Economic &
Planning Systems

*Public Finance*
*Real Estate Economics*
*Regional Economics*
*Land Use Policy*

**FINAL REPORT**

# CITY OF WINTERS
# PUBLIC FACILITIES DEVELOPMENT IMPACT FEE NEXUS STUDY

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City of Winters

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# I. EXECUTIVE SUMMARY

The City of Winters charges development impact fees to fund facilities and equipment required by new development in the City. The development impact fee program funds citywide improvements for water, wastewater, storm drainage, streets and traffic signals, parks and recreation, public safety, and fire protection, and general government capital facilities.

## PURPOSE

The purpose of this study is to update the development impact fee program and establish the nexus between projected new development in the City of Winters and additional government capital facilities required to serve new development through buildout (2010) of the 1992 General Plan. This nexus will serve as the basis for requiring development impact fees under AB 1600 legislation, as codified by California Government Section 66000 *et seq.* This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition." Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee;
- Identify how the fee will be used;
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and,
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

The development fees to be collected for each land use are calculated based on the proportionate share of the total facility use that each land use represents.

## EXISTING CITYWIDE FEES

The development impact fee program consists of several individual fees that are charged to new development. The existing citywide fees are as follows:

- **Water Facilities Fee**—Funds the improvement of major water supply, transmission, and storage facilities.

- **Wastewater Facilities Fee**—Funds the construction of citywide wastewater trunk lines, pumping stations, and improvements to the wastewater treatment plant.
- **General Storm Drainage Fee**—Funds the improvement of citywide drainage facilities including master storm drains and master detention basins.
- **Non-Flood Study Area Storm Drainage Facilities Fee**—Funds the improvement of City drainage facilities outside of the Flood Study Area (currently being addressed in an update of the May 1992 City of Winters Storm Drainage Master Plan).
- **Transportation (Streets and Traffic Signals) Fee**—Funds the improvement of roadway facilities and traffic signals.
- **Park and Recreation Improvements Fee**—Funds the development of citywide parks and recreation facilities.
- **Public Safety Facilities Fee**—Funds the improvement of police facilities and purchase of equipment benefiting public safety citywide.
- **Fire Protection Facilities Fee**—Funds the improvement of fire protection facilities and purchase of equipment benefiting public safety citywide.
- **General Government Facilities Fee**—Funds the improvement of facilities related to the general administration and management of the City.

The various development impact fees also funds various administrative and operations and maintenance activities across the range of program components.

## SUMMARY OF FINDINGS

Based on the analysis contained in this study, EPS reached the following major findings:

- In order to maintain existing service levels for the services enumerated above, the City of Winters will need to construct or acquire capital facilities and equipment to serve new development through buildout of the General Plan. The development impact fee program is necessary to fund the cost of these capital facilities and equipment that benefit new development within the City.
- Based on the findings, costs, and calculations discussed in this report, EPS has calculated the development impact fees for the City of Winters across the various General Plan Land Uses. **Figure 1** shows the fee for residential development expressed on per unit basis. **Figure 2** shows the fees for non-residential development expressed on a per built square foot basis.

## ORGANIZATION OF REPORT

The report is divided into seven chapters, including this Executive Summary, and one appendix as follows:

- **Chapter II** provides a summary of the nexus methodology.
- **Chapter III** describes the future development within the City of Winters.
- **Chapter IV** describes the required capital improvements, costs of those improvement services, and the cost allocation for each type of improvement.
- **Chapter V** provides the nexus findings as well as the calculation of each fee.
- **Chapter VI** explains the AB 1600 nexus requirements under which the fees were calculated.
- **Chapter VII** describes the implementation of the fee program and reporting requirements.
- **Appendix A** provides a detailed schedule of facilities to be financed under each development impact fee program component described in **Chapter IV**.

**Figure 1**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Residential Fees by Land Use**

| Facility | Fee Per Dwelling Unit | | | | |
|---|---|---|---|---|---|
| | Rural Residential | Low Density Residential | Medium Density Residential | Med High Density Residential | High Density Residential |
| Water System | $6,113 | $4,764 | $3,176 | $2,160 | $1,556 |
| Wastewater System | $7,619 | $5,937 | $5,277 | $3,958 | $2,770 |
| General Storm Drainage | $81 | $63 | $42 | $25 | $22 |
| Transportation | $6,669 | $6,669 | $6,669 | $5,419 | $4,168 |
| Parks & Recreation | $3,400 | $3,400 | $3,400 | $2,763 | $2,125 |
| Public Safety | $904 | $904 | $904 | $904 | $2,137 |
| Fire Protection | $1,373 | $1,373 | $1,373 | $1,116 | $858 |
| General Government | $2,020 | $2,020 | $2,020 | $1,641 | $1,262 |
| **City Wide Total** | **$28,180** | **$25,130** | **$22,861** | **$17,985** | **$14,900** |
| Storm Drainage - Non Flood Study Area | $582 | $195 | $175 | $9 | $47 |
| **City Wide & Non Flood Study Area Total** | **$28,762** | **$25,325** | **$23,037** | **$17,994** | **$14,947** |

*fee sum 1*



*Prepared by EPS*

*11428 model 5.xls 03/26/03*

Figure 2
City of Winters Capital Facilities Development Impact Fee Nexus Study
Non Residential Fees by Land Use

| Facility | Fee Per Building Square Foot | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Neighborhood Commercial | Highway Service Commercial | Central Business District | Office [1] | Other Commercial | Business Park | Light Industrial | Heavy Industrial | Public/ Quasi-Public |
| Water System | $1.53 | $1.53 | $0.55 | *$1.12* | $1.12 | $1.28 | $0.90 | $1.00 | $1.01 |
| Wastewater System | $2.80 | $2.80 | $0.98 | *$2.00* | $2.00 | $2.00 | $1.40 | $1.87 | $2.15 |
| General Storm Drainage | $0.03 | $0.03 | $0.01 | *$0.02* | $0.02 | $0.02 | $0.02 | $0.02 | $0.00 |
| Transportation | $8.12 | $8.12 | $5.92 | *$6.09* | $6.09 | $2.44 | $1.42 | $1.05 | $0.00 |
| Parks & Recreation | $0.00 | $0.00 | $0.00 | *$0.00* | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Public Safety | $1.14 | $1.14 | $1.14 | *$1.14* | $1.14 | $0.23 | $0.23 | $0.23 | $0.00 |
| Fire Protection | $0.79 | $0.79 | $1.01 | *$1.03* | $1.03 | $0.65 | $0.54 | $0.50 | $0.00 |
| General Government | $1.16 | $1.16 | $1.81 | *$1.86* | $1.86 | $0.75 | $0.43 | $0.32 | $0.00 |
| **City Wide Total** | **$15.57** | **$15.57** | **$11.42** | ***$13.27*** | **$13.27** | **$7.36** | **$4.94** | **$4.99** | **$3.16** |
| Storm Drainage - Non Flood Study Area | $0.08 | $0.16 | $0.06 | *$0.10* | $0.10 | $0.16 | $0.00 | $0.00 | $0.00 |
| **City Wide & Non Flood Study Area Total** | **$15.65** | **$15.73** | **$11.48** | ***$13.37*** | **$13.37** | **$7.53** | **$4.94** | **$4.99** | **$3.16** |

[1] Though no developable office space remains per the General Plan, EPS has constructed a likely fee rate based on the Office usage factors shown in **Figure 3** through **Figure 10**.

*fee sum 2*



*Prepared by EPS*

*11428 model 5.xls 03/26/03*

# II. SUMMARY OF NEXUS STUDY METHODOLOGY

The City of Winters Capital Facility Fee funds water, wastewater, storm drainage, streets and traffic signals, parks and recreation, public safety, fire facilities, and general government facilities and equipment required to serve new development. The fee is set based on a nexus between the facilities to be funded and the benefit received by those paying the fee, in this case new development within the City of Winters.

This chapter provides an overview of the nexus methodology. The following chapters describe in greater detail how the facility costs were estimated and the cost allocation to new development.

## SUMMARY OF METHODOLOGY

The methodology for calculating the development impact fees is summarized below:

1) Determine the amount and cost of new public facilities and equipment needed by new development to maintain existing levels of service.
2) Determine the net cost of facilities to be funded by development impact fees after accounting for other financing sources such as private financing and redevelopment funds.
3) For facilities that benefit all new development in Winters, determine the appropriate common use factors by which to allocate to different land uses the cost of the various public facilities needed to serve new development.
4) Apply the appropriate common use factors to the land uses presented in the General Plan in order to determine the allocation of costs to each land use.
5) Divide the total cost allocated to each land use: (1) by the number of units for residential land uses to determine the fee per unit, or (2) by the number of built square feet for non-residential land uses to determine the fee per built square foot.

## ALLOCATION BETWEEN EXISTING AND NEW DEVELOPMENT

In determining the amount of facilities needed and the allocation of the cost of facilities between existing residents and new development, the following principles were used:

1) The amount and cost of new facilities and equipment was based on maintaining existing levels of service.
2) Improvements that benefit existing residents or would be needed regardless of whether growth occurred were allocated 100 percent to existing residents.

3) Facilities and equipment that will be needed to serve new development were allocated 100 percent to new development.
4) Facilities that replace and expand current capacity or create a new service were allocated between existing and new development based on their relative shares of population at buildout.

Using these allocation principles, determinations were made of the amount and cost of new public facilities needed to serve new development at existing levels of service. See **Appendix A** for a detailed summary of facility costs developed by Ponticello Enterprises, the City's Engineer. Each Figure in **Appendix A** contains the following information:

- Description of each improvement;
- Allocation of facilities costs between new and existing development; and,
- Allocation of funding for facilities between development impact fee program and private funding.

### MASTER PLAN FACILITIES

Ponticello Enterprises prepared the Master Plan describing the facilities needed to serve the City of Winters at its buildout population of 12,500 based on the land uses in the General Plan. These facilities are listed in **Appendix A** for each component of the Master Plan. The Master Plan (using the allocation principles discussed above) identifies both improvements to existing infrastructure and the new infrastructure needed to serve new development which will be paid for by new development.

## COMMON USE FACTORS

After determining the allocation of facilities between existing and new development, the cost of these facilities were then allocated to each land use. The allocations to the land use categories within the General Plan are based upon the percent share of total use of each type of facility that each land use represents. In order to calculate total use, common use factors must be developed for each facility. The common use factors used in this fee study are discussed below.

"Common use factor" means the amount of facility use for each land use. To calculate each use factor, the total demand for each land use is calculated by multiplying the number of acres of that land use by the common use factor for that land use. All common use factors are expressed on a per acre basis.

Ponticello Enterprises and EPS determined that the common use factors from EPS's original May 26, 1992 Development Impact Fee Study remained appropriate to allocate costs to the General Plan land uses as the City has developed over the last decade.

Many of the common use factors are comparable to factors used to allocate costs in recently completed nexus studies, such as the 2002 North Natomas Nexus Study Update.

In some cases, such as the water system, the "raw" use factors were all expressed on a per acre basis. In this case, the use factor is already in common use factor form. In other cases, such as roads, use factors were expressed in terms of p.m. peak trips per unit or per employee. To convert these trip rate use factors to common use factors, EPS multiplied each trip rate by dwelling units per acre or employees per acre. This multiplication converts the use factor to a common use factor expressed on a per acre basis. All of these calculations are shown in the figures beginning on page 11.

## WATER SYSTEM

For the water system, the common use factor is gallons of water used per acre per day. For the most part, the use factors presented in **Figure 3** are from CH2M Hill's May 1992 Water System Master Plan for the City of Winters. However, in the case of five land uses – High Density Residential, Central Business District, Office, Planned Commercial, and Light Industrial land uses – the use factors from the CH2M Hill report were not used because the use factors did not reflect the convention of more water supply consumed than wastewater generated. EPS looked at the use factors of comparable General Plan land uses that reflected more water usage than wastewater usage and developed appropriate water use factors for these five land uses.

## WASTEWATER SYSTEM

For the wastewater system, the common use factor is gallons of sewage flow per acre per day. All of the use factors presented in **Figure 4** are from by CH2M Hill's May 1992 Sewer System Master Plan for the City of Winters.

## STORM DRAINAGE

Because the amount of runoff generated by a given land use determines the need for storm drains, the runoff coefficient is the common use factor by which to allocate storm drain facilities. **Figure 5** shows the runoff coefficients for the different land uses in the General Plan. These coefficients are from CH2M Hill's City's Storm Drain Master Plan.

According to the Storm Drain Master Plan, land in Winters does not drain well, so even undeveloped land has a runoff coefficient of 0.45. For this reason, residential land uses have been assigned a 0.45 coefficient. In the case of the Rural Residential land use, EPS has modified the CH2M Hill coefficient to reflect very low density relative to other residential land uses and has used a 0.15 runoff coefficient. In the case of the High Density Residential land use, EPS has modified the CH2M Hill coefficient to reflect high density relative to the other residential land uses and has used a 0.80 runoff coefficient.

Figure 3
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Water System Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) |
|---|---|---|---|
| Rural Residential | 1,000 gal/acre/day | | 1,000 gal/acre/day |
| Low Density Residential | 3,000 gal/acre/day | | 3,000 gal/acre/day |
| Medium Density Residential | 3,000 gal/acre/day | | 3,000 gal/acre/day |
| Medium High Density Residential | 3,400 gal/acre/day | | 3,400 gal/acre/day |
| High Density Residential | 4,900 gal/acre/day | | 4,900 gal/acre/day |
| Neighborhood Commercial | 3,400 gal/acre/day | | 3,400 gal/acre/day |
| Highway Service Commercial | 3,400 gal/acre/day | | 3,400 gal/acre/day |
| Central Business District | 4,900 gal/acre/day | | 4,900 gal/acre/day |
| Office | 3,500 gal/acre/day | | 3,500 gal/acre/day |
| Other Commercial | 3,500 gal/acre/day | | 3,500 gal/acre/day |
| Business Park | 4,000 gal/acre/day | | 4,000 gal/acre/day |
| Light Industrial | 3,200 gal/acre/day | | 3,200 gal/acre/day |
| Heavy Industrial | 4,000 gal/acre/day | | 4,000 gal/acre/day |
| Public/Quasi-Public | 1,800 gal/acre/day | | 1,800 gal/acre/day |

Source: CH2M Hill May 1992 City of Winters Water System Master Plan & EPS

*water use*

**Figure 4**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Wastewater System Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) |
|---|---|---|---|
| Rural Residential | 500 gal/acre/day | | 500 gal/acre/day |
| Low Density Residential | 1,500 gal/acre/day | | 1,500 gal/acre/day |
| Medium Density Residential | 2,000 gal/acre/day | | 2,000 gal/acre/day |
| Medium High Density Residential | 2,500 gal/acre/day | | 2,500 gal/acre/day |
| High Density Residential | 3,500 gal/acre/day | | 3,500 gal/acre/day |
| Neighborhood Commercial | 2,500 gal/acre/day | | 2,500 gal/acre/day |
| Highway Service Commercial | 2,500 gal/acre/day | | 2,500 gal/acre/day |
| Central Business District | 3,500 gal/acre/day | | 3,500 gal/acre/day |
| Office | 2,500 gal/acre/day | | 2,500 gal/acre/day |
| Other Commercial | 2,500 gal/acre/day | | 2,500 gal/acre/day |
| Business Park | 2,500 gal/acre/day | | 2,500 gal/acre/day |
| Light Industrial | 2,000 gal/acre/day | | 2,000 gal/acre/day |
| Heavy Industrial | 3,000 gal/acre/day | | 3,000 gal/acre/day |
| Public/Quasi-Public | 1,538 gal/acre/day | | 1,538 gal/acre/day |

Source: CH2M Hill May 1992 City of Winters Sewer System Master Plan

*ww use*

**Figure 5**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Storm Drain Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) |
|---|---|---|---|
| Rural Residential | 0.15 runoff/acre | | 0.15 runoff/acre |
| Low Density Residential | 0.45 runoff/acre | | 0.45 runoff/acre |
| Medium Density Residential | 0.45 runoff/acre | | 0.45 runoff/acre |
| Medium High Density Residential | 0.45 runoff/acre | | 0.45 runoff/acre |
| High Density Residential | 0.80 runoff/acre | | 0.80 runoff/acre |
| Neighborhood Commercial | 0.80 runoff/acre | | 0.80 runoff/acre |
| Highway Service Commercial | 0.80 runoff/acre | | 0.80 runoff/acre |
| Central Business District | 0.80 runoff/acre | | 0.80 runoff/acre |
| Office | 0.80 runoff/acre | | 0.80 runoff/acre |
| Other Commercial | 0.80 runoff/acre | | 0.80 runoff/acre |
| Business Park | 0.80 runoff/acre | | 0.80 runoff/acre |
| Other Commercial | 0.80 runoff/acre | | 0.80 runoff/acre |
| Light Industrial | 0.80 runoff/acre | | 0.80 runoff/acre |
| Heavy Industrial | 0.80 runoff/acre | | 0.80 runoff/acre |

Source: CH2M Hill February 1991 City of Winters Storm Drainage Master Plan & EPS

*storm drain use*

Non-residential land uses have all been assigned coefficients of 0.80 because of the increased amount of impervious area. The same runoff coefficients were used for both General Storm Drain facilities as well as Non Flood Study Area Storm Drain Facilities.

## TRANSPORTATION

The number of p.m. peak trips determines the demand and size of road facilities. Therefore, peak trip generation is the common use factor for street facilities. The p.m. peak trip generation rates presented in **Figure 6** are from EPS's May 1992 Development Impact Fee Study and were developed by Wilbur Smith and Associates' Winters Revised General Plan Traffic Analysis. The rates for medium high and high density residential uses, however, were decreased slightly to reflect their lower people per dwelling unit factors than the other residential uses.

## PARKS AND RECREATION

Park demand is determined by the intensity of use by the number of persons using park facilities. Therefore population per acre is the common use factor. For this fee study, it has been assumed that parks benefit residents rather than employees. Based on this assumption, no park costs have been allocated to non-residential land uses. **Figure 7** details the use factors for all residential land uses. These use factors have been updated from those shown in the May 1992 Development Impact Fee Study to account for an increase in people per household since that time. The current factors are based on the California Department of Finance and 2000 Census data.

## PUBLIC SAFETY

For police facilities, the common use factor is the calls for police service per acre. **Figure 8** shows the calls for service per acre factor calculated by Economic & Planning Systems. The data on calls for service per residential unit or square foot of non-residential space is from EPS's May 1992 Development Impact Fee Study and are based on calls for service data collected by the City of Winters Police Department.

## FIRE PROTECTION

Although the benefits from the fire facilities are more or less equal across land uses, the density of population affects the likelihood of a call for fire service. Of all of the fire service calls in the City, the majority are for medical or vehicle services rather than structure fires (only three percent of the calls in the past eight months were for structure fires). Consequently, developments with more workers or residents are more likely to need fire or emergency services than developments with fewer workers or residents. Accordingly, the common use factor is people per acre. Since buildings with more

**Figure 6**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Transportation Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) |
|---|---|---|---|
| Rural Residential | 1.14 pm peak trip/du/day | 0.80 du/acre | 0.91 pm peak trip/acre/day |
| Low Density Residential | 1.14 pm peak trip/du/day | 3.08 du/acre | 3.51 pm peak trip/acre/day |
| Medium Density Residential | 1.14 pm peak trip/du/day | 4.62 du/acre | 5.27 pm peak trip/acre/day |
| Medium High Density Residential | 0.93 pm peak trip/du/day | 7.70 du/acre | 7.13 pm peak trip/acre/day |
| High Density Residential | 0.71 pm peak trip/du/day | 15.40 du/acre | 10.97 pm peak trip/acre/day |
| Neighborhood Commercial | 0.76 pm peak trip/emp/day | 20.00 emp/acre | 15.12 pm peak trip/acre/day |
| Highway Service Commercial | 0.76 pm peak trip/emp/day | 20.00 emp/acre | 15.12 pm peak trip/acre/day |
| Central Business District | 0.35 pm peak trip/emp/day | 125.00 emp/acre | 44.10 pm peak trip/acre/day |
| Office | 0.35 pm peak trip/emp/day | 45.00 emp/acre | 15.88 pm peak trip/acre/day |
| Other Commercial | 0.35 pm peak trip/emp/day | 45.00 emp/acre | 15.88 pm peak trip/acre/day |
| Business Park | 0.35 pm peak trip/emp/day | 18.00 emp/acre | 6.35 pm peak trip/acre/day |
| Light Industrial | 0.35 pm peak trip/emp/day | 12.00 emp/acre | 4.23 pm peak trip/acre/day |
| Heavy Industrial | 0.35 pm peak trip/emp/day | 10.00 emp/acre | 3.53 pm peak trip/acre/day |

*transportation use*

Source: Wilbur Smith & Associates' 1992 Winters Revised General Plan Traffic Analysis

**Figure 7**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Parks and Recreation Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) |
|---|---|---|---|
| Rural Residential | 3.20 pop/du | 0.80 du/acre | 2.56 pop/acre |
| Low Density Residential | 3.20 pop/du | 3.08 du/acre | 9.86 pop/acre |
| Medium Density Residential | 3.20 pop/du | 4.62 du/acre | 14.78 pop/acre |
| Medium High Density Residential | 2.60 pop/du | 7.70 du/acre | 20.02 pop/acre |
| High Density Residential | 2.00 pop/du | 15.40 du/acre | 30.80 pop/acre |
| Neighborhood Commercial | | | |
| Highway Service Commercial | | | |
| Central Business District | | | |
| Office | | | |
| Other Commercial | | | |
| Business Park | | | |
| Light Industrial | | | |
| Heavy Industrial | | | |

Source: EPS May 1992 City of Winters Development Impact Fee Study

*parks and rec use*

**Figure 8**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Public Safety Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) |
|---|---|---|---|
| Rural Residential | 1.5827 calls/du/year | 0.80 du/acre | 1.27 calls/acre/year |
| Low Density Residential | 1.5827 calls/du/year | 3.08 du/acre | 4.87 calls/acre/year |
| Medium Density Residential | 1.5827 calls/du/year | 4.62 du/acre | 7.31 calls/acre/year |
| Medium High Density Residential | 1.5827 calls/du/year | 7.70 du/acre | 12.19 calls/acre/year |
| High Density Residential | 3.7419 calls/du/year | 15.40 du/acre | 57.63 calls/acre/year |
| Neighborhood Commercial | 0.0020 calls/sq ft/year | 10,890 sq ft/acre | 21.78 calls/acre/year |
| Highway Service Commercial | 0.0020 calls/sq ft/year | 10,890 sq ft/acre | 21.78 calls/acre/year |
| Central Business District | 0.0020 calls/sq ft/year | 43,560 sq ft/acre | 87.12 calls/acre/year |
| Office | 0.0020 calls/sq ft/year | 15,246 sq ft/acre | 30.49 calls/acre/year |
| Other Commercial | 0.0020 calls/sq ft/year | 15,246 sq ft/acre | 30.49 calls/acre/year |
| Business Park | 0.0004 calls/sq ft/year | 15,246 sq ft/acre | 6.10 calls/acre/year |
| Light Industrial | 0.0004 calls/sq ft/year | 17,424 sq ft/acre | 6.97 calls/acre/year |
| Heavy Industrial | 0.0004 calls/sq ft/year | 19,602 sq ft/acre | 7.84 calls/acre/year |

Source: EPS May 1992 City of Winters Development Impact Fee Study

*pub saf use*

building square feet generally do require more fire service calls, however, the employees per acre for non-residential uses are adjusted by a weighting factor to increase the allocation for uses with more building square feet per acre and decrease it for buildings with less building square feet per acre. For residential land uses, the population per unit is converted to population per acre by the appropriate density factors. Calculations of the common use factor for each land use are shown in **Figure 9**. The use factors in **Figure 9** are based on typical building square feet per acre compiled by EPS for comparable land use types.

## GENERAL GOVERNMENT

General government facilities improvements are needed because of the projected increase in the population and the number of people working in Winters and their increased demand for city services. For this reason, population or employees is the appropriate use factor. The population/employee assumptions shown in **Figure 10** were modified from the values used in EPS May 1992 Development Impact Fee Study to reflect current densities. The population densities were updated to reflect general increases in people per household since 1992, and the employees per acre factors were updated to reflect current assumptions concerning employees per acre for different non-residential land use types.

**Figure 9**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Fire Protection Use Factor Allocation**

| Land Use | Use Factor | Employee Weighting Factor (1) | Square Feet Weighting Factor (2) | Density / Non-residential Avg. Weighting Factor (3) | Common Use Factor (4) |
|---|---|---|---|---|---|
| Rural Residential | 3.20 pop/du | | | 0.80 du/acre | 2.56 pop/acre |
| Low Density Residential | 3.20 pop/du | | | 3.08 du/acre | 9.86 pop/acre |
| Medium Density Residential | 3.20 pop/du | | | 4.62 du/acre | 14.78 pop/acre |
| Medium High Density Residential | 2.60 pop/du | | | 7.70 du/acre | 20.02 pop/acre |
| High Density Residential | 2.00 pop/du | | | 15.40 du/acre | 30.80 pop/acre |
| **Neighborhood Commercial** | **20.00 emp/acre** | *1.00* | *1.00* | 1.00 | 20.00 adjusted emp/acre |
| Highway Service Commercial | 20.00 emp/acre | *1.00* | *1.00* | 1.00 | 20.00 adjusted emp/acre |
| Central Business District | 125.00 emp/acre | *6.25* | *4.00* | 5.13 | 102.50 adjusted emp/acre |
| Office | 45.00 emp/acre | *2.25* | *1.40* | 1.83 | 36.50 adjusted emp/acre |
| Other Commercial | 45.00 emp/acre | *2.25* | *1.40* | 1.83 | 36.50 adjusted emp/acre |
| Business Park | 18.00 emp/acre | *0.90* | *1.40* | 1.15 | 23.00 adjusted emp/acre |
| Light Industrial | 12.00 emp/acre | *0.60* | *1.60* | 1.10 | 22.00 adjusted emp/acre |
| Heavy Industrial | 10.00 emp/acre | *0.50* | *1.80* | 1.15 | 23.00 adjusted emp/acre |

(1) Employees per acre for given land use / employees per acre for neighborhood commercial
(2) Square feet per acre for given land use / square feet per acre for neighborhood commercial. See Figure 8 for square feet per acre
(3) Average of two weighting factors
(4) Residential uses: population per acre = use factor * density.
Non-residential uses: adjusted employees per acre = use factor for neighborhood commercial * average weighting factor
Source: EPS

*fire protection use*

**Figure 10**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**General Government Use Factor Calculation**

| Land Use | Use Factor | Density | Common Use Factor (Use Factor x Density) [1] |
|---|---|---|---|
| Rural Residential | 3.20 pop/du | 0.80 du/acre | 2.56 people/acre |
| Low Density Residential | 3.20 pop/du | 3.08 du/acre | 9.86 people/acre |
| Medium Density Residential | 3.20 pop/du | 4.62 du/acre | 14.78 people/acre |
| Medium High Density Residential | 2.60 pop/du | 7.70 du/acre | 20.02 people/acre |
| High Density Residential | 2.00 pop/du | 15.40 du/acre | 30.80 people/acre |
| Neighborhood Commercial | | | 20.00 employees/acre |
| Highway Service Commercial | | | 20.00 employees/acre |
| Central Business District | | | 125.00 employees/acre |
| Office | | | 45.00 employees/acre |
| Other Commercial | | | 45.00 employees/acre |
| Business Park | | | 18.00 employees/acre |
| Light Industrial | | | 12.00 employees/acre |
| Heavy Industrial | | | 10.00 employees/acre |

Source: EPS

*general government*

[1] Employees/acre for nonresidential land uses are based on current assumptions as sumamrized in Figure 11.

# III. CITY OF WINTERS – FUTURE DEVELOPMENT

This chapter describes the amount of growth projected to occur in the City through buildout of the General Plan. For purposes of phasing the Master Plan improvements, the year of General Plan Buildout has been estimated at 2010.

**Figure 11** shows the remaining acreage for each land use category to be developed by buildout of the General Plan. For the residential uses, the projected number of remaining dwelling units and resulting population are also shown. For the non-residential uses, the projected square feet of building and resulting employment are shown.

The total remaining acreage to be developed is estimated at 765.7 total acres, not including general agricultural, parks/recreation, and public open space acreage. Of this amount, 460.3 acres remain for residential development, which will generate approximately 2,200 dwelling units and a population increase of about 6,400.

Approximately 305.4 gross acres remain for non-residential development. However, EPS has assumed that not all of this gross amount will be developed by 2010. Specifically, EPS has assumed that only 75 percent of the planned Commercial, Business Park, and Light Industrial acres and 50 percent of the Public/Quasi-Public acres will develop by 2010. The net developable non-residential acres, assuming these reductions, total approximately 205.5 acres and are capable of holding 2.9 million building square feet and generating 4,300 employees.

Housing, population, and employment projections are derived based on the acreage developed at buildout and are based on a series of assumptions. Assumptions include development densities, number of people per household, floor area ratios, and employees per square foot.

**Figure 11**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Land Use Assumptions**
**Future Development During General Plan Buildout (2010) [1]**

| Land Use | Density | Population/ Employee Ratios | Remaining Developable Acres | Percent To Be Developed | Estimated Development by 2010 | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Acres | Dwelling Units | Building Square Feet | Population/ Employees |
| Rural Residential | 0.80 DU/Acre | 3.2 Pop/DU | 47.40 | 100% | 47.40 | 38 | | 121 |
| Low Density Residential | 3.08 DU/Acre | 3.2 Pop/DU | 100.80 | 100% | 100.80 | 310 | | 993 |
| Medium Density Residential | 4.62 DU/Acre | 3.2 Pop/DU | 237.01 | 100% | 237.01 | 1,095 | | 3,504 |
| Medium High Density Residential | 7.70 DU/Acre | 2.6 Pop/DU | 52.70 | 100% | 52.70 | 406 | | 1,055 |
| High Density Residential | 15.40 DU/Acre | 2.0 Pop/DU | 22.40 | 100% | 22.40 | 345 | | 690 |
| **Subtotal** | | | **460.31** | | **460.31** | **2,194** | **0.00** | **6,364** |
| Neighborhood Commercial | 25% FAR | 20.0 Emp/Acre | 10.60 | 100% | 10.60 | | 115,434 | 212 |
| Highway Service Commercial | 25% FAR | 20.0 Emp/Acre | 2.80 | 100% | 2.80 | | 30,492 | 56 |
| Central Business District | 100% FAR | 125.0 Emp/Acre | 4.40 | 100% | 4.40 | | 191,664 | 550 |
| Office | 35% FAR | 45.0 Emp/Acre | 0.00 | 100% | 0.00 | | 0 | 0 |
| Other Commercial | 35% FAR | 45.0 Emp/Acre | 25.80 | 75% | 19.35 | | 295,010 | 871 |
| Business Park | 35% FAR | 18.0 Emp/Acre | 57.25 | 75% | 42.94 | | 654,625 | 773 |
| Light Industrial | 40% FAR | 12.0 Emp/Acre | 52.80 | 75% | 39.60 | | 689,990 | 475 |
| Heavy Industrial | 45% FAR | 10.0 Emp/Acre | 20.00 | 100% | 20.00 | | 392,040 | 200 |
| Public/Quasi-Public | 20% FAR | 18.0 Emp/Acre | 131.70 | 50% | 65.85 | | 573,685 | 1,185 |
| **Subtotal** | | | **305.35** | | **205.54** | **0** | **2,942,941** | **4,322** |
| **Total** | | | **765.66** | | **665.85** | **2,194** | **2,942,941** | |

*future development*

[1] The following land uses are exempt from development impact fees and have not been included in **Figure 11**: (1) General Agricultural (4.1 acres), (2) Parks and Recreation (104.9 acres) and (3) Open Space (138.6 acres).

Source: City of Winters, SACOG, & EPS

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# IV. FACILITY COST ESTIMATES

Cost estimates of the facilities and equipment needed to serve new development were prepared by the City's Engineer and by City Staff. The source of these cost estimates is discussed below.

## FACILITY COST ESTIMATES

The development impact fees funds the following capital facilities:

- Water System
- Wastewater System
- Storm Drainage
- Transportation System
- Parks and Recreation
- Public Safety
- Fire Protection
- General Government

**Figure 12** shows the total costs of and identified funding source for each capital facility type. Total costs amount to approximately $128.5 million. Of the total, impact fees charged on new development will fund approximately $65.2 million. **Appendix A** lists the individual projects making up each total facility cost and the detailed allocation of costs to existing and new development. All facility cost estimates were prepared by the City and the City's Engineer.

All facility cost estimates exclude allowances for administration of the fee program. Allowance for administration of the fee program is included when the actual fee is calculated.

### WATER SYSTEM IMPROVEMENTS

Total water system costs total $21.6 million. **Appendix Figure A-1** shows the estimated cost of each component in the water system improvement program and the allocation of costs to new and existing development. Of the total costs, $7.9 million is allocated to existing development and $13.7 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $9.4 million.

Figure 12
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Cost Estimates & Funding Summary for Facilities Required by New Development**

| | Total | Water System | Wastewater System | General Storm Drainage | Storm Drainage Non Flood Study Area | Transportation System | Parks and Recreation | Public Safety | Fire Protection | General Government |
|---|---|---|---|---|---|---|---|---|---|---|
| **Master Plan Facilities Cost** | **$128,524,300** | $21,599,500 | $21,622,600 | $164,000 | $4,741,000 | $41,742,000 | $14,728,000 | $5,310,400 | $7,331,700 | $11,285,100 |
| **Funding Summary** | | | | | | | | | | |
| Development Impact Fees | **$65,216,755** | $9,409,250 | $15,434,600 | $130,903 | $441,616 | $19,777,000 | $6,564,707 | $3,425,556 | $4,211,924 | $5,821,200 |
| Private Funding | **$29,682,426** | $4,290,000 | $4,796,200 | $0 | $876,384 | $18,805,500 | $914,341 | $0 | $0 | $0 |
| Redevelopment | **$9,154,991** | $0 | $0 | $0 | $0 | $767,167 | $3,682,000 | $601,672 | $1,738,175 | $2,365,978 |
| Other | **$24,470,128** | $7,900,250 | $1,391,800 | $33,098 | $3,423,000 | $2,392,333 | $3,566,952 | $1,283,172 | $1,381,601 | $3,097,922 |
| **Total Improvements Funding** | **$128,524,300** | **$21,599,500** | **$21,622,600** | **$164,000** | **$4,741,000** | **$41,742,000** | **$14,728,000** | **$5,310,400** | **$7,331,700** | **$11,285,100** |

[1] See **Appendix A** for more detail.

*costs and funding*



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## WASTEWATER SYSTEM IMPROVEMENTS

Total wastewater system costs are also $21.6 million. **Appendix Figure A-2** shows the estimated cost of each component in the wastewater system improvement program and the allocation of costs to new and existing development. Of the total costs, $1.4 million is allocated to existing development and $20.2 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $15.4 million.

## GENERAL STORM DRAINAGE IMPROVEMENTS

Total general storm drainage system costs are $164,000. **Appendix Figure A-3** shows the estimated cost of each component in the storm drainage system improvement program and the allocation of costs to new and existing development. Of the total costs, $33,000 is allocated to existing development and $131,000 is allocated to new development. Of the total allocated to new development, development impact fees will fund the entire amount.

## STORM DRAINAGE IMPROVEMENTS (NON FLOOD STUDY AREA)

Total storm drainage system costs (non-flood study area) are $4.7 million. **Appendix Figure A-3** shows the estimated cost of each component in the storm drainage system improvement program and the allocation of costs to new and existing development. Of the total costs, $3.4 million is allocated to existing development and $1.3 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $441,000. The bulk of non-flood study area drainage improvements will be funded by existing users.

## TRANSPORTATION SYSTEM IMPROVEMENTS

Total transportation system costs are $42 million. **Appendix Figure A-4-A** shows the estimated cost of each component in the streets portion of the transportation system improvement program and the allocation of costs to new and existing development. **Appendix Figure A-4-B** shows the estimated cost of each component in the signals portion of the transportation system improvement program and the allocation of costs to new and existing development. Of the total costs, $3.2 million is allocated to existing development and $38.6 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $19.8 million.

## PARKS AND RECREATION IMPROVEMENTS

Total parks and recreation system costs are $14.7 million. **Appendix Figure A-5** shows the estimated cost of each component in the parks and recreation system improvement program and the allocation of costs to new and existing development. Of the total costs, $7.2 million is allocated to existing development and $7.5 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $6.6 million. Developers will privately fund the remaining $0.9 million of new development costs in accordance with development agreements established with the City. This amount is the total estimated cost to develop one acre of parkland for every thousand projected new residents.

## PUBLIC SAFETY IMPROVEMENTS

Total public safety system costs are $5.3 million. **Appendix Figure A-6** shows the estimated cost of each component in the public safety system improvement program and the allocation of costs to new and existing development. Of the total costs, $1.8 million is allocated to existing development and $3.4 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $3.4 million, or the entire share of costs attributed to new development.

## FIRE PROTECTION IMPROVEMENTS

Total fire protection system costs are $7.3 million. **Appendix Figure A-7** shows the estimated cost of each component in the fire protection system improvement program and the allocation of costs to new and existing development. Of the total costs, $3.1 million is allocated to existing development and $4.2 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $4.2 million, or the entire share of costs attributed to new development.

## GENERAL GOVERNMENT IMPROVEMENTS

Total general government system costs are $11.3 million. **Appendix Figure A-8** shows the estimated cost of each component in the general government system improvement program and the allocation of costs to new and existing development. Of the total costs, $5.5 million is allocated to existing development and $5.8 million is allocated to new development. Of the total allocated to new development, development impact fees will fund approximately $5.8 million, or the entire share of costs attributed to new development.

# OTHER FUNDING SOURCES

The equipment and facilities needed by new development will be funded by several mechanisms in addition to development impact fees. These funding sources include redevelopment tax increment funds, private financing of in-tract subdivision improvements, state/federal grants, and other broad-based funding mechanisms.

## REDEVELOPMENT FUNDS

The City has a Redevelopment Agency that will provide tax increment revenues that will fund facilities that serve existing development. Currently, the City plans to allocate approximately $9.1 million in redevelopment funds to help pay for facilities serving existing development.

## PRIVATE FINANCING

Certain facilities needed by new development are part of in-tract improvements which are the responsibility of private developers. Typically, two lane roads, water lines up to 12" in diameter for residential and up to 14" for commercial, sewer lines up to 12" in diameter, and storm drain pies up to 36" in diameter are all classified as in-tract improvements. These in-tract improvements will be funded privately by developers.

## OTHER BROAD BASED FINANCING

Certain park, bridge, and road facilities benefit the entire community. These items cannot be funded with fees because they represent improvements above existing levels of service. Nevertheless, if the City elects to fund these items through broad based funding mechanisms, new development will pay its fair share. Examples of broad based funding mechanisms include City-wide Mello-Roos Community Facilities District, General Obligation Bonds, and commitment of general fund revenues.

# V. NEXUS FINDINGS AND FEE CALCULATION

This section of the report presents the findings necessary to establish the development impact fees in accordance with AB 1600 as well as the calculation of the fee for each capital facility type. For each facility for which the City will levy a development impact fee, the findings state: 1) the purpose of the fee, 2) the use of the fee, 3) the relationship between the use of the fee and type of development, 4) the relationship between need for the facility and the type of project, 5) the relationship between the amount of fee and the cost portion attributed to new development, and 6) the fee calculation.

## FINDINGS

**Figure 13** provides a summary of the estimated development impact fees per dwelling unit for each capital facility type according to each residential General Plan land use. **Figure 14** summarizes estimated development impact fees per square foot for each capital facility type according to each non-residential General Plan land use. **Figure 15** is a multi-page table which shows the detailed calculation of program cost for each of the General Plan land uses. **Figure 16** is another multi-page table, with the actual fee per dwelling unit or fee per building square foot calculated for each land use.

### ADMINISTRATION FEE

Each fee calculated in **Figure 16** includes a three percent administration fee. The administration fee covers costs associated with determining, levying, and collecting the fee.

### ALLOWANCES FOR VARIATION IN LAND USES

This study uses the amount of acreage in each general plan land use designation as the basis for estimating the anticipated demand on public services and facilities. Each general plan land use designation reflects a range of types of uses. Although generally somewhat uniform in the types of uses allowed in each land use category, certain atypical uses are allowed in land use designations that have substantially different demands on public facilities from the typical uses. For example, multi-family residential units are allowed within the Central Business District land use designation, even though the typical central business district uses are retail commercial, restaurants, and professional offices. Thus, although residential use is included in what is *designated* in the general plan land use regulations as a commercial category, the *actual* type of use (residential) more accurately reflects what the demand on the City's facilities is. Therefore, where a use is proposed for development and the use is not typical of the use factors upon which the fee was calculated for the applicable general plan land use designation, the fee that will be applied to that type of proposed use will be based upon the category that most closely reflects the typical demands for that use.

**Figure 13**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Residential Fees by Land Use**

| Facility | Fee Per Dwelling Unit | | | | |
|---|---|---|---|---|---|
| | Rural Residential | Low Density Residential | Medium Density Residential | Med High Density Residential | High Density Residential |
| Water System | $6,113 | $4,764 | $3,176 | $2,160 | $1,556 |
| Wastewater System | $7,619 | $5,937 | $5,277 | $3,958 | $2,770 |
| General Storm Drainage | $81 | $63 | $42 | $25 | $22 |
| Transportation | $6,669 | $6,669 | $6,669 | $5,419 | $4,168 |
| Parks & Recreation | $3,400 | $3,400 | $3,400 | $2,763 | $2,125 |
| Public Safety | $904 | $904 | $904 | $904 | $2,137 |
| Fire Protection | $1,373 | $1,373 | $1,373 | $1,116 | $858 |
| General Government | $2,020 | $2,020 | $2,020 | $1,641 | $1,262 |
| **City Wide Total** | **$28,180** | **$25,130** | **$22,861** | **$17,985** | **$14,900** |
| Storm Drainage - Non Flood Study Area | $582 | $195 | $175 | $9 | $47 |
| **City Wide & Non Flood Study Area Total** | **$28,762** | **$25,325** | **$23,037** | **$17,994** | **$14,947** |

*fee sum 1*



*Prepared by EPS*

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Figure 14
City of Winters Capital Facilities Development Impact Fee Nexus Study
Non Residential Fees by Land Use

| Facility | Fee Per Building Square Foot | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Neighborhood Commercial | Highway Service Commercial | Central Business District | Office [1] | Other Commercial | Business Park | Light Industrial | Heavy Industrial | Public/ Quasi-Public |
| Water System | $1.53 | $1.53 | $0.55 | *$1.12* | $1.12 | $1.28 | $0.90 | $1.00 | $1.01 |
| Wastewater System | $2.80 | $2.80 | $0.98 | *$2.00* | $2.00 | $2.00 | $1.40 | $1.87 | $2.15 |
| General Storm Drainage | $0.03 | $0.03 | $0.01 | *$0.02* | $0.02 | $0.02 | $0.02 | $0.02 | $0.00 |
| Transportation | $8.12 | $8.12 | $5.92 | *$6.09* | $6.09 | $2.44 | $1.42 | $1.05 | $0.00 |
| Parks & Recreation | $0.00 | $0.00 | $0.00 | *$0.00* | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Public Safety | $1.14 | $1.14 | $1.14 | *$1.14* | $1.14 | $0.23 | $0.23 | $0.23 | $0.00 |
| Fire Protection | $0.79 | $0.79 | $1.01 | *$1.03* | $1.03 | $0.65 | $0.54 | $0.50 | $0.00 |
| General Government | $1.16 | $1.16 | $1.81 | *$1.86* | $1.86 | $0.75 | $0.43 | $0.32 | $0.00 |
| **City Wide Total** | **$15.57** | **$15.57** | **$11.42** | ***$13.27*** | **$13.27** | **$7.36** | **$4.94** | **$4.99** | **$3.16** |
| Storm Drainage - Non Flood Study Area | $0.08 | $0.16 | $0.06 | *$0.10* | $0.10 | $0.16 | $0.00 | $0.00 | $0.00 |
| **City Wide & Non Flood Study Area Total** | **$15.65** | **$15.73** | **$11.48** | ***$13.37*** | **$13.37** | **$7.53** | **$4.94** | **$4.99** | **$3.16** |

[1] Though no developable office space remains per the General Plan, EPS has constructed a likely fee rate based on the Office usage factors shown in **Figure 3** through **Figure 10**.

*fee sum 2*



*Prepared by EPS*

*11428 model 5.xls 03/26/03*

Figure 15
City of Winters Capital Facilities Development Impact Fee Nexus Study
Development Impact Fee Funded Facilities Cost Allocation

| Facility | Land Use | Estimated Developable Acres | % Acres Subject To Fee | Acres Subject To Fee | Common Use Factor | Units | Total Facility Usage | Percent Share | Facility Cost Share |
|---|---|---|---|---|---|---|---|---|---|
| Water System | Rural Residential | 47.40 | 100% | 47.40 | 1,000 | gal/acre/day | 47,400 | 2.39% | $225,068 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 3,000 | | 302,400 | 15.26% | $1,435,878 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 3,000 | | 711,030 | 35.88% | $3,376,165 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 3,400 | | 179,180 | 9.04% | $850,796 |
| | High Density Residential | 22.40 | 100% | 22.40 | 4,900 | | 109,760 | 5.54% | $521,170 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 3,400 | | 36,040 | 1.82% | $171,128 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 3,400 | | 9,520 | 0.48% | $45,204 |
| | Central Business District | 4.40 | 100% | 4.40 | 4,900 | | 21,560 | 1.09% | $102,373 |
| | Office | 0.00 | 100% | 0.00 | 3,500 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 3,500 | | 67,725 | 3.42% | $321,577 |
| | Business Park | 42.94 | 100% | 42.94 | 4,000 | | 171,750 | 8.67% | $815,516 |
| | Light Industrial | 39.60 | 100% | 39.60 | 3,200 | | 126,720 | 6.39% | $601,701 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 4,000 | | 80,000 | 4.04% | $379,862 |
| | Public/Quasi-Public | 65.85 | 100% | 65.85 | 1,800 | | 118,530 | 5.98% | $562,813 |
| | **Total** | **665.85** | | **665.85** | | | **1,981,615** | **100.00%** | **$9,409,250** |
| Wastewater System | Rural Residential | 47.40 | 100% | 47.40 | 500 | gal/acre/day | 23,700 | 1.82% | $280,488 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 1,500 | | 151,200 | 11.59% | $1,789,445 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 2,000 | | 474,020 | 36.35% | $5,610,004 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 2,500 | | 131,750 | 10.10% | $1,559,255 |
| | High Density Residential | 22.40 | 100% | 22.40 | 3,500 | | 78,400 | 6.01% | $927,860 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 2,500 | | 26,500 | 2.03% | $313,626 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 2,500 | | 7,000 | 0.54% | $82,845 |
| | Central Business District | 4.40 | 100% | 4.40 | 3,500 | | 15,400 | 1.18% | $182,258 |
| | Office | 0.00 | 100% | 0.00 | 2,500 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 2,500 | | 48,375 | 3.71% | $572,516 |
| | Business Park | 42.94 | 100% | 42.94 | 2,500 | | 107,344 | 8.23% | $1,270,408 |
| | Light Industrial | 39.60 | 100% | 39.60 | 2,000 | | 79,200 | 6.07% | $937,328 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 3,000 | | 60,000 | 4.60% | $710,097 |
| | Public/Quasi-Public | 65.85 | 100% | 65.85 | 1,538 | | 101,265 | 7.76% | $1,198,468 |
| | **Total** | **665.85** | | **665.85** | | | **1,304,154** | **100.00%** | **$15,434,600** |
| Storm Drainage | Rural Residential | 47.40 | 100% | 47.40 | 0.15 | runoff/acre | 7 | 2.28% | $2,978 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 0.45 | | 45 | 14.51% | $19,000 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 0.45 | | 107 | 34.13% | $44,675 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 0.45 | | 24 | 7.59% | $9,934 |
| | High Density Residential | 22.40 | 100% | 22.40 | 0.80 | | 18 | 5.73% | $7,506 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 0.80 | | 8 | 2.71% | $3,552 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 0.80 | | 2 | 0.72% | $938 |
| | Central Business District | 4.40 | 100% | 4.40 | 0.80 | | 4 | 1.13% | $1,474 |
| | Office | 0.00 | 100% | 0.00 | 0.80 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 0.80 | | 15 | 4.95% | $6,484 |
| | Business Park | 42.94 | 100% | 42.94 | 0.80 | | 34 | 10.99% | $14,388 |
| | Light Industrial | 39.60 | 100% | 39.60 | 0.80 | | 32 | 10.14% | $13,270 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 0.80 | | 16 | 5.12% | $6,702 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **600.00** | | **600.00** | | | **313** | **100.00%** | **$130,903** |

*Prepared by EPS*

Figure 15
City of Winters Capital Facilities Development Impact Fee Nexus Study
Development Impact Fee Funded Facilities Cost Allocation

| Facility | Land Use | Estimated Developable Acres | % Acres Subject To Fee | Acres Subject To Fee | Common Use Factor | Units | Total Facility Usage | Percent Share | Facility Cost Share |
|---|---|---|---|---|---|---|---|---|---|
| Transportation | Rural Residential | 47.40 | 100% | 47.40 | 0.91 | pm peak trip/acre/day | 43 | 1.24% | $245,541 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 3.51 | | 354 | 10.16% | $2,010,327 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 5.27 | | 1,248 | 35.85% | $7,090,291 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 7.13 | | 376 | 10.79% | $2,134,913 |
| | High Density Residential | 22.40 | 100% | 22.40 | 10.97 | | 246 | 7.06% | $1,396,060 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 15.12 | | 160 | 4.60% | $910,484 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 15.12 | | 42 | 1.22% | $240,505 |
| | Central Business District | 4.40 | 100% | 4.40 | 44.10 | | 194 | 5.57% | $1,102,153 |
| | Office | 0.00 | 100% | 0.00 | 15.88 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 15.88 | | 307 | 8.82% | $1,744,908 |
| | Business Park | 42.94 | 100% | 42.94 | 6.35 | | 273 | 7.83% | $1,548,775 |
| | Light Industrial | 39.60 | 100% | 39.60 | 4.23 | | 168 | 4.81% | $952,260 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 3.53 | | 71 | 2.03% | $400,783 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **665.85** | | **600.00** | | | **3,482** | **100.00%** | **$19,777,000** |
| Parks and Recreation | Rural Residential | 47.40 | 100% | 47.40 | 2.56 | pop/acre | 121 | 1.91% | $125,176 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 9.86 | | 993 | 15.61% | $1,024,856 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 14.78 | | 3,504 | 55.06% | $3,614,600 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 20.02 | | 1,055 | 16.58% | $1,088,369 |
| | High Density Residential | 22.40 | 100% | 22.40 | 30.80 | | 690 | 10.84% | $711,706 |
| | Neighborhood Commercial | 10.60 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Highway Service Commercial | 2.80 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Central Business District | 4.40 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Office | 0.00 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Business Park | 42.94 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Light Industrial | 39.60 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Heavy Industrial | 20.00 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **665.85** | | **460.31** | | | **6,364** | **100.00%** | **$6,564,707** |
| Public Safety | Rural Residential | 47.40 | 100% | 47.40 | 1.27 | calls/acre/year | 60 | 0.97% | $33,281 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 4.87 | | 491 | 7.95% | $272,483 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 7.31 | | 1,733 | 28.05% | $961,031 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 12.19 | | 642 | 10.40% | $356,148 |
| | High Density Residential | 22.40 | 100% | 22.40 | 57.63 | | 1,291 | 20.90% | $715,799 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 21.78 | | 231 | 3.74% | $128,025 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 21.78 | | 61 | 0.99% | $33,818 |
| | Central Business District | 4.40 | 100% | 4.40 | 87.12 | | 383 | 6.21% | $212,569 |
| | Office | 0.00 | 100% | 0.00 | 30.49 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 30.49 | | 590 | 9.55% | $327,188 |
| | Business Park | 42.94 | 100% | 42.94 | 6.10 | | 262 | 4.24% | $145,205 |
| | Light Industrial | 39.60 | 100% | 39.60 | 6.97 | | 276 | 4.47% | $153,050 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 7.84 | | 157 | 2.54% | $86,960 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **665.85** | | **600.00** | | | **6,177** | **100.00%** | **$3,425,556** |

Figure 15
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Development Impact Fee Funded Facilities Cost Allocation**

| Facility | Land Use | Estimated Developable Acres | % Acres Subject To Fee | Acres Subject To Fee | Common Use Factor | Units | Total Facility Usage | Percent Share | Facility Cost Share |
|---|---|---|---|---|---|---|---|---|---|
| Fire Protection | Rural Residential | 47.40 | 100% | 47.40 | 2.56 | pop/acre | 121 | 1.20% | $50,564 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 9.86 | | 993 | 9.83% | $413,986 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 14.78 | | 3,504 | 34.67% | $1,460,100 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 20.02 | | 1,055 | 10.44% | $439,642 |
| | High Density Residential | 22.40 | 100% | 22.40 | 30.80 | | 690 | 6.83% | $287,490 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 20.00 | | 212 | 2.10% | $88,341 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 20.00 | | 56 | 0.55% | $23,335 |
| | Central Business District | 4.40 | 100% | 4.40 | 102.50 | | 451 | 4.46% | $187,932 |
| | Office | 0.00 | 100% | 0.00 | 36.50 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 36.50 | | 706 | 6.99% | $294,305 |
| | Business Park | 42.94 | 100% | 42.94 | 23.00 | | 988 | 9.77% | $411,518 |
| | Light Industrial | 39.60 | 100% | 39.60 | 22.00 | | 871 | 8.62% | $363,029 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 23.00 | | 460 | 4.55% | $191,682 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **665.85** | | **600.00** | | | **10,108** | 100.00% | **$4,211,924** |
| General Government | Rural Residential | 47.40 | 100% | 47.40 | 2.56 | people/acre | 121 | 1.28% | $74,350 |
| | Low Density Residential | 100.80 | 100% | 100.80 | 9.86 | | 993 | 10.46% | $608,728 |
| | Medium Density Residential | 237.01 | 100% | 237.01 | 14.78 | | 3,504 | 36.88% | $2,146,945 |
| | Medium High Density Residential | 52.70 | 100% | 52.70 | 20.02 | | 1,055 | 11.11% | $646,453 |
| | High Density Residential | 22.40 | 100% | 22.40 | 30.80 | | 690 | 7.26% | $422,728 |
| | Neighborhood Commercial | 10.60 | 100% | 10.60 | 20.00 | | 212 | 2.23% | $129,897 |
| | Highway Service Commercial | 2.80 | 100% | 2.80 | 20.00 | | 56 | 0.59% | $34,312 |
| | Central Business District | 4.40 | 100% | 4.40 | 125.00 | | 550 | 5.79% | $336,996 |
| | Office | 0.00 | 100% | 0.00 | 45.00 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 100% | 19.35 | 45.00 | | 871 | 9.17% | $533,526 |
| | Business Park | 42.94 | 100% | 42.94 | 18.00 | | 773 | 8.14% | $473,556 |
| | Light Industrial | 39.60 | 100% | 39.60 | 12.00 | | 475 | 5.00% | $291,165 |
| | Heavy Industrial | 20.00 | 100% | 20.00 | 10.00 | | 200 | 2.11% | $122,544 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **665.85** | | **600.00** | | | **9,501** | **100.00%** | **$5,821,200** |
| Storm Drainage -- Non Flood Study Area | Rural Residential | 47.40 | 100% | 47.40 | 0.15 | runoff/acre | 7 | 4.86% | $21,444 |
| | Low Density Residential | 100.80 | 43% | 43.34 | 0.45 | | 20 | 13.32% | $58,828 |
| | Medium Density Residential | 237.01 | 58% | 137.47 | 0.45 | | 62 | 42.25% | $186,572 |
| | Medium High Density Residential | 52.70 | 5% | 2.64 | 0.45 | | 1 | 0.81% | $3,576 |
| | High Density Residential | 22.40 | 29% | 6.50 | 0.80 | | 5 | 3.55% | $15,674 |
| | Neighborhood Commercial | 10.60 | 34% | 3.60 | 0.80 | | 3 | 1.97% | $8,696 |
| | Highway Service Commercial | 2.80 | 68% | 1.90 | 0.80 | | 2 | 1.04% | $4,594 |
| | Central Business District | 4.40 | 100% | 4.40 | 0.80 | | 4 | 2.40% | $10,617 |
| | Office | 0.00 | 60% | 0.00 | 0.80 | | 0 | 0.00% | $0 |
| | Other Commercial | 19.35 | 60% | 11.61 | 0.80 | | 9 | 6.34% | $28,013 |
| | Business Park | 42.94 | 100% | 42.94 | 0.80 | | 34 | 23.46% | $103,602 |
| | Light Industrial | 39.60 | 0% | 0.00 | 0.80 | | 0 | 0.00% | $0 |
| | Heavy Industrial | 20.00 | 0% | 0.00 | 0.80 | | 0 | 0.00% | $0 |
| | Public/Quasi-Public | 65.85 | 0% | 0.00 | 0.00 | | 0 | 0.00% | $0 |
| | **Total** | **665.85** | | **301.80** | | | **146** | **100.00%** | **$441,616** |

*cost alloc*

*Prepared by EPS*

*11428 model 5.xls 03/26/03*

Figure 16
City of Winters Capital Facilities Development Impact Fee Nexus Study
Allocation of Fee by Land Use

| Facility | Land Use | Facility Cost Share | Acres Subject To Fee | Facility Cost Per Acre | Admin. Cost per Acre at 3.00% | Cost per Acre w/ Admin. Fee | DUs/Acre Floor Area Ratio | Dwelling Units | Building Sqft | Facility Cost w/ Admin. Cost | Fee per Dwelling Unit | Fee Per Bldg SF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (From Fig. 15) | (From Fig. 15) | | | | | | | | | |
| | | (A) | (B) | ( C ) = (A) / (B) | (D) = ( C ) x 3% | (E) = ( C ) + (D) | (F) | (G) | (H) | (I) - See Footnote [1] | (J) = (I) / (G) | (J) = (I) / (H) |
| Water System | Rural Residential | $225,068 | 47.40 | $4,748 | $142 | $4,891 | 0.80 | 38 | | $231,820 | $6,113 | |
| | Low Density Residential | $1,435,878 | 100.80 | $14,245 | $427 | $14,672 | 3.08 | 310 | | $1,478,954 | $4,764 | |
| | Medium Density Residential | $3,376,165 | 237.01 | $14,245 | $427 | $14,672 | 4.62 | 1,095 | | $3,477,450 | $3,176 | |
| | Medium High Density Residential | $850,796 | 52.70 | $16,144 | $484 | $16,628 | 7.70 | 406 | | $876,320 | $2,160 | |
| | High Density Residential | $521,170 | 22.40 | $23,267 | $698 | $23,965 | 15.40 | 345 | | $536,806 | $1,556 | |
| | Neighborhood Commercial | $171,128 | 10.60 | $16,144 | $484 | $16,628 | 25% | | 115,434 | $176,262 | | $1.53 |
| | Highway Service Commercial | $45,204 | 2.80 | $16,144 | $484 | $16,628 | 25% | | 30,492 | $46,560 | | $1.53 |
| | Central Business District | $102,373 | 4.40 | $23,267 | $698 | $23,965 | 100% | | 191,664 | $105,444 | | $0.55 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $321,577 | 19.35 | $16,619 | $499 | $17,118 | 35% | | 295,010 | $331,224 | | $1.12 |
| | Business Park | $815,516 | 42.94 | $18,993 | $570 | $19,563 | 35% | | 654,625 | $839,981 | | $1.28 |
| | Light Industrial | $601,701 | 39.60 | $15,194 | $456 | $15,650 | 40% | | 689,990 | $619,752 | | $0.90 |
| | Heavy Industrial | $379,862 | 20.00 | $18,993 | $570 | $19,563 | 45% | | 392,040 | $391,258 | | $1.00 |
| | Public/Quasi-Public | $562,813 | 65.85 | $8,547 | $256 | $8,803 | 20% | | 573,685 | $579,697 | | $1.01 |
| | **Total** | **$9,409,250** | **665.85** | | | | | | | | | |
| Wastewater System | Rural Residential | $280,488 | 47.40 | $5,917 | $178 | $6,095 | 0.80 | 38 | | $288,903 | $7,619 | |
| | Low Density Residential | $1,789,445 | 100.80 | $17,752 | $533 | $18,285 | 3.08 | 310 | | $1,843,128 | $5,937 | |
| | Medium Density Residential | $5,610,004 | 237.01 | $23,670 | $710 | $24,380 | 4.62 | 1,095 | | $5,778,305 | $5,277 | |
| | Medium High Density Residential | $1,559,255 | 52.70 | $29,587 | $888 | $30,475 | 7.70 | 406 | | $1,606,033 | $3,958 | |
| | High Density Residential | $927,860 | 22.40 | $41,422 | $1,243 | $42,665 | 15.40 | 345 | | $955,696 | $2,770 | |
| | Neighborhood Commercial | $313,626 | 10.60 | $29,587 | $888 | $30,475 | 25% | | 115,434 | $323,035 | | $2.80 |
| | Highway Service Commercial | $82,845 | 2.80 | $29,587 | $888 | $30,475 | 25% | | 30,492 | $85,330 | | $2.80 |
| | Central Business District | $182,258 | 4.40 | $41,422 | $1,243 | $42,665 | 100% | | 191,664 | $187,726 | | $0.98 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $572,516 | 19.35 | $29,587 | $888 | $30,475 | 35% | | 295,010 | $589,691 | | $2.00 |
| | Business Park | $1,270,408 | 42.94 | $29,587 | $888 | $30,475 | 35% | | 654,625 | $1,308,520 | | $2.00 |
| | Light Industrial | $937,328 | 39.60 | $23,670 | $710 | $24,380 | 40% | | 689,990 | $965,448 | | $1.40 |
| | Heavy Industrial | $710,097 | 20.00 | $35,505 | $1,065 | $36,570 | 45% | | 392,040 | $731,400 | | $1.87 |
| | Public/Quasi-Public | $1,198,468 | 65.85 | $18,200 | $546 | $18,746 | 20% | | 573,685 | $1,234,422 | | $2.15 |
| | **Total** | **$15,434,600** | **665.85** | | | | | | | | | |
| Storm Drainage | Rural Residential | $2,978 | 47.40 | $63 | $2 | $65 | 0.80 | 38 | | $3,068 | $81 | |
| | Low Density Residential | $19,000 | 100.80 | $188 | $6 | $194 | 3.08 | 310 | | $19,570 | $63 | |
| | Medium Density Residential | $44,675 | 237.01 | $188 | $6 | $194 | 4.62 | 1,095 | | $46,015 | $42 | |
| | Medium High Density Residential | $9,934 | 52.70 | $188 | $6 | $194 | 7.70 | 406 | | $10,232 | $25 | |
| | High Density Residential | $7,506 | 22.40 | $335 | $10 | $345 | 15.40 | 345 | | $7,731 | $22 | |
| | Neighborhood Commercial | $3,552 | 10.60 | $335 | $10 | $345 | 25% | | 115,434 | $3,659 | | $0.03 |
| | Highway Service Commercial | $938 | 2.80 | $335 | $10 | $345 | 25% | | 30,492 | $966 | | $0.03 |
| | Central Business District | $1,474 | 4.40 | $335 | $10 | $345 | 100% | | 191,664 | $1,519 | | $0.01 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $6,484 | 19.35 | $335 | $10 | $345 | 35% | | 295,010 | $6,679 | | $0.02 |
| | Business Park | $14,388 | 42.94 | $335 | $10 | $345 | 35% | | 654,625 | $14,820 | | $0.02 |
| | Light Industrial | $13,270 | 39.60 | $335 | $10 | $345 | 40% | | 689,990 | $13,668 | | $0.02 |
| | Heavy Industrial | $6,702 | 20.00 | $335 | $10 | $345 | 45% | | 392,040 | $6,903 | | $0.02 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 573,685 | $0 | | $0.00 |
| | **Total** | **$130,903** | **600.00** | | | | | | | | | |



Prepared by EPS

Figure 16
City of Winters Capital Facilities Development Impact Fee Nexus Study
Allocation of Fee by Land Use

| Facility | Land Use | Facility Cost Share | Acres Subject To Fee | Facility Cost Per Acre | Admin. Cost per Acre at 3.00% | Cost per Acre w/ Admin. Fee | DUs/Acre Floor Area Ratio | Dwelling Units | Building Sqft | Facility Cost w/ Admin. Cost | Fee per Dwelling Unit | Fee Per Bldg SF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (From Fig. 15) | (From Fig. 15) | | | | | | | | | |
| | | (A) | (B) | ( C ) = (A) / (B) | (D) = ( C ) x 3% | (E) = ( C ) + (D) | (F) | (G) | (H) | (I) - See Footnote [1] | (J) = (I) / (G) | (J) = (I) / (H) |
| Transportation | Rural Residential | $245,541 | 47.40 | $5,180 | $155 | $5,336 | 0.80 | 38 | | $252,907 | $6,669 | |
| | Low Density Residential | $2,010,327 | 100.80 | $19,944 | $598 | $20,542 | 3.08 | 310 | | $2,070,637 | $6,669 | |
| | Medium Density Residential | $7,090,291 | 237.01 | $29,916 | $897 | $30,813 | 4.62 | 1,095 | | $7,302,999 | $6,669 | |
| | Medium High Density Residential | $2,134,913 | 52.70 | $40,511 | $1,215 | $41,726 | 7.70 | 406 | | $2,198,960 | $5,419 | |
| | High Density Residential | $1,396,060 | 22.40 | $62,324 | $1,870 | $64,194 | 15.40 | 345 | | $1,437,942 | $4,168 | |
| | Neighborhood Commercial | $910,484 | 10.60 | $85,895 | $2,577 | $88,472 | 25% | | 115,434 | $937,799 | | $8.12 |
| | Highway Service Commercial | $240,505 | 2.80 | $85,895 | $2,577 | $88,472 | 25% | | 30,492 | $247,720 | | $8.12 |
| | Central Business District | $1,102,153 | 4.40 | $250,489 | $7,515 | $258,004 | 100% | | 191,664 | $1,135,217 | | $5.92 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $1,744,908 | 19.35 | $90,176 | $2,705 | $92,881 | 35% | | 295,010 | $1,797,256 | | $6.09 |
| | Business Park | $1,548,775 | 42.94 | $36,070 | $1,082 | $37,153 | 35% | | 654,625 | $1,595,238 | | $2.44 |
| | Light Industrial | $952,260 | 39.60 | $24,047 | $721 | $24,768 | 40% | | 689,990 | $980,828 | | $1.42 |
| | Heavy Industrial | $400,783 | 20.00 | $20,039 | $601 | $20,640 | 45% | | 392,040 | $412,806 | | $1.05 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 573,685 | $0 | | $0.00 |
| | **Total** | **$19,777,000** | **600.00** | | | | | | | | | |
| Parks and Recreation | Rural Residential | $125,176 | 47.40 | $2,641 | $79 | $2,720 | 0.80 | 38 | | $128,931 | $3,400 | |
| | Low Density Residential | $1,024,856 | 100.80 | $10,167 | $305 | $10,472 | 3.08 | 310 | | $1,055,602 | $3,400 | |
| | Medium Density Residential | $3,614,600 | 237.01 | $15,251 | $458 | $15,708 | 4.62 | 1,095 | | $3,723,038 | $3,400 | |
| | Medium High Density Residential | $1,088,369 | 52.70 | $20,652 | $620 | $21,272 | 7.70 | 406 | | $1,121,020 | $2,763 | |
| | High Density Residential | $711,706 | 22.40 | $31,773 | $953 | $32,726 | 15.40 | 345 | | $733,057 | $2,125 | |
| | Neighborhood Commercial | $0 | 0.00 | $0 | $0 | $0 | 25% | | 115,434 | $0 | | $0.00 |
| | Highway Service Commercial | $0 | 0.00 | $0 | $0 | $0 | 25% | | 30,492 | $0 | | $0.00 |
| | Central Business District | $0 | 0.00 | $0 | $0 | $0 | 100% | | 191,664 | $0 | | $0.00 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $0 | 0.00 | $0 | $0 | $0 | 35% | | 295,010 | $0 | | $0.00 |
| | Business Park | $0 | 0.00 | $0 | $0 | $0 | 35% | | 654,625 | $0 | | $0.00 |
| | Light Industrial | $0 | 0.00 | $0 | $0 | $0 | 40% | | 689,990 | $0 | | $0.00 |
| | Heavy Industrial | $0 | 0.00 | $0 | $0 | $0 | 45% | | 392,040 | $0 | | $0.00 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 573,685 | $0 | | $0.00 |
| | **Total** | **$6,564,707** | **460.31** | | | | | | | | | |
| Public Safety | Rural Residential | $33,281 | 47.40 | $702 | $21 | $723 | 0.80 | 38 | | $34,279 | $904 | |
| | Low Density Residential | $272,483 | 100.80 | $2,703 | $81 | $2,784 | 3.08 | 310 | | $280,658 | $904 | |
| | Medium Density Residential | $961,031 | 237.01 | $4,055 | $122 | $4,176 | 4.62 | 1,095 | | $989,862 | $904 | |
| | Medium High Density Residential | $356,148 | 52.70 | $6,758 | $203 | $6,961 | 7.70 | 406 | | $366,832 | $904 | |
| | High Density Residential | $715,799 | 22.40 | $31,955 | $959 | $32,914 | 15.40 | 345 | | $737,273 | $2,137 | |
| | Neighborhood Commercial | $128,025 | 10.60 | $12,078 | $362 | $12,440 | 25% | | 115,434 | $131,865 | | $1.14 |
| | Highway Service Commercial | $33,818 | 2.80 | $12,078 | $362 | $12,440 | 25% | | 30,492 | $34,832 | | $1.14 |
| | Central Business District | $212,569 | 4.40 | $48,311 | $1,449 | $49,761 | 100% | | 191,664 | $218,946 | | $1.14 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $327,188 | 19.35 | $16,909 | $507 | $17,416 | 35% | | 295,010 | $337,003 | | $1.14 |
| | Business Park | $145,205 | 42.94 | $3,382 | $101 | $3,483 | 35% | | 654,625 | $149,562 | | $0.23 |
| | Light Industrial | $153,050 | 39.60 | $3,865 | $116 | $3,981 | 40% | | 689,990 | $157,641 | | $0.23 |
| | Heavy Industrial | $86,960 | 20.00 | $4,348 | $130 | $4,478 | 45% | | 392,040 | $89,569 | | $0.23 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 573,685 | $0 | | $0.00 |
| | **Total** | **$3,425,556** | **600.00** | | | | | | | | | |

Figure 16
City of Winters Capital Facilities Development Impact Fee Nexus Study
Allocation of Fee by Land Use

| Facility | Land Use | Facility Cost Share | Acres Subject To Fee | Facility Cost Per Acre | Admin. Cost per Acre at 3.00% | Cost per Acre w/ Admin. Fee | DUs/Acre Floor Area Ratio | Dwelling Units | Building Sqft | Facility Cost w/ Admin. Cost | Fee per Dwelling Unit | Fee Per Bldg SF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (From Fig. 15) | (From Fig. 15) | | | | | | | | | |
| | | (A) | (B) | ( C ) = (A) / (B) | (D) = ( C ) x 3% | (E) = ( C ) + (D) | (F) | (G) | (H) | (I) - See Footnote [1] | (J) = (I) / (G) | (J) = (I) / (H) |
| Fire Protection | Rural Residential | $50,564 | 47.40 | $1,067 | $32 | $1,099 | 0.80 | 38 | | $52,081 | $1,373 | |
| | Low Density Residential | $413,986 | 100.80 | $4,107 | $123 | $4,230 | 3.08 | 310 | | $426,405 | $1,373 | |
| | Medium Density Residential | $1,460,100 | 237.01 | $6,161 | $185 | $6,345 | 4.62 | 1,095 | | $1,503,903 | $1,373 | |
| | Medium High Density Residential | $439,642 | 52.70 | $8,342 | $250 | $8,593 | 7.70 | 406 | | $452,831 | $1,116 | |
| | High Density Residential | $287,490 | 22.40 | $12,834 | $385 | $13,219 | 15.40 | 345 | | $296,115 | $858 | |
| | Neighborhood Commercial | $88,341 | 10.60 | $8,334 | $250 | $8,584 | 25% | | 115,434 | $90,991 | | $0.79 |
| | Highway Service Commercial | $23,335 | 2.80 | $8,334 | $250 | $8,584 | 25% | | 30,492 | $24,035 | | $0.79 |
| | Central Business District | $187,932 | 4.40 | $42,712 | $1,281 | $43,993 | 100% | | 191,664 | $193,570 | | $1.01 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $294,305 | 19.35 | $15,210 | $456 | $15,666 | 35% | | 295,010 | $303,134 | | $1.03 |
| | Business Park | $411,518 | 42.94 | $9,584 | $288 | $9,872 | 35% | | 654,625 | $423,863 | | $0.65 |
| | Light Industrial | $363,029 | 39.60 | $9,167 | $275 | $9,442 | 40% | | 689,990 | $373,920 | | $0.54 |
| | Heavy Industrial | $191,682 | 20.00 | $9,584 | $288 | $9,872 | 45% | | 392,040 | $197,433 | | $0.50 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 573,685 | $0 | | $0.00 |
| | **Total** | **$4,211,924** | **600.00** | | | | | | | | | |
| General Government | Rural Residential | $74,350 | 47.40 | $1,569 | $47 | $1,616 | 0.80 | 38 | | $76,580 | $2,020 | |
| | Low Density Residential | $608,728 | 100.80 | $6,039 | $181 | $6,220 | 3.08 | 310 | | $626,990 | $2,020 | |
| | Medium Density Residential | $2,146,945 | 237.01 | $9,058 | $272 | $9,330 | 4.62 | 1,095 | | $2,211,353 | $2,020 | |
| | Medium High Density Residential | $646,453 | 52.70 | $12,267 | $368 | $12,635 | 7.70 | 406 | | $665,847 | $1,641 | |
| | High Density Residential | $422,728 | 22.40 | $18,872 | $566 | $19,438 | 15.40 | 345 | | $435,410 | $1,262 | |
| | Neighborhood Commercial | $129,897 | 10.60 | $12,254 | $368 | $12,622 | 25% | | 115,434 | $133,794 | | $1.16 |
| | Highway Service Commercial | $34,312 | 2.80 | $12,254 | $368 | $12,622 | 25% | | 30,492 | $35,342 | | $1.16 |
| | Central Business District | $336,996 | 4.40 | $76,590 | $2,298 | $78,888 | 100% | | 191,664 | $347,106 | | $1.81 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $533,526 | 19.35 | $27,572 | $827 | $28,400 | 35% | | 295,010 | $549,532 | | $1.86 |
| | Business Park | $473,556 | 42.94 | $11,029 | $331 | $11,360 | 35% | | 654,625 | $487,763 | | $0.75 |
| | Light Industrial | $291,165 | 39.60 | $7,353 | $221 | $7,573 | 40% | | 689,990 | $299,900 | | $0.43 |
| | Heavy Industrial | $122,544 | 20.00 | $6,127 | $184 | $6,311 | 45% | | 392,040 | $126,220 | | $0.32 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 573,685 | $0 | | $0.00 |
| | **Total** | **$5,821,200** | **600.00** | | | | | | | | | |
| Storm Drainage -- Non Flood Study Area | Rural Residential | $21,444 | 47.40 | $452 | $14 | $466 | 0.80 | 38 | | $22,088 | $582 | |
| | Low Density Residential | $58,828 | 43.34 | $1,357 | $41 | $1,398 | 3.08 | 310 | | $140,913 | $195 | |
| | Medium Density Residential | $186,572 | 137.47 | $1,357 | $41 | $1,398 | 4.62 | 1,095 | | $331,327 | $175 | |
| | Medium High Density Residential | $3,576 | 2.64 | $1,357 | $41 | $1,398 | 7.70 | 406 | | $73,672 | $9 | |
| | High Density Residential | $15,674 | 6.50 | $2,413 | $72 | $2,485 | 15.40 | 345 | | $55,669 | $47 | |
| | Neighborhood Commercial | $8,696 | 3.60 | $2,413 | $72 | $2,485 | 25% | | 39,248 | $3,045 | | $0.08 |
| | Highway Service Commercial | $4,594 | 1.90 | $2,413 | $72 | $2,485 | 25% | | 20,735 | $3,218 | | $0.16 |
| | Central Business District | $10,617 | 4.40 | $2,413 | $72 | $2,485 | 100% | | 191,664 | $10,935 | | $0.06 |
| | Office | $0 | 0.00 | $0 | $0 | $0 | 35% | | 0 | $0 | | $0.00 |
| | Other Commercial | $28,013 | 11.61 | $2,413 | $72 | $2,485 | 35% | | 177,006 | $17,312 | | $0.10 |
| | Business Park | $103,602 | 42.94 | $2,413 | $72 | $2,485 | 35% | | 654,625 | $106,710 | | $0.16 |
| | Light Industrial | $0 | 0.00 | $0 | $0 | $0 | 40% | | 0 | $0 | | $0.00 |
| | Heavy Industrial | $0 | 0.00 | $0 | $0 | $0 | 45% | | 0 | $0 | | $0.00 |
| | Public/Quasi-Public | $0 | 0.00 | $0 | $0 | $0 | 20% | | 0 | $0 | | $0.00 |
| | **Total** | **$441,616** | **301.80** | | | | | | | | | |

[1] Formula for Facility Cost with Admin. Fee as follows: Residential:(I) = (E) / (F) x (G) ; Non-residential:(I) = ((E) x (B)) / (43560 x (F) x (B)) * (H).

*Prepared by EPS*

*fee alloc*

*11428 model 5.xls 03/26/03*

# WATER SYSTEM

## NEXUS FINDINGS

**Purpose of Fee:** Provide Potable Water to New Residents

**Use of Fee:** Expansion of existing and construction of new water wells, distribution facilities, and pumping facilities as described in Appendix **Figure A-1**. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide potable water service for a population of 12,500 as projected in the General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demand for potable water and the associated need for wells, distribution facilities and pumping facilities. The fees will be used to expand water supply to accommodate new development.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will add to the incremental need for potable water. The current water delivery system is at capacity so new wells, distribution facilities, and pumping facilities are necessary.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The amount of potable water demand for each land use has been estimated by applying the water common use factor to the land uses stated in the General Plan. For the water system, the appropriate common use factor is gallons of water per acre per day. **Figure 3** shows the water system use factors provided by the City's Water Master Plan consultant, CH2M HILL.

The total cost of the required water facilities comes from the City and the City's Engineer, Ponticello Enterprises. The estimated total cost of the water facilities has been allocated to each land use based upon a percentage of total water demand generated by each type of land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 3** to the land uses described in the General Plan in order to determine the cost share for each land use.

## FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the

estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## WASTEWATER SYSTEM

### NEXUS FINDINGS

**Purpose of Fee:** Waste Water Collection and Treatment

**Use of Fee:** Expansion of existing wastewater treatment plant and collection facilities as described in **Appendix Figure A-2** well as acquisition and construction of additional supporting capital equipment and facilities required by the City to provide wastewater treatment service for a population of 12,500 as projected in the Winters General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional waste water and the need for treatment and collection capacity. The fees will be used to expand capacity to accommodate new development.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will add to the incremental need for waste water treatment and collection capacity.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The generation of waste water for each land use has been estimated by applying the wastewater common use factor to the land uses stated in the General Plan. For the wastewater system, the appropriate common use factor is gallons of sewage flow per acre per day. **Figure 4** shows the waste water system use factors provided by the City's Wastewater Master Plan consultant, CH2M HILL.

The total cost of the required wastewater facilities was estimated by City staff and Ponticello Enterprises and reflects the cost of additional capital equipment and facilities required by the City to provide wastewater collection and treatment service for a population of 12,500.

The estimated total cost of the wastewater facilities has been allocated to each land use based upon a percentage of total wastewater treatment demand generated by each land use type. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 4** to the land uses described in the General Plan in order to determine the cost share for each land use. The result is a dollar figure attributed to each dwelling unit type for the various residential land use categories and to each square foot of building space for non-residential land uses.

### FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## STORM DRAINAGE SYSTEM

### NEXUS FINDINGS

**Purpose of Fee:** Provide for collection and distribution of storm water.

**Use of Fee:** Expansion of existing and construction of new storm drain main lines as described in **Appendix Figure A-3**. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide storm drainage for a population of 12,500 as projected in the Winters General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional runoff and the associated need for storm drain facilities. The fees will be used to expand the storm drain system to accommodate new development.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will generate additional runoff. All new development must have adequate storm drains in order to collect the storm water runoff.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The amount of storm water runoff generated by each land use has been estimated by applying the storm drain common use factor to the land uses stated in the General Plan. For the storm drain system, the appropriate common use factor is the runoff coefficient per acre. **Figure 5** shows the runoff coefficient factors provided by the City's Storm Drainage Master Plan consultant, CH2M HILL.

The total cost of the required storm drainage facilities was estimated by City staff and Ponticello Enterprises and reflects the cost of additional capital equipment and facilities required by the City to safely convey floodwaters in periods of heavy rainfall for a population of 12,500.

The estimated total cost of the storm drain facilities has been allocated to each land use based upon a percentage of total runoff generated by each type of land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 5** to the land uses described in the General Plan in order to determine the cost share for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

### FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## TRANSPORTATION SYSTEM

### NEXUS FINDINGS

**Purpose of Fee:** Provide circulation system with level of service C or better.

**Use of Fee:** Expansion of existing and construction of new roadway facilities as described in **Appendix Figure A-4**. Acquisition and construction of additional supporting capital equipment and facilities required by the City to provide a circulation system for a population of 12,500 as projected in the Winters General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional vehicular trips and the need for roadway capacity to maintain existing levels of service. The fees will be used to expand capacity which will facilitate traffic flow.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will add to the incremental need for roadway capacity. If a minimum of service level C is to be maintained, the roadway system must be expanded.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The amount of trips generated for each land use has been estimated by applying the common use factor to the land uses stated in the General Plan. For the

circulation system, the appropriate common use factor is p.m. peak trips per acre per day. **Figure 6** shows the trip rates provided by the City's Circulation Master Plan consultant, Wilbur Smith Associates. The trip rates are derived from the traffic model prepared by Wilbur Smith for the City of Winter and from data provided by the Institute of Transportation engineers.

The total cost of the required transportation facilities was estimated by City staff and Ponticello Enterprises and also reflects the cost of additional capital equipment and facilities required by the City to provide a circulation system with a minimum of service level C for a population of 12,500.

The estimated total cost of the roadway facilities has been allocated to each land use based upon a percentage of total trips generated by each type of land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 6** to the land uses described in the General Plan in order to determine the cost share for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

### FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## PARKS AND RECREATION FACILITIES

### NEXUS FINDINGS

**Purpose of Fee:** Develop five acres of park land per thousand population.

**Use of Fee:** For each thousand additional residents, the fee will be used to improve five acres of park land to include turf, landscape, and recreational amenities.

**Relationship Between Use of Fee and Type of Development:** The development of new residential land uses in Winters will generate additional need for park and recreation services and the associated need for park facilities. The fees will be used to develop park land to serve new development.

**Relationship Between Need for Facility and Type of Project:** Each new residential development project will generate additional demand for park and recreation services and the associated need for park and recreation facilities. Winters has chosen the legally mandated minimum of five acres per thousand population for new development.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The amount of park facilities needed by each residential land use has been estimated by applying the park development common use factor to the residential land uses stated in the General Plan. For park development, the appropriate common use factor is the population per acre. **Figure 7** shows person per acre factors provided by the City of Winters.

The estimated total cost of park development has been allocated to each residential land use based upon a percentage of total population generated by each type of residential land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 7** to the residential land uses described in the general plan in order to determine the cost share for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories.

### FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## PUBLIC SAFETY

### NEXUS FINDINGS

**Purpose of Fee:** Purchase capital equipment and construct facilities for police services.

**Use of Fee:** Construction of new police station and acquisition of additional capital equipment and facilities required by the City to provide police service for a population of 12,500 as projected in the Winters General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demand for police services and the associated need for police capital equipment and facilities. The fees will be used to construct and acquire police facilities and equipment for additional personnel to accommodate new development.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will generate additional calls for police service and the associated need for police capital equipment and facilities. The existing police station is at capacity, so the city must construct a new police station and acquire additional police equipment and facilities to meet the needs of new development.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The need for police capital equipment and facilities generated by each land use has been estimated by applying the police service common use factor to the land uses stated in the General Plan. For police capital, the common use factor is calls for police service per acre. **Figure 8** shows the calls for service per acre factor calculated by Economic and Planning Systems. The data on calls for service per residential unit or square foot of non-residential space were collected by the City of Winters Police Department.

The City of Winters Police Department and Ponticello Enterprises estimated the total cost of the required police capital equipment and facilities needed to provide service for a population of 12,500 by using the following standards: 1.79 officers per thousand population, 330 square feet of space per employee, 0.5 patrol vehicles per officer and 3 vehicles for detectives/administrative functions. These standards are based upon the current level of service. Estimates of required capital equipment were based on an analysis of other similar police departments.

The estimated total cost of the police capital facilities has been allocated to each land use based upon a percentage of total calls for service generated by each type of land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 8** to the land uses described in the General Plan in order to determine the cost share for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

## FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential

development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## FIRE PROTECTION

### NEXUS FINDINGS

**Purpose of Fee:** Provide fire protection equipment and facilities.

**Use of Fee:** Acquisition and construction of fire protection equipment and facilities required by the City to provide general administrative services for a population of 12,500 as projected in the Winters General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demands for fire protection services and the associated need for fire protection equipment and facilities. The fees will be used to construct and acquire facilities to accommodate new development and purchase such new equipment.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will generate additional demand for fire protection services and the associated need for fire protection equipment and facilities. Current fire protection facilities are only adequate for existing residents so the City must acquire new fire protection equipment and facilities to meet the needs of new development.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The amount of fire protection equipment and facilities needed by each land use has been estimated by applying the fire protection common use factor to the land uses stated in the General Plan. For fire protection, the appropriate common use factor is building square feet per acre. **Figure 9** shows building square feet per acre provided by EPS.

The total cost of the required fire protection facilities and equipment was estimated by City staff and Ponticello Enterprises and also reflects the cost of additional capital equipment and facilities required by the City to provide fire protection services for a population of 12,500.

The estimated total cost of the fire protection facilities has been allocated to each land use based upon a percentage of total population generated by each type of land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 9** to the land uses described in the general plan in order to determine the cost share for each

land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

### FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

## GENERAL GOVERNMENT

### NEXUS FINDINGS

**Purpose of Fee:** Provide general capital equipment and facilities.

**Use of Fee:** Acquisition and construction of general capital equipment and facilities required by the City to provide general administrative services for a population of 12,500 as projected in the Winters General Plan.

**Relationship Between Use of Fee and Type of Development:** The development of new residential, office, commercial, and industrial land uses in Winters will generate additional demands for general city administrative services and the associated need for general capital equipment and facilities. The fees will be used to construct and acquire general facilities to accommodate new development.

**Relationship Between Need for Facility and Type of Project:** Each new development project (residential, commercial, office, and industrial) will generate additional demand for general city administrative services and the associated need for general capital equipment and facilities. Current general capital facilities are only adequate for existing residents so the City must acquire new general capital equipment and facilities to meet the needs of new development.

**Relationship Between Amount of Fee and Cost of Portion of Facility Attributed to New Development:** The amount of general capital equipment and facilities needed by each land use has been estimated by applying the general capital common use factor to

the land uses stated in the General Plan. For general capital, the appropriate common use factor is the population per acre. **Figure 10** shows person per acre factors provided by the City of Winters and EPS.

The total cost of the required general government facilities was estimated by City staff and Ponticello Enterprises and also reflects the cost of additional capital equipment and facilities required by the City to provide a general government services for a population of 12,500.

The estimated total cost of the general capital facilities has been allocated to each land use based upon a percentage of total population generated by each type of land use. This calculation, shown in **Figure 15**, applies the common use factors from **Figure 10** to the land uses described in the general plan in order to determine the cost share for each land use. The result is a dollar figure attributed to each dwelling unit type for various residential land use categories and to each square foot of building space for non-residential land uses.

## FEE CALCULATION

**Figure 16** shows the resulting fee per land use on a per dwelling unit basis for residential land uses and per square foot for non-residential land uses. In the case of residential development, the fee is determined by dividing the total facility cost share by the estimated number of dwelling units for each land use. For non-residential development, the fee is determined by dividing the total facility cost share by the estimated square feet of building for each land use. Note that each fee amount in **Figure 16** reflects a program administration fee equal to three percent of the total cost per land use.

# VI. AB1600 NEXUS FINDINGS

## AUTHORITY

This report has been prepared to establish water, wastewater, storm drainage, streets and traffic signals, parks and recreation, public safety, fire, and general government capital facilities development impact fees (the "Fees") for the City of Winters in accordance with the procedural guidelines established in AB 1600 which is codified in California Government Section 66000 et seq. These code sections set forth the procedural requirements for establishing and collecting the Fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[1] Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee;
- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and,
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

## PURPOSE OF FEES

New development in the City of Winters will increase the demand for government services, including general government and administrative functions, police protection, and fire protection. The increased demand for these services requires that these services expand their capital facilities. The development impact fees will fund construction of capital facilities and purchase of equipment necessary to accommodate new residential and commercial development.

[1] Public Needs & Private Dollars; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

## USE OF FEES

Fee revenue from new development will be used to fund:

- **Water Facilities**—Major water supply, transmission, and storage facilities.
- **Wastewater Facilities**—Citywide wastewater trunk lines, pumping stations, improvements to the wastewater treatment plant.
- **General Storm Drainage**—Citywide drainage facilities including master storm drains and master detention basins.
- **Non Flood Study Area Storm Drainage**—Drainage facilities outside of the Flood Study Area that is the focus of a portion of the update of the City's Storm Drainage Master Plan.
- **Transportation (Streets and Traffic Signals) Facilities**—Roadway facilities and traffic signals.
- **Park and Recreation Improvements**—Citywide parks and recreation facilities.
- **Public Safety Facilities**—Police facilities and purchase of equipment benefiting public safety citywide.
- **Fire Protection Facilities**—Funds the improvement of fire protection facilities and purchase of equipment.
- **General Government Capital Facilities**—Facilities related to the general administration and management of the City.

## RELATIONSHIP BETWEEN USE OF FEES AND TYPE OF DEVELOPMENT

New residential and commercial development in the City of Winters will increase trips on all roads and highways. Without the completion of necessary roadway improvements, greater traffic volumes will create decreased service levels and increased public safety hazards.

New development will also increase the demand for government services within the City, including but not limited to water services, wastewater services, and park services. Increased building space for City Hall, community centers, engineering, park services, and the City Corporation Yard will allow the City of Winters to continue to provide the same level of service to new residents and employees. The purchase of capital equipment and vehicles for general government and park service uses will also allow the City of Winters to maintain existing levels of service for new residents and employees.

To maintain safety and protection for people and property, expanded police and fire facilities are required to meet the service level demand of new development. New residents and employees will also benefit from construction of a new swimming pool, and youth recreation activity facilities.

## RELATIONSHIP BETWEEN NEED FOR FACILITY AND TYPE OF PROJECT

Each new development project (residential or commercial) will add to the incremental need for citywide roadway capacity. Transportation improvements will be necessary to maintain the current level of service by maintaining acceptable traffic flows upon buildout of the General Plan.

For the City of Winters to maintain existing levels of water, wastewater, and park services, as well as proper City management and administration, additional capital facilities will need to be constructed or existing facilities expanded. The development impact fees will fund these additional capital facilities.

Police and fire protection capital facilities are necessary to maintain the safety and protection persons and property within the City. The development impact fees will fund the necessary police and fire facilities and equipment to provide adequate and consistent levels of service to existing and new development in the City.

## RELATIONSHIP BETWEEN AMOUNT OF FEES AND COST OF OR PORTION OF FACILITY ATTRIBUTED TO DEVELOPMENT UPON WHICH FEE IS IMPOSED

Approximately **63 percent** of the capital facility improvements for water will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents and employees.

Approximately **94 percent** of the capital facility improvements for wastewater will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents and employees.

Approximately **80 percent** of the capital facility improvements for general citywide storm drainage will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents and employees.

Approximately **28 percent** of the capital facility improvements for storm drainage outside the Flood Study Area will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents and employees.

Approximately **92 percent** of the transportation facility improvements will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents.

Approximately **51 percent** of the parks and recreation facility improvements will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents.

New development will fund approximately **65 percent** of police service capital facilities and equipment and **58 percent** of fire service capital facilities and equipment. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents.

New development will fund approximately **52 percent** of general government capital facilities. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents.

# VII. IMPLEMENTATION AND UPDATE

## IMPLEMENTATION

All developers shall pay the amount of the fees in effect at the time a building permit is issued. The fees recommended in this Nexus Study will be adjusted quarterly by the City of Winters in accordance with the Construction Cost Index published by Engineering News Record.

### COLLECTION OF DEVELOPMENT IMPACT FEES

All new development that occurs after the adoption of the updated fees, except as specifically exempted herein, shall pay the updated fees.

**New Residential Development**

The fees will be collected from all residential development prior to the issuance of a building permit.

**New Non-Residential Development**

The fees will be collected from all new non-residential development at the issuance of a building permit.

## UPDATE OF NEXUS STUDY

### ANNUAL REVIEW OF DEVELOPMENT IMAPCT FEES

The fees are subject to adjustment based on changes in developable land, cost estimates, or outside funding sources. The City will review the fees on an annual basis to determine if any adjustments to the fee are warranted. This review will include:

- Changes to the capital facilities or general plan land uses through buildout;
- Increases in facility costs due to inflation or facility construction cost estimates; and
- Changes in service population or EDUs by facility depending on the type and amount of development that has occurred within the City of Winters.

Any changes to the fees based on the annual review will be presented to the City Council prior to an increase of the fee amount.

## FIVE YEAR REVIEW

Fees will be collected from new development immediately; however, use of these funds may need to wait until a sufficient fund balance can be accrued. Per Government Code Section 66006, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner. The fifth fiscal year following the first deposit into the fee account or fund, and every five years thereafter, the City is required to make all of the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements; and
- Designate the approximate dates on that the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

Once sufficient funds have been collected to complete the specified projects, the City must commence construction within 180 days. If the City fails to do this, it must refund the unexpended portion of the fee and any accrued interest to the owner at that time.

# APPENDIX A:

# DETAILED FACILITY COST ESTIMATES & SHARING RATIOS

The following figures detail costs of specific projects that together make up the total cost for each type of facility (water system, wastewater system, etc.) shown in this report. The following figures also allocate specific project and total facility costs to new and existing development as well as development impact fee and private funding. The source of these tables is the Updated City of Winters 2002 Master Plan for City Facilities by Ponticello Enterprises, Inc.

Figure A-1 Water Projects Cost Detail (2pages) ..... A-1
Figure A-2 Wastewater Project Cost Detail (2 pages) ..... A-3
Figure A-3 Storm Drainage Project Cost Detail ..... A-5
Figure A-4-A Street and Roadway Projects Cost Detail (2 pages) ..... A-6
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**Figure A-1**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Water Projects Cost Detail**

| No. | Location | Method | Size | Total Cost | New | Existing | New | Existing | Fee | Private | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| W-1 | Water System Master Plan Update | Admin. | | $ 62,500 | 50.0% | 50.0% | $ 31,250 | $ 31,250 | 100.0% | 0.0% | $ 31,250 | $ - |
| W-2 | Replace & Install Water Meters | O&M | | $ 858,000 | 0.0% | 100.0% | $ - | $ 858,000 | 100.0% | 0.0% | $ - | $ - |
| W-4 | Misc. Office equip., radios, furnishings, etc. | O&M | | $ 36,000 | 50.0% | 50.0% | $ 18,000 | $ 18,000 | 100.0% | 0.0% | $ 18,000 | $ - |
| W-5 | Vehicles | O&M | | $ 312,000 | 50.0% | 50.0% | $ 156,000 | $ 156,000 | 100.0% | 0.0% | $ 156,000 | $ - |
| W-6 | Maintenance Equipment | O&M | | $ 148,000 | 50.0% | 50.0% | $ 74,000 | $ 74,000 | 100.0% | 0.0% | $ 74,000 | $ - |
| | **Admin & O&M Total** | | | **$ 1,416,500** | **19.7%** | **80.3%** | **$ 279,250** | **$ 1,137,250** | **100.0%** | **0.0%** | **$ 279,250** | **$ -** |
| W-8 | Generators at Ex. Water Wells | New | | $ 279,000 | 0.0% | 100.0% | $ - | $ 279,000 | 100.0% | 0.0% | $ - | $ - |
| W-9 | Water Well #7 | New | | $ 1,211,000 | 100.0% | 0.0% | $ 1,211,000 | $ - | 100.0% | 0.0% | $ 1,211,000 | $ - |
| W-10 | Water Well #8 | New | | $ 1,211,000 | 100.0% | 0.0% | $ 1,211,000 | $ - | 100.0% | 0.0% | $ 1,211,000 | $ - |
| W-11 | Water Well #9 | New | | $ 1,072,000 | 0.0% | 100.0% | $ - | $ 1,072,000 | 100.0% | 0.0% | $ - | $ - |
| W-12 | Corp Yard Water Tank Improvements | | | $ 143,000 | 50.0% | 50.0% | $ 71,500 | $ 71,500 | 100.0% | 0.0% | $ 71,500 | $ - |
| W-13 | Main Street Water Tank Demolition | | | $ 143,000 | 50.0% | 50.0% | $ 71,500 | $ 71,500 | 100.0% | 0.0% | $ 71,500 | $ - |
| | **Water Wells & Storage Total** | | | **$ 4,059,000** | **63.2%** | **36.8%** | **$ 2,565,000** | **$ 1,494,000** | **100.0%** | **0.0%** | **$ 2,565,000** | **$ -** |
| W-15 | Apricot Avenue | New | 8 in. | $ 34,000 | 100.0% | 0.0% | $ 34,000 | $ - | 100.0% | 0.0% | $ 34,000 | $ - |
| W-16 | City-wide System Upgrade | Replace | 8 in. | $ 2,324,000 | 0.0% | 100.0% | $ - | $ 2,324,000 | 0.0% | 0.0% | $ - | $ - |
| | **8 in. Total** | | | **$ 2,358,000** | **1.4%** | **98.6%** | **$ 34,000** | **$ 2,324,000** | **100.0%** | **0.0%** | **$ 34,000** | **$ -** |
| W-17 | Cemetery Drive | Replace | 10 in. | $ 124,000 | 100.0% | 0.0% | $ 124,000 | $ - | 100.0% | 0.0% | $ 124,000 | $ - |
| W-18 | Dutton Street | New | 10 in. | $ 151,000 | 100.0% | 0.0% | $ 151,000 | $ - | 0.0% | 100.0% | $ - | $ 151,000 |
| W-19 | E. Baker Street to Grant | New | 10 in. | $ 249,000 | 100.0% | 0.0% | $ 249,000 | $ - | 0.0% | 100.0% | $ - | $ 249,000 |
| W-20 | Grant Ave. - Industrial to w/o I-505 on/off ramps | New | 10 in. | $ 72,000 | 100.0% | 0.0% | $ 72,000 | $ - | 100.0% | 0.0% | $ 72,000 | $ - |
| W-21 | Hemenway Street - Niemann to Rd 32A | New | 10 in. | $ 740,000 | 100.0% | 0.0% | $ 740,000 | $ - | 0.0% | 100.0% | $ - | $ 740,000 |
| W-22 | Industrial Drive - s/o Grant | New | 10 in. | $ 59,000 | 100.0% | 0.0% | $ 59,000 | $ - | 0.0% | 100.0% | $ - | $ 59,000 |
| W-24 | Ivy Loop to Cemetery Drive | New | 10 in. | $ 43,000 | 100.0% | 0.0% | $ 43,000 | $ - | 100.0% | 0.0% | $ 43,000 | $ - |
| W-25 | Kennedy Drive - Taylor to Main St | New | 10 in. | $ 74,000 | 100.0% | 0.0% | $ 74,000 | $ - | 0.0% | 100.0% | $ - | $ 74,000 |
| W-26 | N/S Road | New | 10 in. | $ 286,000 | 100.0% | 0.0% | $ 286,000 | $ - | 0.0% | 100.0% | $ - | $ 286,000 |
| | **10 in. Total** | | | **$ 1,798,000** | **100.0%** | **0.0%** | **$ 1,798,000** | **$ -** | **13.3%** | **86.7%** | **$ 239,000** | **$ 1,559,000** |
| W-27 | Anderson Avenue - w/o existing to Main St | New | 12 in. | $ 14,000 | 100.0% | 0.0% | $ 14,000 | $ - | 100.0% | 0.0% | $ 14,000 | $ - |
| W-28 | County Road 32A | New | 12 in. | $ 708,000 | 100.0% | 0.0% | $ 708,000 | $ - | 0.0% | 100.0% | $ - | $ 708,000 |
| W-29 | County Road 33 - Main to Valley Oak | New | 12 in. | $ 143,000 | 100.0% | 0.0% | $ 143,000 | $ - | 0.0% | 100.0% | $ - | $ 143,000 |
| W-30 | East St to Well #2 | Replace | 12 in. | $ 76,000 | 0.0% | 100.0% | $ - | $ 76,000 | 100.0% | 0.0% | $ - | $ - |
| W-31 | Edwards Street | Replace | 12 in. | $ 836,000 | 0.0% | 100.0% | $ - | $ 836,000 | 100.0% | 0.0% | $ - | $ - |
| W-32 | E-W Road north of Roosevelt | New | 12 in. | $ 279,000 | 100.0% | 0.0% | $ 279,000 | $ - | 0.0% | 100.0% | $ - | $ 279,000 |
| W-33 | Fourth Street | Replace | 12 in. | $ 304,000 | 0.0% | 100.0% | $ - | $ 304,000 | 100.0% | 0.0% | $ - | $ - |
| W-34 | Grant Ave - Walnut to Main St | New | 12 in. | $ 266,000 | 100.0% | 0.0% | $ 266,000 | $ - | 100.0% | 0.0% | $ 266,000 | $ - |
| W-35 | Industrial Drive | New | 12 in. | $ 356,000 | 100.0% | 0.0% | $ 356,000 | $ - | 0.0% | 100.0% | $ - | $ 356,000 |
| W-36 | Moody Slough Road | New | 12 in. | $ 87,000 | 100.0% | 0.0% | $ 87,000 | $ - | 0.0% | 100.0% | $ - | $ 87,000 |
| W-37 | Niemann Street - w/o existing to Valley Oak | New | 12 in. | $ 379,000 | 100.0% | 0.0% | $ 379,000 | $ - | 0.0% | 100.0% | $ - | $ 379,000 |
| W-38 | Valley Oak Drive | New | 12 in. | $ 705,000 | 100.0% | 0.0% | $ 705,000 | $ - | 0.0% | 100.0% | $ - | $ 705,000 |
| W-39 | Walnut Lane | Replace | 12 in. | $ 257,000 | 0.0% | 100.0% | $ - | $ 257,000 | 100.0% | 0.0% | $ - | $ - |
| W-40 | Walnut Lane - n/o existing to Rd 33 | New | 12 in. | $ 74,000 | 100.0% | 0.0% | $ 74,000 | $ - | 0.0% | 100.0% | $ - | $ 74,000 |
| | **12 in. Total** | | | **$ 4,484,000** | **67.1%** | **32.9%** | **$ 3,011,000** | **$ 1,473,000** | **9.3%** | **90.7%** | **$ 280,000** | **$ 2,731,000** |

*Prepared by EPS*

Figure A-1
City of Winters Capital Facilities Development Impact Fee Nexus Study
Water Projects Cost Detail

| No. | Location | Method | Size | Total Cost | New | Existing | New | Existing | Fee | Private | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| W-41 | County Road 32A - Hemenway to Industrial | New | 14 in. | $ 584,000 | 100.0% | 0.0% | $ 584,000 | $ - | 100.0% | 0.0% | $ 584,000 | $ - |
| W-42 | County Road 32A - Industrial to Rd 90 | New | 14 in. | $ 173,000 | 100.0% | 0.0% | $ 173,000 | $ - | 100.0% | 0.0% | $ 173,000 | $ - |
| W-43 | County Road 32A - Railroad to Hemenway | New | 14 in. | $ 83,000 | 100.0% | 0.0% | $ 83,000 | $ - | 100.0% | 0.0% | $ 83,000 | $ - |
| W-44 | County Road 33 - E Main to Industrial | New | 14 in. | $ 198,000 | 100.0% | 0.0% | $ 198,000 | $ - | 100.0% | 0.0% | $ 198,000 | $ - |
| W-45 | County Road 33 - Industrial to Rd 90 | New | 14 in. | $ 157,000 | 100.0% | 0.0% | $ 157,000 | $ - | 100.0% | 0.0% | $ 157,000 | $ - |
| W-46 | County Road 33 - Main to N/S Road | New | 14 in. | $ 267,000 | 100.0% | 0.0% | $ 267,000 | $ - | 100.0% | 0.0% | $ 267,000 | $ - |
| W-47 | County Road 33 - N/S Rd to Railroad | New | 14 in. | $ 485,000 | 100.0% | 0.0% | $ 485,000 | $ - | 100.0% | 0.0% | $ 485,000 | $ - |
| W-48 | County Road 33 - Railroad to E Main St | New | 14 in. | $ 415,000 | 100.0% | 0.0% | $ 415,000 | $ - | 100.0% | 0.0% | $ 415,000 | $ - |
| W-49 | County Road 90 | New | 14 in. | $ 477,000 | 100.0% | 0.0% | $ 477,000 | $ - | 100.0% | 0.0% | $ 477,000 | $ - |
| W-50 | Grant Ave. - Main St to Industrial | New | 14 in. | $ 148,000 | 100.0% | 0.0% | $ 148,000 | $ - | 100.0% | 0.0% | $ 148,000 | $ - |
| W-51 | Industrial - Grant to Rd 33 | New | 14 in. | $ 198,000 | 100.0% | 0.0% | $ 198,000 | $ - | 100.0% | 0.0% | $ 198,000 | $ - |
| W-53 | W. Main Street - fr. Carter Ranch Ph 1 to Anderson | New | 14 in. | $ 99,000 | 100.0% | 0.0% | $ 99,000 | $ - | 100.0% | 0.0% | $ 99,000 | $ - |
| W-54 | W. Main Street - Anderson to Niemann | New | 14 in. | $ 272,000 | 100.0% | 0.0% | $ 272,000 | $ - | 100.0% | 0.0% | $ 272,000 | $ - |
| W-55 | W. Main Street - Niemann to Co. Road 33 | New | 14 in. | $ 109,000 | 100.0% | 0.0% | $ 109,000 | $ - | 100.0% | 0.0% | $ 109,000 | $ - |
| W-56 | W. Main Street - Co Rd 33 to N/S Road | New | 14 in. | $ 460,000 | 100.0% | 0.0% | $ 460,000 | $ - | 100.0% | 0.0% | $ 460,000 | $ - |
| W-57 | W. Main Street - N/S Road to Railroad | New | 14 in. | $ 442,000 | 100.0% | 0.0% | $ 442,000 | $ - | 100.0% | 0.0% | $ 442,000 | $ - |
| W-58 | E. Main Street - Railroad to Hemenway | New | 14 in. | $ 83,000 | 100.0% | 0.0% | $ 83,000 | $ - | 100.0% | 0.0% | $ 83,000 | $ - |
| W-59 | E. Main Street - Hemenway to Co Rd 33 | New | 14 in. | $ 547,000 | 100.0% | 0.0% | $ 547,000 | $ - | 100.0% | 0.0% | $ 547,000 | $ - |
| W-60 | E. Main Street - Co Rd 33 to Grant | New | 14 in. | $ 263,000 | 100.0% | 0.0% | $ 263,000 | $ - | 100.0% | 0.0% | $ 263,000 | $ - |
| W-61 | Main Street (Existing) | Replace | 14 in. | $ 1,472,000 | 0.0% | 100.0% | $ - | $ 1,472,000 | 100.0% | 0.0% | $ - | $ - |
| W-63 | Railroad Ave - Niemann to Hemenway | New | 14 in. | $ 230,000 | 100.0% | 0.0% | $ 230,000 | $ - | 100.0% | 0.0% | $ 230,000 | $ - |
| W-64 | Railroad Ave - Hemenway to E/W Main | New | 14 in. | $ 239,000 | 100.0% | 0.0% | $ 239,000 | $ - | 100.0% | 0.0% | $ 239,000 | $ - |
| W-65 | Railroad Ave - E/W Main to Rd 32A | New | 14 in. | $ 83,000 | 100.0% | 0.0% | $ 83,000 | $ - | 100.0% | 0.0% | $ 83,000 | $ - |
| | | | | **$ 7,484,000** | **80.3%** | **19.7%** | **$ 6,012,000** | **$ 1,472,000** | **100.0%** | **0.0%** | **$ 6,012,000** | **$ -** |
| | | | | **$ 16,124,000** | **67.3%** | **32.7%** | **$ 10,855,000** | **$ 5,269,000** | **60.5%** | **39.5%** | **$ 6,565,000** | **$ 4,290,000** |
| | **Grand Total** | | | **$ 21,599,500** | **63.4%** | **36.6%** | **$ 13,699,250** | **$ 7,900,250** | **68.7%** | **31.3%** | **$ 9,409,250** | **$ 4,290,000** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

*water projects*



*Prepared by EPS*

Figure A-2
City of Winters Capital Facilities Development Impact Fee Nexus Study
Wastewater Project Cost Detail



| No. | Project Description | Method | Size | Total Cost | New | Existing | New | Existing | Fee (%) | Private (%) | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WW-1 | Wastewater System Master Plan Update | Admin. | | $ 125,000 | 50.0% | 50.0% | $ 62,500 | $ 62,500 | 100.0% | 0.0% | $ 62,500 | $ - |
| WW-2 | Sewer Rate Study | Admin. | | $ 55,000 | 50.0% | 50.0% | $ 27,500 | $ 27,500 | 100.0% | 0.0% | $ 27,500 | $ - |
| WW-3 | Back-up Generator | O&M | | $ 99,000 | 50.0% | 50.0% | $ 49,500 | $ 49,500 | 100.0% | 0.0% | $ 49,500 | $ - |
| WW-4 | Vehicles | O&M | | $ 74,000 | 50.0% | 50.0% | $ 37,000 | $ 37,000 | 100.0% | 0.0% | $ 37,000 | $ - |
| | | **Admin & O&M Total** | | **$ 353,000** | **50.0%** | **50.0%** | **$ 176,500** | **$ 176,500** | **100.0%** | **0.0%** | **$ 176,500** | **$ -** |
| WW-6 | Install new Pump Station (north area) | New PS | | $ 2,660,000 | 100.0% | 0.0% | $ 2,660,000 | $ - | 100.0% | 0.0% | $ 2,660,000 | $ - |
| | | **Pump Station Total** | | **$ 2,660,000** | **100.0%** | **0.0%** | **$ 2,660,000** | **$ -** | **100.0%** | **0.0%** | **$ 2,660,000** | **$ -** |
| WW-8 | Co. Road 33 - Valley Oak to W. Main St. | New | 8 in. | $ 113,200 | 100.0% | 0.0% | $ 113,200 | $ - | 0.0% | 100.0% | $ - | $ 113,200 |
| WW-9 | Co. Road 33 - Walnut to Railroad | New | 8 in. | $ 102,900 | 100.0% | 0.0% | $ 102,900 | $ - | 0.0% | 100.0% | $ - | $ 102,900 |
| WW-10 | Co. Road 33 - Walnut to E. Main St. | New | 8 in. | $ 149,200 | 100.0% | 0.0% | $ 149,200 | $ - | 0.0% | 100.0% | $ - | $ 149,200 |
| WW-11 | Co. Road 90 to Industrial | New | 8 in. | $ 97,800 | 100.0% | 0.0% | $ 97,800 | $ - | 0.0% | 100.0% | $ - | $ 97,800 |
| WW-12 | Dutton Street | New | 8 in. | $ 149,200 | 100.0% | 0.0% | $ 149,200 | $ - | 0.0% | 100.0% | $ - | $ 149,200 |
| WW-13 | E. Baker (new) - e/o Industrial | New | 8 in. | $ 123,500 | 100.0% | 0.0% | $ 123,500 | $ - | 0.0% | 100.0% | $ - | $ 123,500 |
| WW-15 | E. Main St., Grant to Rd 33 | New | 8 in. | $ 144,000 | 100.0% | 0.0% | $ 144,000 | $ - | 0.0% | 100.0% | $ - | $ 144,000 |
| WW-17 | Grant Ave - Valley Oak to Taylor | New | 8 in. | $ 102,900 | 100.0% | 0.0% | $ 102,900 | $ - | 100.0% | 0.0% | $ 102,900 | $ - |
| WW-18 | Hemenway (new), e/o Railroad | New | 8 in. | $ 174,900 | 100.0% | 0.0% | $ 174,900 | $ - | 0.0% | 100.0% | $ - | $ 174,900 |
| WW-19 | Hemenway (new), w/o Railroad | New | 8 in. | $ 226,300 | 100.0% | 0.0% | $ 226,300 | $ - | 0.0% | 100.0% | $ - | $ 226,300 |
| WW-20 | Industrial - Grant to E. Baker | New | 8 in. | $ 72,000 | 100.0% | 0.0% | $ 72,000 | $ - | 0.0% | 100.0% | $ - | $ 72,000 |
| WW-21 | Industrial - Grant to Rd 33 | New | 8 in. | $ 102,900 | 100.0% | 0.0% | $ 102,900 | $ - | 0.0% | 100.0% | $ - | $ 102,900 |
| WW-22 | Industrial, south of Rd 32A | New | 8 in. | $ 123,500 | 100.0% | 0.0% | $ 123,500 | $ - | 0.0% | 100.0% | $ - | $ 123,500 |
| WW-23 | N/S Rd to W. Main St. | New | 8 in. | $ 246,900 | 100.0% | 0.0% | $ 246,900 | $ - | 0.0% | 100.0% | $ - | $ 246,900 |
| WW-24 | Niemann, Valley Oak to W. Main St. | New | 8 in. | $ 174,900 | 100.0% | 0.0% | $ 174,900 | $ - | 0.0% | 100.0% | $ - | $ 174,900 |
| WW-25 | Railroad - Rd 33 to Anderson | Replace | 8 in. | $ 252,000 | 0.0% | 100.0% | $ - | $ 252,000 | 100.0% | 0.0% | $ - | $ - |
| WW-27 | Taylor, between Washington and 300' n/o McArthur | Replace | 8 in. | $ 77,000 | 0.0% | 100.0% | $ - | $ 77,000 | 100.0% | 0.0% | $ - | $ - |
| WW-28 | Unnamed Street, n/o Roosevelt | New | 8 in. | $ 226,300 | 100.0% | 0.0% | $ 226,300 | $ - | 0.0% | 100.0% | $ - | $ 226,300 |
| WW-29 | Valley Oak and east to W. Main St. | New | 8 in. | $ 288,000 | 100.0% | 0.0% | $ 288,000 | $ - | 0.0% | 100.0% | $ - | $ 288,000 |
| WW-31 | NW. Main St., Niemann to Anderson | New | 8 in. | $ 92,600 | 100.0% | 0.0% | $ 92,600 | $ - | 0.0% | 100.0% | $ - | $ 92,600 |
| WW-32 | NW. Main St., Niemann to s/o Rd 33 | New | 8 in. | $ 154,300 | 100.0% | 0.0% | $ 154,300 | $ - | 0.0% | 100.0% | $ - | $ 154,300 |
| WW-33 | NW. Main St., Rd 33 to N/S Rd | New | 8 in. | $ 113,200 | 100.0% | 0.0% | $ 113,200 | $ - | 0.0% | 100.0% | $ - | $ 113,200 |
| WW-34 | Walnut Lane | Replace | 8 in. | $ 245,000 | 0.0% | 100.0% | $ - | $ 245,000 | 100.0% | 0.0% | $ - | $ - |
| | | **8 in. Total** | | **$ 3,552,500** | **83.8%** | **16.2%** | **$ 2,978,500** | **$ 574,000** | **3.5%** | **96.5%** | **$ 102,900** | **$ 2,875,600** |

Figure A-2
City of Winters Capital Facilities Development Impact Fee Nexus Study
Wastewater Project Cost Detail



| No. | Project Description | Method | Size | Total Cost | New | Existing | New | Existing | Fee (%) | Private (%) | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WW-35 | Anderson Avenue - W. Main St to Hemenway | Replace | 10 in. | $ 246,000 | 50.0% | 50.0% | $ 123,000 | $ 123,000 | 100.0% | 0.0% | $ 123,000 | $ - |
| WW-36 | Anderson Avenue - W. Main St to Hemenway | New | 10 in. | $ 94,300 | 100.0% | 0.0% | $ 94,300 | $ - | 100.0% | 0.0% | $ 94,300 | $ - |
| WW-37 | Co. Road 33 - W. Main to Hemenway | New | 10 in. | $ 419,400 | 100.0% | 0.0% | $ 419,400 | $ - | 0.0% | 100.0% | $ - | $ 419,400 |
| WW-38 | E. Baker - Industrial to east end | New | 10 in. | $ 81,000 | 100.0% | 0.0% | $ 81,000 | $ - | 0.0% | 100.0% | $ - | $ 81,000 |
| WW-39 | Hemenway - Anderson to Niemann | Replace | 10 in. | $ 228,500 | 50.0% | 50.0% | $ 114,250 | $ 114,250 | 100.0% | 0.0% | $ 114,250 | $ - |
| WW-40 | Niemann - W. Main St to Hemenway | Replace | 10 in. | $ 298,800 | 50.0% | 50.0% | $ 149,400 | $ 149,400 | 100.0% | 0.0% | $ 149,400 | $ - |
| WW-41 | Niemann - W. Main St to Hemenway | New | 10 in. | $ 117,800 | 100.0% | 0.0% | $ 117,800 | $ - | 0.0% | 100.0% | $ - | $ 117,800 |
| WW-42 | Railroad Ave - Anderson to n/o Grant | Replace | 10 in. | $ 114,300 | 50.0% | 50.0% | $ 57,150 | $ 57,150 | 100.0% | 0.0% | $ 57,150 | $ - |
| WW-43 | NW. Main St - w/o & to N/S Rd | New | 10 in. | $ 161,900 | 100.0% | 0.0% | $ 161,900 | $ - | 0.0% | 100.0% | $ - | $ 161,900 |
| WW-44 | NW. Main Street - Carter Ranch Ph 1 to Anderson | New | 10 in. | $ 95,700 | 100.0% | 0.0% | $ 95,700 | $ - | 0.0% | 100.0% | $ - | $ 95,700 |
| | | | **10 in.** | **$ 1,857,700** | **76.1%** | **23.9%** | **$ 1,413,900** | **$ 443,800** | **38.1%** | **61.9%** | **$ 538,100** | **$ 875,800** |
| WW-46 | Co. Rd. 33 - Industrial to E. Main St. | New | 12 in. | $ 242,400 | 100.0% | 0.0% | $ 242,400 | $ - | 0.0% | 100.0% | $ - | $ 242,400 |
| WW-47 | Hemenway - Niemann to Rd 33 | New | 12 in. | $ 108,700 | 100.0% | 0.0% | $ 108,700 | $ - | 0.0% | 100.0% | $ - | $ 108,700 |
| WW-48 | Industrial - n/o Co Rd 33 | New | 12 in. | $ 225,700 | 100.0% | 0.0% | $ 225,700 | $ - | 0.0% | 100.0% | $ - | $ 225,700 |
| WW-49 | NW. Main St., N/S Rd to w/o Railroad Ave | New | 12 in. | $ 468,000 | 100.0% | 0.0% | $ 468,000 | $ - | 0.0% | 100.0% | $ - | $ 468,000 |
| | | | **12 in.** | **$ 1,044,800** | **100.0%** | **0.0%** | **$ 1,044,800** | **$ -** | **0.0%** | **100.0%** | **$ -** | **$ 1,044,800** |
| WW-50 | Install new 14" Force Main & replace portions | New | 14 in. | $ 198,600 | 100.0% | 0.0% | $ 198,600 | $ - | 100.0% | 0.0% | $ 198,600 | $ - |
| WW-51 | Co. Rd 33 - Hemenway to Railroad | New | 15 in. | $ 298,000 | 100.0% | 0.0% | $ 298,000 | $ - | 100.0% | 0.0% | $ 298,000 | $ - |
| WW-52 | NE. Main St - Rd 33 to Railroad Ave | New | 15 in. | $ 851,500 | 100.0% | 0.0% | $ 851,500 | $ - | 100.0% | 0.0% | $ 851,500 | $ - |
| WW-53 | SE. Main St., Morgan to East St. | Replace | 15 in. | $ 275,000 | 50.0% | 50.0% | $ 137,500 | $ 137,500 | 100.0% | 0.0% | $ 137,500 | $ - |
| WW-54 | Railroad, Rd 33 to new Hemenway | New | 15 in. | $ 170,300 | 100.0% | 0.0% | $ 170,300 | $ - | 100.0% | 0.0% | $ 170,300 | $ - |
| | | | **15 in.** | **$ 1,793,400** | **92.3%** | **7.7%** | **$ 1,655,900** | **$ 137,500** | **100.0%** | **0.0%** | **$ 1,655,900** | **$ -** |
| WW-55 | Railroad, New Hemenway to E/W Main St | New | 18 in. | $ 317,200 | 100.0% | 0.0% | $ 317,200 | $ - | 100.0% | 0.0% | $ 317,200 | $ - |
| | | | **18 in.** | **$ 317,200** | **100.0%** | **0.0%** | **$ 317,200** | **$ -** | **100.0%** | **0.0%** | **$ 317,200** | **$ -** |
| WW-56 | Pond Sludge Removal | WWTF | WWTF | $ 60,000 | 0.0% | 100.0% | $ - | $ 60,000 | 100.0% | 0.0% | $ - | $ - |
| WW-57 | WWTF Phase 1B Improvements | WWTF | WWTF | $ 350,000 | 100.0% | 0.0% | $ 350,000 | $ - | 100.0% | 0.0% | $ 350,000 | $ - |
| WW-58 | WWTF, Phase 2 Improvements | WWTF | WWTF | $ 4,656,000 | 100.0% | 0.0% | $ 4,656,000 | $ - | 100.0% | 0.0% | $ 4,656,000 | $ - |
| WW-59 | WWTF, Phase 3 Improvements | WWTF | WWTF | $ 2,818,000 | 100.0% | 0.0% | $ 2,818,000 | $ - | 100.0% | 0.0% | $ 2,818,000 | $ - |
| WW-60 | WWTF, Phase 4 Improvements | WWTF | WWTF | $ 2,160,000 | 100.0% | 0.0% | $ 2,160,000 | $ - | 100.0% | 0.0% | $ 2,160,000 | $ - |
| | | | **WWTF Total** | **$ 10,044,000** | **99.4%** | **0.6%** | **$ 9,984,000** | **$ 60,000** | **100.0%** | **0.0%** | **$ 9,984,000** | **$ -** |
| | | | **Grand Total** | **$ 21,622,600** | **93.6%** | **6.4%** | **$ 20,230,800** | **$ 1,391,800** | **76.3%** | **23.7%** | **$ 15,434,600** | **$ 4,796,200** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

*Prepared by EPS*

*11428 WW Projects.xls 03/26/03*

**Figure A-3**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Storm Drainage Project Cost Detail**

| No. | Project Description | Method | Size | Type | Approx. Total Cost | New | Existing | New | Existing | Fee (%) | Private (%) | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SD-1 | Storm System Master Plan Update | Admin. | - | - | $ 100,000 | 90.9% | 9.1% | $ 90,903 | $ 9,098 | 100.0% | 0.0% | $ 90,903 | $ - |
| SD-2 | Misc. Office equip., radios, furnishings, etc. | Deleted | - | - | | 64.7% | 35.3% | $ - | $ - | 100.0% | 0.0% | $ - | $ - |
| SD-3 | Vehicles | O&M | - | - | $ 64,000 | 62.5% | 37.5% | $ 40,000 | $ 24,000 | 100.0% | 0.0% | $ 40,000 | $ - |
| SD-4 | Buildings and Facilities | O&M | | | | 62.5% | 37.5% | $ - | $ - | 100.0% | 0.0% | $ - | $ - |
| | | | | | **$ 164,000** | **79.8%** | **20.2%** | **$ 130,903** | **$ 33,098** | **100.0%** | **0.0%** | **$ 130,903** | **$ -** |
| SD-5 | New Putah Creek Dam (non-storm related) | Misc. | ——Project Deleted—— | | | | | | | | | | |
| SD-6 | DI to SDMH Laterals (% of Mains) | New | 12 in. | Storm Drain | $ 56,000 | 100.0% | 0.0% | $ 56,000 | $ - | 24.3% | 75.7% | $ 13,616 | $ 42,384 |
| SD-7 | DI to SDMH Laterals (% of Mains) | Replace | 12 in. | Storm Drain | $ 206,000 | 0.0% | 100.0% | $ - | $ 206,000 | 100.0% | 0.0% | $ - | $ - |
| SD-8 | SD Main per '92 EPS Report | New | 18 in. | Storm Drain | $ 91,000 | 100.0% | 0.0% | $ 91,000 | $ - | 0.0% | 100.0% | $ - | $ 91,000 |
| SD-9 | SD Main per '92 EPS Report | Replace | 18 in. | Storm Drain | $ 449,000 | 0.0% | 100.0% | $ - | $ 449,000 | 100.0% | 0.0% | $ - | $ - |
| SD-10 | SD Main per '92 EPS Report | Replace | 21 in. | Storm Drain | $ 209,000 | 0.0% | 100.0% | $ - | $ 209,000 | 100.0% | 0.0% | $ - | $ - |
| SD-11 | SD Main per '92 EPS Report | New | 24 in. | Storm Drain | $ 357,000 | 100.0% | 0.0% | $ 357,000 | $ - | 0.0% | 100.0% | $ - | $ 357,000 |
| SD-12 | SD Main per '92 EPS Report | Replace | 24 in. | Storm Drain | $ 380,000 | 0.0% | 100.0% | $ - | $ 380,000 | 100.0% | 0.0% | $ - | $ - |
| SD-13 | SD Main per '92 EPS Report | New | 30 in. | Storm Drain | $ 307,000 | 100.0% | 0.0% | $ 307,000 | $ - | 0.0% | 100.0% | $ - | $ 307,000 |
| SD-14 | SD Main per '92 EPS Report | Replace | 30 in. | Storm Drain | $ 937,000 | 0.0% | 100.0% | $ - | $ 937,000 | 100.0% | 0.0% | $ - | $ - |
| SD-15 | SD Main per '92 EPS Report | New | 36 in. | Storm Drain | $ 79,000 | 100.0% | 0.0% | $ 79,000 | $ - | 0.0% | 100.0% | $ - | $ 79,000 |
| SD-16 | SD Main per '92 EPS Report | Replace | 36 in. | Storm Drain | $ 840,000 | 0.0% | 100.0% | $ - | $ 840,000 | 100.0% | 0.0% | $ - | $ - |
| SD-17 | SD Main per '92 EPS Report | Replace | 42 in. | Storm Drain | $ 402,000 | 0.0% | 100.0% | $ - | $ 402,000 | 100.0% | 0.0% | $ - | $ - |
| SD-18 | SD Main per '92 EPS Report | New | 48 in. | Storm Drain | $ 273,000 | 100.0% | 0.0% | $ 273,000 | $ - | 100.0% | 0.0% | $ 273,000 | $ - |
| SD-19 | SD Main per '92 EPS Report | New | 54 in. | Storm Drain | $ 155,000 | 100.0% | 0.0% | $ 155,000 | $ - | 100.0% | 0.0% | $ 155,000 | $ - |
| | | | | | **$ 4,741,000** | **27.8%** | **72.2%** | **$ 1,318,000** | **$ 3,423,000** | **33.5%** | **66.5%** | **$ 441,616** | **$ 876,384** |
| | | | | | **$ 4,905,000** | **29.5%** | **70.5%** | **$ 1,448,903** | **$ 3,456,098** | **39.5%** | **60.5%** | **$ 572,518** | **$ 876,384** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

Note: This list of projects is based on the 1992 MPFP.
These projects have not been updated or revised due to the Storm Water Master Plan Revision currently underway.

**Figure A-4-A**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Street and Roadway Projects Cost Detail**

| No. | Street Description | Project Type | Total Cost | New - All | Existing - All | New | Existing | Fee (%) | Private (%) | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ST-1 | Bikeway Master Plan Update | Admin. | $ 25,000 | 50.0% | 50.0% | $ 12,500 | $ 12,500 | 100.0% | 0.0% | $ 12,500 | $ - |
| ST-2 | Circulation Master Plan Update | Admin. | $ 50,000 | 50.0% | 50.0% | $ 25,000 | $ 25,000 | 100.0% | 0.0% | $ 25,000 | $ - |
| ST-3 | Misc. Corridor and Planning Studies | Admin. | $ 50,000 | 100.0% | 0.0% | $ 50,000 | $ - | 100.0% | 0.0% | $ 50,000 | $ - |
| ST-5 | Vehicles | O&M | $ 358,000 | 50.0% | 50.0% | $ 179,000 | $ 179,000 | 100.0% | 0.0% | $ 179,000 | $ - |
| ST-6 | Maintenance Equipment | O&M | $ 143,000 | 50.0% | 50.0% | $ 71,500 | $ 71,500 | 100.0% | 0.0% | $ 71,500 | $ - |
| ST-8 | Bus Shelters (various locations) | Misc. | $ 76,000 | 50.0% | 50.0% | $ 38,000 | $ 38,000 | 100.0% | 0.0% | $ 38,000 | $ - |
| | | **Admin Totals** | **$ 702,000** | **53.6%** | **46.4%** | **$ 376,000** | **$ 326,000** | **100.0%** | **0.0%** | **$ 376,000** | **$ -** |
| ST-9 | Grant Ave, Dry Creek Bridge | ——Project Deleted—— | | 0.0% | 0.0% | $ - | $ - | 0.0% | 0.0% | $ - | $ - |
| ST-10 | Grant Avenue/I-505 Overcrossing (CT R/W) | Widen | $ 3,750,000 | 100.0% | 0.0% | $ 3,750,000 | $ - | 100.0% | 0.0% | $ 3,750,000 | $ - |
| ST-11 | Putah Creek Bridge | Rebuild/New | $ 4,375,000 | 50.0% | 50.0% | $ 2,187,500 | $ 2,187,500 | 100.0% | 0.0% | $ 2,187,500 | $ - |
| | | **Bridge Totals** | **$ 8,125,000** | **73.1%** | **26.9%** | **$ 5,937,500** | **$ 2,187,500** | **100.0%** | **0.0%** | **$ 5,937,500** | **$ -** |
| ST-13 | Grant Avenue - Dry Creek to W. Main | Widen | $ 1,269,000 | 100.0% | 0.0% | $ 1,269,000 | $ - | 100.0% | 0.0% | $ 1,269,000 | $ - |
| ST-14 | Grant Avenue - W. Main to Railroad | Improve | $ 780,000 | 100.0% | 0.0% | $ 780,000 | $ - | 100.0% | 0.0% | $ 780,000 | $ - |
| ST-15 | Grant Avenue - Railroad to Dutton | Widen | $ 252,000 | 100.0% | 0.0% | $ 252,000 | $ - | 100.0% | 0.0% | $ 252,000 | $ - |
| ST-16 | Grant Avenue - Dutton to Morgan | Widen | $ 387,000 | 100.0% | 0.0% | $ 387,000 | $ - | 100.0% | 0.0% | $ 387,000 | $ - |
| ST-17 | Grant Avenue - Morgan to E. Main | Widen | $ 403,000 | 100.0% | 0.0% | $ 403,000 | $ - | 100.0% | 0.0% | $ 403,000 | $ - |
| ST-18 | Grant Avenue - E. Main to Rd 90 | Widen | $ 768,000 | 100.0% | 0.0% | $ 768,000 | $ - | 100.0% | 0.0% | $ 768,000 | $ - |
| ST-20 | Railroad Avenue - Niemann to Grant | Widen | $ 1,163,000 | 100.0% | 0.0% | $ 1,163,000 | $ - | 100.0% | 0.0% | $ 1,163,000 | $ - |
| ST-21 | Railroad Avenue - Co. Rd. 33 to Niemann | Widen | $ 235,000 | 100.0% | 0.0% | $ 235,000 | $ - | 100.0% | 0.0% | $ 235,000 | $ - |
| ST-22 | Railroad Avenue - No. Main to Co. Rd. 33 | Widen | $ 796,000 | 100.0% | 0.0% | $ 796,000 | $ - | 100.0% | 0.0% | $ 796,000 | $ - |
| ST-23 | Railroad Avenue - Co. Rd. 32A to No. Main | Widen | $ 272,000 | 100.0% | 0.0% | $ 272,000 | $ - | 100.0% | 0.0% | $ 272,000 | $ - |
| | | **Arterial Totals** | **$ 6,325,000** | **100.0%** | **0.0%** | **$ 6,325,000** | **$ -** | **100.0%** | **0.0%** | **$ 6,325,000** | **$ -** |
| ST-24 | County Rd. 32A - Valley Oak to N/S Road | New | $ 1,084,000 | 100.0% | 0.0% | $ 1,084,000 | $ - | 30.0% | 70.0% | $ 325,200 | $ 758,800 |
| ST-25 | County Rd. 32A - N/S Road to Railroad | New | $ 1,084,000 | 100.0% | 0.0% | $ 1,084,000 | $ - | 30.0% | 70.0% | $ 325,200 | $ 758,800 |
| ST-26 | County Rd. 32A - Railroad to County Rd. 90 | New | $ 1,975,000 | 100.0% | 0.0% | $ 1,975,000 | $ - | 30.0% | 70.0% | $ 592,500 | $ 1,382,500 |
| ST-27 | County Rd. 33 - Valley Oak to N/S Road | New | $ 1,023,000 | 100.0% | 0.0% | $ 1,023,000 | $ - | 25.0% | 75.0% | $ 255,750 | $ 767,250 |
| ST-28 | County Rd. 33 - N/S Road to Railroad | New | $ 1,023,000 | 100.0% | 0.0% | $ 1,023,000 | $ - | 25.0% | 75.0% | $ 255,750 | $ 767,250 |
| ST-29 | County Rd. 33 - Railroad to (NE) Main | New | $ 1,023,000 | 100.0% | 0.0% | $ 1,023,000 | $ - | 25.0% | 75.0% | $ 255,750 | $ 767,250 |
| ST-30 | County Rd. 33 - (NE) Main to County Rd. 90 | New | $ 775,000 | 100.0% | 0.0% | $ 775,000 | $ - | 25.0% | 75.0% | $ 193,750 | $ 581,250 |
| ST-31 | Industrial St - E. Baker to Grant | New | $ 194,000 | 100.0% | 0.0% | $ 194,000 | $ - | 25.0% | 75.0% | $ 48,500 | $ 145,500 |
| ST-32 | Industrial St - Grant to Rd 33 | New | $ 426,000 | 100.0% | 0.0% | $ 426,000 | $ - | 25.0% | 75.0% | $ 106,500 | $ 319,500 |
| ST-33 | Industrial St - Rd 33 to Rd 32A | New | $ 1,046,000 | 100.0% | 0.0% | $ 1,046,000 | $ - | 25.0% | 75.0% | $ 261,500 | $ 784,500 |
| ST-35 | W. Main Street - Carter Ranch 1 to Niemann | New | $ 891,000 | 100.0% | 0.0% | $ 891,000 | $ - | 25.0% | 75.0% | $ 222,750 | $ 668,250 |
| ST-36 | W. Main Street - Niemann to Co. Rd. 33 | New | $ 252,000 | 100.0% | 0.0% | $ 252,000 | $ - | 25.0% | 75.0% | $ 63,000 | $ 189,000 |
| ST-37 | W. Main Street - Co. Rd. 33 to N/S Road | New | $ 1,123,000 | 100.0% | 0.0% | $ 1,123,000 | $ - | 25.0% | 75.0% | $ 280,750 | $ 842,250 |
| ST-38 | W. Main Street - N/S Road to Railroad | New | $ 1,084,000 | 100.0% | 0.0% | $ 1,084,000 | $ - | 25.0% | 75.0% | $ 271,000 | $ 813,000 |
| ST-39 | E. Main Street - Railroad to Co. Rd. 33 | New | $ 1,472,000 | 100.0% | 0.0% | $ 1,472,000 | $ - | 25.0% | 75.0% | $ 368,000 | $ 1,104,000 |
| ST-40 | E. Main Street - Co. Rd. 33 to Grant | New | $ 620,000 | 100.0% | 0.0% | $ 620,000 | $ - | 25.0% | 75.0% | $ 155,000 | $ 465,000 |
| | | **Primary Collector Totals** | **$ 15,095,000** | **100.0%** | **0.0%** | **$ 15,095,000** | **$ -** | **26.4%** | **73.6%** | **$ 3,980,900** | **$ 11,114,100** |

Figure A-4-A
City of Winters Capital Facilities Development Impact Fee Nexus Study
Street and Roadway Projects Cost Detail

| No. | Street Description | Project Type | Total Cost | New - All | Existing - All | New | Existing | Fee (%) | Private (%) | Fee ($) | Private ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ST-41 | Valley Oak Drive - Existing to Niemann | New | $ 485,000 | 100.0% | 0.0% | $ 485,000 | $ - | 10.0% | 90.0% | $ 48,500 | $ 436,500 |
| ST-42 | Valley Oak Drive - Niemann to Co. Rd. 33 | New | $ 372,000 | 100.0% | 0.0% | $ 372,000 | $ - | 10.0% | 90.0% | $ 37,200 | $ 334,800 |
| ST-43 | Valley Oak Drive - Co. Rd. 33 to Co. Rd. 32A | New | $ 872,000 | 100.0% | 0.0% | $ 872,000 | $ - | 10.0% | 90.0% | $ 87,200 | $ 784,800 |
| ST-45 | County Rd. 90 - Rd 33 to Rd. 32A | Widen | $ 872,000 | 100.0% | 0.0% | $ 872,000 | $ - | 10.0% | 90.0% | $ 87,200 | $ 784,800 |
| ST-46 | Dutton Street - Existing to Co. Rd. 33 | New | $ 452,000 | 100.0% | 0.0% | $ 452,000 | $ - | 10.0% | 90.0% | $ 45,200 | $ 406,800 |
| ST-47 | E. Baker Street - Existing to Industrial | New | $ 178,000 | 100.0% | 0.0% | $ 178,000 | $ - | 10.0% | 90.0% | $ 17,800 | $ 160,200 |
| ST-48 | E. Baker Street - Gateway MP | New | $ 582,000 | 100.0% | 0.0% | $ 582,000 | $ - | 10.0% | 90.0% | $ 58,200 | $ 523,800 |
| ST-50 | East Street | Widen | $ 420,000 | 50.0% | 50.0% | $ 210,000 | $ 210,000 | 10.0% | 90.0% | $ 21,000 | $ 189,000 |
| ST-51 | Hemenway Street - Grant to Niemann | Resurface | $ 872,000 | 50.0% | 50.0% | $ 436,000 | $ 436,000 | 10.0% | 90.0% | $ 43,600 | $ 392,400 |
| ST-52 | Hemenway Street - Niemann to Co. Rd. 33 | New | $ 210,000 | 100.0% | 0.0% | $ 210,000 | $ - | 10.0% | 90.0% | $ 21,000 | $ 189,000 |
| ST-53 | Kennedy Drive - Taylor to Main St. | New | $ 226,000 | 100.0% | 0.0% | $ 226,000 | $ - | 10.0% | 90.0% | $ 22,600 | $ 203,400 |
| ST-54 | Moody Slough - Niemann to Rd 33 | New/Rebuild | $ 210,000 | 100.0% | 0.0% | $ 210,000 | $ - | 10.0% | 90.0% | $ 21,000 | $ 189,000 |
| ST-55 | N/S Road - Rd. 32A to W. Main St. | New | $ 420,000 | 100.0% | 0.0% | $ 420,000 | $ - | 10.0% | 90.0% | $ 42,000 | $ 378,000 |
| ST-56 | N/S Road - W. Main St. to Rd 33 | New | $ 420,000 | 100.0% | 0.0% | $ 420,000 | $ - | 10.0% | 90.0% | $ 42,000 | $ 378,000 |
| ST-57 | Niemann Street - Valley Oak to W. Main St. | New | $ 420,000 | 100.0% | 0.0% | $ 420,000 | $ - | 10.0% | 90.0% | $ 42,000 | $ 378,000 |
| ST-58 | Niemann Street - W. Main St. to w/o Village | New | $ 485,000 | 100.0% | 0.0% | $ 485,000 | $ - | 10.0% | 90.0% | $ 48,500 | $ 436,500 |
| ST-59 | Niemann Street - Moody Slough to Railroad | Widen | $ 678,000 | 100.0% | 0.0% | $ 678,000 | $ - | 10.0% | 90.0% | $ 67,800 | $ 610,200 |
| ST-60 | Niemann Street - Railroad to Dutton | New | $ 178,000 | 100.0% | 0.0% | $ 178,000 | $ - | 10.0% | 90.0% | $ 17,800 | $ 160,200 |
| ST-61 | Taylor Street - Kennedy to Niemann | New | $ 840,000 | 100.0% | 0.0% | $ 840,000 | $ - | 10.0% | 90.0% | $ 84,000 | $ 756,000 |
| | **Collector (Secondary) Totals** | | **$ 9,192,000** | **93.0%** | **7.0%** | **$ 8,546,000** | **$ 646,000** | **10.0%** | **90.0%** | **$ 854,600** | **$ 7,691,400** |
| | **Grand Total Transportation Projects:** | | **$ 39,439,000** | **92.0%** | **8.0%** | **$ 36,279,500** | **$ 3,159,500** | **48.2%** | **51.8%** | **$ 17,474,000** | **$ 18,805,500** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

**Figure A-4-B**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Signal Projects Cost Detail**

| No. | Signal Location | CIP Budget No. | Type | Total Cost | New - Fee | Existing Dev. | New - Fee | Existing - Dev. | 2002 to 2005 | 2006 to 2010 |
|---|---|---|---|---|---|---|---|---|---|---|
| SG-1 | Grant at Valley Oak | | New | $ 205,000 | 100.0% | 0.0% | $ 205,000 | $ - | | $ 205,000 |
| SG-2 | Grant at Taylor St | | New | $ 217,000 | 100.0% | 0.0% | $ 217,000 | $ - | | $ 217,000 |
| SG-3 | Grant at W. Main St. | | New | $ 250,000 | 100.0% | 0.0% | $ 250,000 | $ - | $ 250,000 | |
| SG-4 | Grant and Railroad | | New | $ 288,000 | 100.0% | 0.0% | $ 288,000 | $ - | $ 288,000 | |
| SG-5 | Grant at Dutton/East | | New | $ 236,000 | 100.0% | 0.0% | $ 236,000 | $ - | | $ 236,000 |
| SG-6 | Grant at E. Main | | New | $ 239,000 | 100.0% | 0.0% | $ 239,000 | $ - | $ 239,000 | |
| SG-7 | Grant at Industrial | | New | $ 220,000 | 100.0% | 0.0% | $ 220,000 | $ - | | $ 220,000 |
| SG-8 | Grant at I-505 ramps (w/ OC widening) | | New | $ 512,000 | 100.0% | 0.0% | $ 512,000 | $ - | | $ 512,000 |
| SG-9 | Master Controller | | New | $ 136,000 | 100.0% | 0.0% | $ 136,000 | $ - | $ 136,000 | |
| | | | **Signals Total:** | **$ 2,303,000** | **100.0%** | **0.0%** | **$ 2,303,000** | **$ -** | **$ 913,000** | **$ 1,390,000** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

**Figure A-5**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Parks and Recreation Projects Cost Detail**

| No. | Project Description | Type | Total Cost | New | Existing | New | Existing | Fees | Private (developer agreements) |
|---|---|---|---|---|---|---|---|---|---|
| PR-1 | New Parks | Facilities | $ 10,085,000 | 54.4% | 45.6% | $ 5,486,048 | $ 4,598,952 | $ 4,571,707 | $ 914,341 |
| PR-2 | Library Contribution | Facilities | $ 300,000 | 50.0% | 50.0% | $ 150,000 | $ 150,000 | $ 150,000 | |
| PR-3 | Valley Oak Park Improvements | Facilities | $ 95,000 | 0.0% | 100.0% | $ - | $ 95,000 | $ - | |
| PR-4 | City Park Improvements | Facilities | $ 170,000 | 0.0% | 100.0% | $ - | $ 170,000 | $ - | |
| PR-5 | Community Center Improvements | Facilities | $ 173,000 | 0.0% | 100.0% | $ - | $ 173,000 | $ - | |
| PR-6 | Rotary Park Improvements | Facilities | $ 121,000 | 0.0% | 100.0% | $ - | $ 121,000 | $ - | |
| PR-7 | Blue Oak Park Restrooms | Facilities | $ 98,000 | 0.0% | 100.0% | $ - | $ 98,000 | $ - | |
| PR-8 | Vehicles | Equipment | $ 74,000 | 50.0% | 50.0% | $ 37,000 | $ 37,000 | $ 37,000 | |
| PR-9 | Office Equipment & Furnishings | Equipment | $ 40,000 | 50.0% | 50.0% | $ 20,000 | $ 20,000 | $ 20,000 | |
| PR-10 | Community Pool Facility | Facilities | $ 3,572,000 | 50.0% | 50.0% | $ 1,786,000 | $ 1,786,000 | $ 1,786,000 | |
| | | | **$ 14,728,000** | **50.8%** | **49.2%** | **$ 7,479,048** | **$ 7,248,952** | **$ 6,564,707** | **$ 914,341** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

**Figure A-6**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Public Safety Projects Cost Detail**

| No. | Project Description | Type | Total Cost | New | Existing | New | Existing | Fees |
|---|---|---|---|---|---|---|---|---|
| PD-1 | Service Study - Police & Fire | Admin. | $ 93,800 | 50.0% | 50.0% | $ 46,900 | $ 46,900 | $ 46,900 |
| PD-2 | Evidence Room Storage Shelves | Equipment | $ 39,100 | 50.0% | 50.0% | $ 19,550 | $ 19,550 | $ 19,550 |
| PD-3 | Radio & Communications Equipment | Equipment | $ 386,400 | 63.4% | 36.6% | $ 245,055 | $ 141,345 | $ 245,055 |
| PD-4 | Office Computer Equipment | Equipment | $ 11,400 | 50.0% | 50.0% | $ 5,700 | $ 5,700 | $ 5,700 |
| PD-5 | Personal Safety Equipment | Equipment | $ 19,700 | 52.2% | 47.8% | $ 10,278 | $ 9,422 | $ 10,278 |
| PD-6 | Speed Control Radar Trailer | Equipment | $ 17,100 | 50.0% | 50.0% | $ 8,550 | $ 8,550 | $ 8,550 |
| PD-7 | Vehicle Computer Equipment incl. wireless interface | Equipment | $ 133,000 | 66.7% | 33.3% | $ 88,667 | $ 44,333 | $ 88,667 |
| PD-8 | Vehicles | Equipment | $ 183,500 | 100.0% | 0.0% | $ 183,500 | $ - | $ 183,500 |
| PD-9 | Weapons - 12 GA. Shot Gun | Equipment | $ 2,300 | 50.0% | 50.0% | $ 1,150 | $ 1,150 | $ 1,150 |
| PD-10 | Remodel Ex. Police Station | Facilities | $ 520,600 | 0.0% | 100.0% | $ - | $ 520,600 | $ - |
| PD-11 | Firing Range (Small Arms) | Facilities | $ 288,500 | 50.0% | 50.0% | $ 144,250 | $ 144,250 | $ 144,250 |
| PD-12 | New Police Station | Facilities | $ 3,615,000 | 73.9% | 26.1% | $ 2,671,957 | $ 943,043 | $ 2,671,957 |
| | | **Police Total** | **$ 5,310,400** | **64.5%** | **35.5%** | **$ 3,425,556** | **$ 1,884,844** | **$ 3,425,556** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

**Figure A-7**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**Fire Protection Projects Cost Detail**

| No. | Project Description | Type | Total Cost | New | Existing | New | Existing |
|---|---|---|---|---|---|---|---|
| FD-1 | Misc. Safety Equipment | Equipment | $ 339,000 | 50.0% | 50.0% | $ 169,500 | $ 169,500 |
| FD-2 | Vehicles - Heavy Equipment | Equipment | $ 1,118,000 | 50.0% | 50.0% | $ 559,000 | $ 559,000 |
| FD-3 | Mobile Radio (Vehicle) | Equipment | $ 63,000 | 36.4% | 63.6% | $ 22,909 | $ 40,091 |
| FD-4 | Portable Radio (Hand) | Equipment | $ 40,000 | 50.0% | 50.0% | $ 20,000 | $ 20,000 |
| FD-5 | Communication Equipment | Equipment | $ 296,700 | 50.0% | 50.0% | $ 148,350 | $ 148,350 |
| FD-6 | Remodel Ex. Fire Station | Facilities | $ 429,000 | 0.0% | 100.0% | $ - | $ 429,000 |
| FD-7 | New Main Fire Station | Facilities | $ 5,046,000 | 65.2% | 34.8% | $ 3,292,165 | $ 1,753,835 |
| | | | **$ 7,331,700** | **57.4%** | **42.6%** | **$ 4,211,924** | **$ 3,119,776** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update

**Figure A-8**
**City of Winters Capital Facilities Development Impact Fee Nexus Study**
**General Government Projects Cost Detail**

| No. | Project Description | Type | Total Cost | New | Existing | New | Existing | Funding Fees |
|---|---|---|---|---|---|---|---|---|
| AD-1 | Joint Use Civic Center | Facilities | $ 7,711,600 | 50.0% | 50.0% | $ 3,855,800 | $ 3,855,800 | $ 3,855,800 |
| AD-2 | City Hall Remodel | Facilities | $ 913,200 | 50.0% | 50.0% | $ 456,600 | $ 456,600 | $ 456,600 |
| AD-3 | Corporation Yard | Facilities | $ 2,016,100 | 50.0% | 50.0% | $ 1,008,050 | $ 1,008,050 | $ 1,008,050 |
| AD-4 | Administrative Services | Equipment | $ 130,900 | 50.0% | 50.0% | $ 65,450 | $ 65,450 | $ 65,450 |
| AD-5 | Council | Equipment | $ 28,200 | 0.0% | 100.0% | $ - | $ 28,200 | $ - |
| AD-6 | General Plan & MPFP Updates | Admin | $ 412,500 | 100.0% | 0.0% | $ 412,500 | $ - | $ 412,500 |
| AD-7 | Other | Equipment | $ 49,800 | 0.0% | 100.0% | $ - | $ 49,800 | $ - |
| AD-8 | Vehicles | Equipment | $ 22,800 | 100.0% | 0.0% | $ 22,800 | $ - | $ 22,800 |
| | **Parks & Recreation Total** | | **$ 11,285,100** | **51.6%** | **48.4%** | **$ 5,821,200** | **$ 5,463,900** | **$ 5,821,200** |

Source: Ponticello Enterprises' 2002 City of Winters MPFP Update