.15	
1,000 EDNs 0,00 pated Facility Beyond Existing Service 1 Development	Standard Spit Between Howen Existing EDI/s 4,145.50	nd Existing, plus Facility Flore EDUs N/A	Urits allocated 100X to New Deve Total Projected EDUs 4,145.50	0.00	Integrated Facility Split Entween New and Existing Development 0.85	Drisgrated Facility Allocated 100% To New Development	Total Irdep sled Ruckly Allocated 0.85	
1,000 ETAILs 0.00 grated Facility Seyond Ealerting Service: Development Ing Development Allocated Between Eduting and Hear D	Standard Spit Between New as Existing EXXII, 4,145.50 NUA	Figure 100/4 N/A 777.10	Total Projected 100% 1	0.00 likepment Percentage of Total COUR GA-92% ST-500%	Integrated Facility Split Entween New and Existing Development 0.85	Drisgrated Facility Allocated 100% To New Development	Total Integrated NacOby Allocated 0.85 0.15	
1,000 ETMs 0.00 grated Facility Beyond Ealerting Service: Development Development Adocated Between Existing and Hear D	Standard Spitt Between New an Existing EDMs 4,145.50 NIA	Figure 100/s N/A 777.10	Trial Projected EDUs 4,168.50 299.10 4,888.60 Trial Projected EDUs 4,168.50 Trial Projected Number of phagmand Incilly	Percentage of Total TOUS BASIN 1509X 100.00X	being sted Fwiltry Shit Between New and Existing Development 0.65 0.15	Drisgrated Facility Allocated 100% To New Development	Total Integrated NacOby Allocated 0.85 0.15	
1,000 ETMs 0.00 grated Facility Beyond Existing Service: Development Development Allocated Behivem Editing and New D Development	Standard Spit Between New as Existing EXXII, 4,145.50 NUA	Figure 100/s N/A 777.10	Total Projected EDUs 1.165.50 222.10 4.885.60 Total Projected EDUs 1.701.00 227.10 4.885.60 Total Projected Number of Integrated Recitive 0.05	Percentage of Yotal TOUS AA313 15000 Percentage of Cost Afforded 64.913	Integrated Facility Sp IX Setwan Hew and Existing Development 0.85 0.15	Drisgrated Facility Allocated 100% To New Development	Total Integrated NacOby Allocated 0.85 0.15	
1,000 ITMs 0.00 0.00 Development tiny Development tiny Development	Standard Spit Between New as Existing EXXII, 4,145.50 NUA	Figure 100/s N/A 777.10	Trial Projected EDUs 4,168.50 299.10 4,888.60 Trial Projected EDUs 4,168.50 Trial Projected Number of phagmand Incilly	Percentage of Total TOUS BASIN 1509X 100.00X	being sted Fwiltry Shit Between New and Existing Development 0.65 0.15	Drisgrated Facility Allocated 100% To New Development	Total Integrated NacOby Allocated 0.85 0.15	

Trip Ends			
VI. Cost Summary			
Facility Type	Cost Allocated 100% to New Development	Total Future EDUs	Cost per EDU
Sierra College Circulation Fee Facilities	1,005,443.77	737	\$1,364.05
Total	1,005,443.77		\$1,364.05

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	\$1,364.05	305	\$416,047.01
Multifamily	0.69	\$947.85	46	\$43,701.48
Commercial	1.84	\$2,504.98	109	\$273,236.50
Office	0.00	\$0.00	0	\$0.00
Industrial	0.73	\$993.46	274	\$272,458.77
Institutional	1.47	\$2,000.22	0	\$0.00
		Total A	Allocated to New Development	\$1,005,443.77
		C	Outside Funding Responsibility	\$5,656,025.28
			Total Cost	\$6,661,469.05



	MIRE				ewn of Lauretz (Terliting Fee Fee		Marie Control		
V. Allocation of Facilities to Existing & New	Development (has ed on total	EDU+)							
Learnis Deput and Black return Park Barking	M	W.		W					u u
Existing Integrated Facility per LOOD STUDE	Existing EXUs	Future TDUr	Total Projected COUP	Integrated Facility Allocated LD To New Development (artist)	**	Proposed Service Standard per 5,000 ES/de	Service Standard per EDV Reyond Cristing (5-5x)	Integrated facility Sepond Entiting England Existing (8-647640000)	Total Proposed. Integrated Facility
6.00	262434	342.91	296195		6.00	634	0.34		1.00
Integrated Facility Reyard Driving Service S	Randard Split Between New ar	nd Extering plus Facility	Units allocated 100% to New De	erelopment					
Environment	Sharing CRUs	Potents EDUA	Total Projected	Percentage of Total		Enterprise Facility Split Seturate New and Existing Development	Programs Vacility Allocated 100% To	Total Proposed Integrated Facility Alterated	
Eviating New Development	2.625.95 N/A	NU	262696 24199	toUs	88.45X 11.55X	0.60	New Development N.W. 0.00	0.65 0.12	
		342.99 Total	2,961.95		1000000	100		1.00	
Cost Allocated Between Existing and New D	evelopment								
The second secon	olupram)		otal Proposed Number of Schepisted Facility 0.63	Percentage of Cost Allocated	81.45%	\$7934			
Existing Hear Development		Total	0.12 1.00		1155%	\$1044 \$2042			
Taylor Book Bile Lares (Alice Printersed to F	and Roral	N. Committee	la l					N. C. C.	
Entiting Integrated Facility per LOOS Entite	Extremy EDUM	Future 10Ue	Total Projected UNAs	Integrated Facility Affordand LD To New Development	ON.	Proposed Service Standard per 1,000 EDUs	Bringwood Facility Reywood Editing	Integrated Facility Reyund Ediating	Total Proposal Integrated Facility
0.00	2.62636	312.93	296195		0.00	034	0.34	100	1.00
Integrated Facility Beyond Distring Service S	tandard Spilt Between New an	nd Existing, plus Facility 1	Units allocated 100% to Hew De			Interested Landille, Solid			
Development	Briefing ESUs 2636.55	Porture TDUs NOS	Total Projected SDUs 2,626,95	Fercentage of Yotal IDUs	83.45N	Pringrated Facility Spbi Between New and Exhibing Development 0.65	Alterated Facility Alterated 100% Fit New Sensiopment SSA	Total Integrated Facility Allocated (155)	
Existing Mew Development	80X	S13.90 Total	342.60 £969.95		11.55% 100.00%	612 160	800	0.69 0.12 1.00	
Cost Allocated Between Existing and New D	evelopment								
	ologount		dal Proposed Number of Integrated Facility	Persentage of Cost Allocated					
Existing New Development		Total	0.63 0.12 1,00		83.45% 31.55%	\$67353 \$3,876 \$74,859			
Fidewalt from Surviva to Del Oro 63		Name of Street		Control of the last					
(a) Existing Subsysted Facility per LOSS EDUs	Entering COVs	1d Future EDUs	Total Projected EDUs	id Integrated Facility Allocated 100 To New Development	ns.	Proposed Service Standard per 1,000 EU/s	Integrated facility per CCI/ Report Existing	(M) Integrated Facility Reyard Existing	Total Proposed Integraled Facility
1.000 E0Us 0.00	2.626.76	342.92	2969.95	EH.	6.00	934	0.14	FT-F16F16E/CD00	1.00
bingrated Facility Reyard Tristing Service S	tunderd Spitz Between New un	d Edwing plus Facility (Inits allocated 100% to New De	velopment					
Development	Establish EDUs	February COUN	Total Projected	Percentage of Yotal 2004		Integrated Facility Split Setween New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated	
Evisting New Development	2.626.55 N/A	N/A 342.99 Total	2.426.96 342.93 2.968.95		81.45% 11.55% 100.00%	0.63 0.12	NIA 0.00	0.51 0.51 1.09	
Cost Allocated Between Existing and New De	and market		- Linear					***	
	eleproent		otal Proposed Number of Internsted Section	Percentage of Cost Allocated		NATIONAL PARTY			
Existing New Development		Total	0.89 0.12 1.00	a should receive a	83.45% 11.55%	\$51,927 \$6.728 \$\$ 3.774			
			1001			4/5//41			
Manag Kette Hen Talahiji	M Editing	ld Puters	3.6 Total Projected	Integrated Facility Affociated 100 To New Development	N.	70 Proposed Service Standard	Integrated Facility per EDU Seyend Existing	ENI Integrated Facility	12 Total Preposed
Existing Strap sted Facility per 1,000 EDUs 0,00	Editing EDIA 2.626.56	Patan EDUs 342-95	2969.95	To New Development	0.00	per 1,000 EDUs 0.34	Reyard Cristing 19-54 0.34	Reyard Calating (0-14)-16/2000	Integrated Facility (a)-(b) 1.00
Integrated Facility Beyond Drieting Service St				velopment					
Development	- Name of	Total Til	Total Projected EDUs	Percentage of Total		Integraled Facility 8/91 Setween New and Editing	Bringsstad Facility Allocated 100% To New Development	Total Integrated Facility Allocated	
Educing Kew Development	2.626.96 NA	Potential STA SA	2.626.95 342.99	EW	82.45% 21.55%	0.84 0.12	New Development N/A 0.00	Abstract 0.60 0.01 0.01 1.00	
		Total	2,969.95		100.00%			1.00	
Cost Allocated Between Existing and New De	evelopment		stal Proposed Number of	Persentage of Cost Allocated		Kelenania in the			
Evisting Mean Development			Offit Offit O12	Cost Allocated	ESASN SLESSN	\$1.798.542 1234.556			
		Yotal	1.00			\$2034.008			
Class & Bills & Redestries, Facility		No.							
Existing Integrated Facility per 1,000 EDNs	Editing EDUs	Future 100s	Total Projected 1000s	Integrated Facility Allocated CO To New Development (4.75)		Proposed Service Standard per 8,000 EDUs	Integrated Facility per EDU Beyond Cristing 11-6st	Integrated Facility Seyand Editing 11-1-1-20000	Total Proposed Integrated Facility (40-94)
000	262656	31299	5,000,000		aca	034	934]	100	100
bitagrated Facility Bayand Saleting Service St			100 mm 100 mm 1			Integrated facility Split	Integrated facility	Control	
Development Entering	E28/e E28/e 2.626.96	February EDUA N/A	Total Prejucted EDUs 2,63595	Fernentage of Total EDUs	43.45%	Bringrated facility Split Between New and Existing Development 0.65	Integrated Facility Allocated 100% To New Development NIA	Total bitagrated Facility Allocated G.61	
New Development	N/A	Total	3(2.59 2,969.95		11.55% 100.00%	012	0.00	0.11 1.00	
Cost Allocated Between Dulyting and New De	erelopment								
Dev	dop a nt		ital Proposed Number of Integrated Facility 0.63	Persentage of Cost Allocated	BLASS	\$4958728			
New Development		Total	012 100		11.55%	1452455 15451343			

Alternative						
VI. Cost Summary						
Facility Type	Cost Allocated 100% to New Development	Total Future EDUs	Cost per EDU			
Community Facilities Fee Facilities	904,318.35	343	\$2,636.60			
Total	904,318.35		\$2,636.60			

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	\$2,636.60	305	\$804,186.12
Multifamily	0.82	\$2,172.50	46	\$100,132.23
Commercial	0.00	\$0.00	0	\$0.00
Office	0.00	\$0.00	0	\$0.00
Industrial	0,00	\$0.00	0	\$0.00
Institutional	0.00	\$0.00	0	\$0.00
		Total	Allocated to New Development	\$904,318.35
			Outside Funding Responsibility	\$6,926,238.03
			Total Cost	\$7,830,556.38



CITY OF LOOMIS PARKS AND RECREATION FACILITIES FEE CALCULATION

I. Inventory of Existing Park Facilities							
Community Parks	Facility Units	Quantity					
Community Parks	Acres	37.00					

II. Eristing Recreation and Park Facilities EDU Calculation							
Land Use Type	Number of Residents	Number of Units ¹	Residents per Unit	EDUs per Unit	Total Number of EDI is		
Single Family	6,074	2,336	2.60	1.00	2.336		
Multi-family ¹	756	353	2.14	0.82	2,336 291		
Total	6,830	2,689	NA	NA	2 627		

III. Existing Facility Standard						
Facility Type	Facility Units	Guanhity	Facility Units per 1,000 Residents			
Community Parks	Acres	37.00	5.42			

IV. Future Recreation and Park Facilities EDU Calculation							
Land Use Type	Number of Residents	Number of Units ¹	Residents per Unit	EDUs per Unit	Tota Number of FDIS		
Single Family Multi-family	793	305	2.60	1,00	305		
Total	692	351	2.14 NA	0.82 NA	39		

V. Future Facility Standay	rd	SAM	
Facility Type ⁴	Facility Units	Facility Units per 1,000 Residents	Facilities Units Funded by New Development
Community Parks	Acres	5.42	4.83

VI. Park and Open Space	Summary Cost Data		STATE OF THE PARTY NAMED IN		No. of the Owner, where the Party of the Control			NAME OF TAXABLE PARTY.	
Facility Type ⁴	Facility Wests	Acres Reiner Lemand	Land Association our Arris				THE RESERVE	Total Facility Cost	(Company)
Community Parks	Acres	4.83	191,345,47	Acres Being Developed 4.83	Park Development per Acre"	Planning and Design (per Acre)	Administration (5%)	for New Development	Cost per EDU
Total		77001	A94,313,17	4.03	376,777.36	25,000.00	18,838.87	\$2,956,309	\$8,619.31
ada di statistica							2000 1000	\$2,956,309	\$8,619.31

VIII. Parks & Recreation Fa	acility Cost Summary						A COLUMN TO SERVICE A COLU	
Facility Type Offsetting Revenues	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
Total							(\$630,478)	(\$1.838.20)

Parks LOS and Facilities Fee Total \$6,781.11

- Notes:

 13 Population estimates based on California Dept of Finance, Demographic Research Unit Report E-5 January 1, 2019.

 26 Residents per Unit based on American Community Survey (ACS) 2013-2017, data comes from the U.S. Census Bureau.

 27 Multi-Family Population and Residents per Unit estimates based on 2013-2017 ACS 5-year Public Use Microdata Samples (PUMS), Pacific (West Region), Flacer County (Centrall, 06-06102.

 28 Estimates based on current Parks Inventory as identified within the Loomis Ceneral Flan.

 29 Estimates based on cort assumptions for park Improvement costs in other areas of the metropolitan area of Sacramento.

 29 Park development costs have been estimated a according to the Construction Cost index (CCI) (For Fiscal Years 2006-2017.

 20 Planning and Design Costs have been estimated to be approximately 6% of development costs, as seen in other California communities.

 20 Administration costs have been estimated at 5% of Park Development Costs to appropriately reflect City Staff's time.