Economic &
Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

FINAL REPORT

CITY OF WINTERS
PUBLIC FACILITIES FINANCING PLAN

Prepared for:

City of Winters

Prepared by:

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March 18, 2003

EPS #11428

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I. EXECUTIVE SUMMARY

OVERVIEW

The current City of Winters General Plan was adopted in May of 1992. It is estimated that buildout of the General Plan will occur in 2010. Approximately 2,200 new dwelling units are projected, resulting in an increase in population of about 6,400 people. In addition, it is estimated that 2.9 million square feet of non-residential buildings will be developed by 2010, resulting in about 4,300 new employees. To provide adequate public services to serve the projected population and employees, Winters will need approximately $128.5 million (2002 dollars) in public improvements. Of this total, $94.9 million will be needed to serve new development.

This Public Facilities Financing Plan details the financing strategy and options for funding the projected $128.5 million in public improvements. It is an update of the City of Winters 1992 Financing Plan. In addition to this Financing Plan, EPS also prepared a 2003 Fee Nexus Study to update the 1992 Fee Nexus Study. It details the proposed updated development impact fee program to help fund new development's share of the public facilities costs.

PURPOSE OF THE FINANCING PLAN

This Financing Plan sets forth a plan to finance the infrastructure improvements and public facilities required to serve the City of Winters through buildout of the General Plan. The Financing Plan includes:

- Estimates of projected development by land use through buildout of the General Plan;
- Summaries of the Major Projects Financing Plan facilities and costs;
- A summary of the Public Facilities Development Impact Fee Program and its anticipated cash flow;
- Financing alternatives for facilities needed by new and existing development;
- A summary of the fiscal impacts of the General Plan and suggested mitigation measures; and
- A financial feasibility analysis.

FLOOD STUDY AREA

Cost estimates for new development do not include the cost of flood control facilities needed by certain new areas of the City. The City has established a Flood Study Area for the area contained in the General Plan that is within the 100 year flood plain or drains into the flood plain. (**Map 2** in Chapter II shows the location of the Flood Study Area). Properties within the Flood Study Area are not permitted to develop until a flood control solution is agreed upon. Areas outside the Flood Study Area are permitted to develop at this time. Flood control solutions for the Flood Study Area are currently being studied.

PUBLIC FACILITIES DEVELOPMENT IMPACT FEE NEXUS STUDY

The **2003 City of Winters Public Facilities Development Impact Fee Nexus Study (Fee Nexus Study)** is a companion document to this report. It is an update of the **1992 Development Impact Fee Study**. The Fee Nexus Study determines the amount of fees to be charged on new development in order to cover the costs of public facilities that have been allocated to new development. This Financing Plan covers additional financing issues. These issues include how to finance additional facilities and rehabilitation needed by existing development, fiscal considerations (annual revenues compared with annual service costs), identification of cash flow problems, and the financial feasibility of constructing the Master Plan facilities required by the General Plan. The financial feasibility analysis incorporates the estimated costs of school mitigation measures and development fees charged by Yolo County.

SUMMARY OF FINANCING STRATEGY

The City of Winters plans to fund the needed public improvements through a combination of various funding sources. The funding sources for the costs allocated to new development include development impact fees, private developer financing, and bond funding. The funding sources for the costs allocated to existing development include the City General Fund, the City Sewer, Water, and Fire District Funds, Redevelopment Agency funds, grants, and bond funding. **Figure 1** summarizes the facility costs and financing alternatives for both new and existing development costs. **Figure 2** details the sources and uses of funds for new development, and **Figure 3** details the sources and uses of funds for existing development. The amounts for which there is no known funding source could be funded by a broad based funding mechanism such as a City-wide Mello-Roos Community Facilities District or General Obligation Bonds.

Figure 1
City of Winters Infrastructure Financing Plan
Summary of Facility Costs and Funding Sources (2002 $)

Facility Name	Total Cost	Allocated to New Development	Funding Sources/Alternatives	Allocated to Existing Dev.	Funding Sources/Alternatives
Water System	$21,599,500	$13,699,250	Development Impact Fees Private (in-tract) Financing Bond Financing (1)	$7,900,250	Water Fund
Sewer System	$21,622,600	$20,230,800	Development Impact Fees Private (in-tract) Financing Bond Financing (1)	$1,391,800	Sewer Fund
General Storm Drains	$164,000	$130,903	Development Impact Fees	$33,098	General Fund Redevelopment Agency
Storm Drain Outside Flood Study Area	$4,741,000	$1,318,000	Development Impact Fees Private (in-tract) Financing Bond Financing (1)	$3,423,000	Bond Financing (2)
Streets	$41,742,000	$38,582,500	Development Impact Fees Private (in-tract) Financing Bond Financing	$3,159,500	General Fund Redevelopment Agency Grants
Park & Recreation	$14,728,000	$7,479,048	Development Impact Fees Bond Financing (1)	$7,248,952	General Fund Redevelopment Agency Grants Bond Financing (2)
Public Safety	$5,310,400	$3,425,556	Development Impact Fees Bond Financing (1)	$1,884,844	Redevelopment Agency Bond Financing (2)
Fire Protection	$7,331,700	$4,211,924	Development Impact Fees Bond Financing (1)	$3,119,776	Fire District General Fund Redevelopment Agency Grants Bond Financing (2)
General Government	$11,285,100	$5,821,200	Development Impact Fees Bond Financing (1)	$5,463,900	Redevelopment Agency Water Fund Sewer Fund Bond Financing (2)
Total	**$128,524,300**	**$94,899,180**		**$33,625,120**	

Note: These costs do not include flood control costs which have not been determined.

"sources uses"

(1) New development bond financing using developer approved Mello-Roos CFD or Assessment District bonds.
(2) City-wide bond financing using voter approved Mello-Roos CFD or General Obligation bonds.

Figure 2
City of Winters Infrastructure Financing Plan
Sources and Uses of Funds for Facilities Serving New Development (2002 $)

Type of Facility	Cost Allocated to New Development	Private Capital or Bond Financing (1)	City-wide Development Impact Fees (2)
Water System	$13,699,250	$4,290,000	$9,409,250
Sewer System	$20,230,800	$4,796,200	$15,434,600
Storm Drains			
General	$130,903	$0	$130,903
Non-Flood Study Area	$1,318,000	$876,384	$441,616
Total	**$1,448,903**	**$876,384**	**$572,518**
Streets	$38,582,500	$18,805,500	$19,777,000
Park & Recreation	$7,479,048	$914,341	$6,564,707
Public Safety	$3,425,556	$0	$3,425,556
Fire Protection	$4,211,924	$0	$4,211,924
General Government	$5,821,200	$0	$5,821,200
Total	**$94,899,180**	**$29,682,426**	**$65,216,755**

(1) New development bond financing using developer approved Mello-Roos CFD or Assessment District bonds. *"funding sum"*

(2) Based on 2003 Fee Nexus Study Update

Figure 3
City of Winters Infrastructure Financing Plan
Sources and Uses of Funds for Facilities Serving Existing Development (2002 $)

Type of Facility	Cost Allocated to Existing Development	Funding Sources						
		Water Fund	Sewer Fund	General Fund	Fire District General Fund	Redevelopment Agency	Grants	Unfunded
Water System	$7,900,250	$7,900,250	$0	$0	$0	$0	$0	$0
Sewer System	$1,391,800	$0	$1,391,800	$0	$0	$0	$0	$0
Storm Drains								
General	$33,098	$0	$0	$0	$0	$0	$0	$33,098
Non-Flood Study Area	$3,423,000	$0	$0	$0	$0	$0	$0	$3,423,000
Total	**$3,456,098**	**$0**	**$0**	**$0**	**$0**	**$0**	$0	**$3,456,098**
Streets	$3,159,500	$0	$0	$288,000	$0	$767,167	$2,104,333	$0
Park & Recreation	$7,248,952	$0	$0	$921,500	$0	$3,682,000	$567,750	$2,077,702
Public Safety	$1,884,844	$0	$0	$0	$0	$601,672	$0	$1,283,172
Fire Protection	$3,119,776	$0	$0	$0	$1,093,585	$1,738,175	$288,016	$0 $0
General Government	$5,463,900	$529,015	$811,857	$0	$0	$2,365,978	$0	$0 $1,757,051
Total	**$33,625,120**	**$8,429,265**	**$2,203,657**	**$1,209,500**	**$1,093,585**	**$9,154,991**	**$2,960,099**	**$8,574,022**

"funding sum exist"

Prepared by EPS

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FACILITY COST ESTIMATES

The facility cost estimates used in this report were prepared by the City's Engineer, Ponticello Enterprises, for their 2003 update to the City's **Major Projects Financing Plan (MPFP)**. These costs and the allocation of the costs to existing and new development are detailed in the City of Winters Development Impact Fee Study.

SUMMARY OF FINDINGS

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

- A preliminary analysis of the timing of infrastructure needs and the cash flow generated by the Development Impact Fee Program indicates that periods of negative cash flow will occur. Therefore, Winters will need to utilize a bond financing mechanism, most likely a Mello-Roos Community Facilities District or a General Obligation bond.
- For new residential development outside of the Flood Study Area, the infrastructure cost burden is near the low end of the cost burden range for new residential development in nearby communities. When flood control costs are determined for the Flood Study Area, the infrastructure cost burden may be more toward the high end of the cost burdens experienced in nearby communities.
- For new retail development outside of the Flood Study Area, the infrastructure cost burden is near the high end of the cost burden range for new retail development in nearby communities. For new light industrial development outside of the Flood Study Area, the infrastructure cost burden is higher than the cost burden for new light industrial development in any of the comparison areas in nearby communities. When flood control costs are determined for the Flood Study Area, the infrastructure cost burden for retail and light industrial development will be even higher, possibly making non-residential development financially infeasible when compared to similar development in other areas.

ORGANIZATION OF REPORT

The report is divided into eight chapters, including this executive summary, as follows.

- **Chapter II** summarizes the future development within the City of Winters.
- **Chapter III** summarizes the facility costs prepared by the City's engineer.
- **Chapter IV** discusses the cost allocation methods used to allocate costs between existing and new development and between land uses. For a more detailed explanation of cost allocation methods, please refer to the **Fee Nexus Study**.

- **Chapter V** presents the financing strategy. It discusses the fee program, cash flow considerations, bond financing alternatives, and redevelopment funds.
- **Chapter VI** briefly discusses the fiscal impacts of the General Plan.
- **Chapter VII** examines the financial feasibility of the General Plan.
- **Chapter VIII** covers implementation steps.

The report contains five appendices, as follows.

- **Appendix A** provides a detailed schedule of facilities to be financed under each development impact fee program component. For details, please refer to the **Fee Nexus Study**.
- **Appendix B** provides an estimated land use buildout schedule and projected annual fee revenues.
- **Appendices C, D,** and **E** contain detailed residential, retail, and light industrial fee comparisons.

II. 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 4 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 new population are also shown. For the non-residential uses, the projected square feet of building and new employees are shown.

The total remaining acreage to be developed is estimated by the City at 765.7 total acres, excluding 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. This conservative assumption provides a financial contingency to assure that the infrastructure projects are adequately funded. 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. The number of people per household has increased substantially since the Winters General Plan was approved in 1992. At that time, a factor of 2.8 people per household for low and medium density single family uses was used to project population. In this financing plan, this factor has been increased to 3.2 people per household to be in line with the California Department of Finance and 2000 Census density factors. Likewise, the people per household factor for medium-high residential units has been increased from 2.3 to 2.6 people per unit.

Map 1 shows the land use plan for the General Plan. **Map 2** shows the location of the Flood Study Area.

Figure 4
City of Winters Infrastructure Financing Plan
Land Use Assumptions for New Development at 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**	**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
Planned Commercial	35% FAR	45.0 Emp/Acre	25.80	75%	19.35		295,010	871
Planned Comm./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**		**2,942,941**	**4,322**
Total			**765.66**		**665.85**	**2,194**	**2,942,941**	

"lu assumps"

[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

Prepared by EPS

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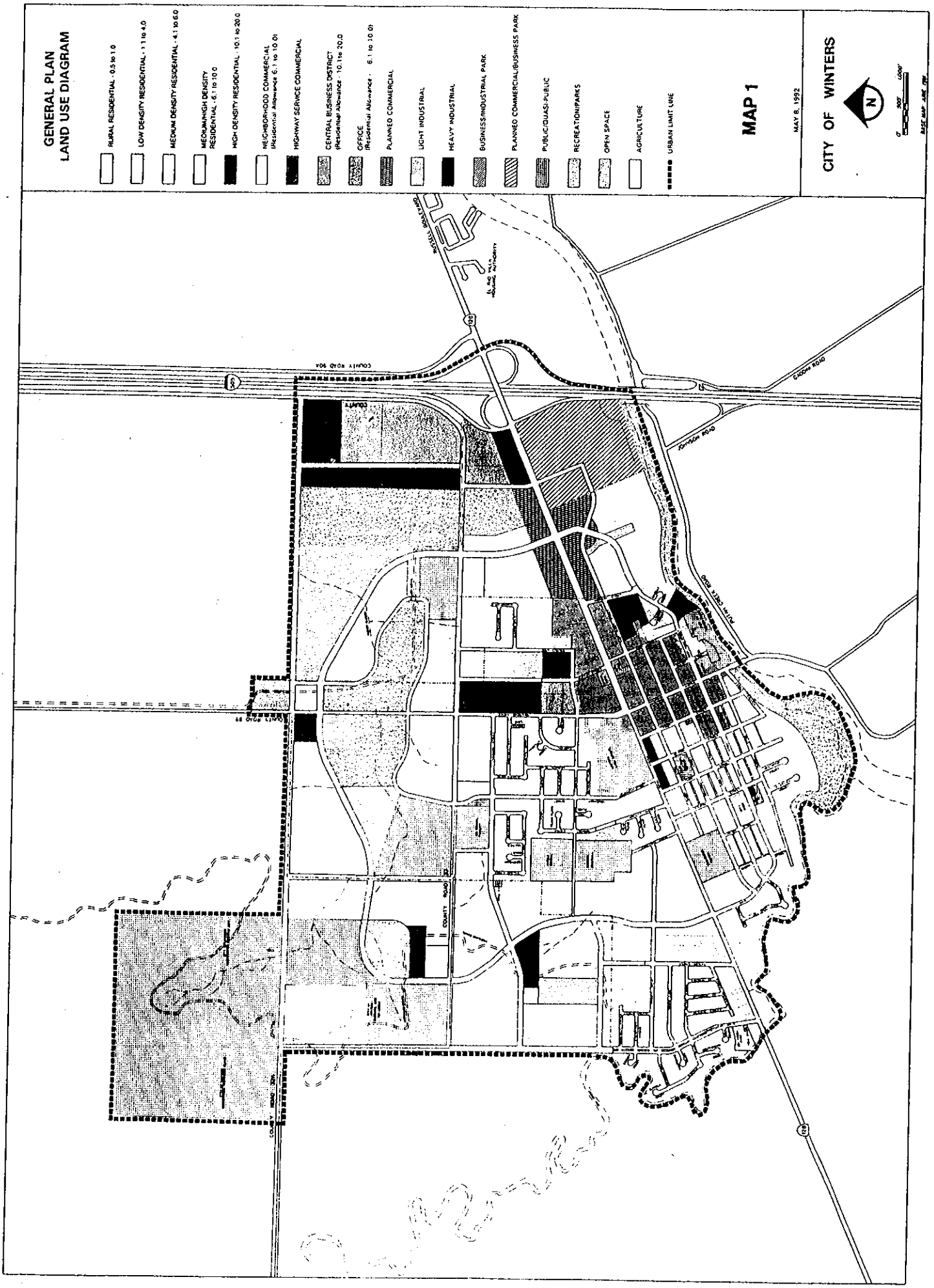
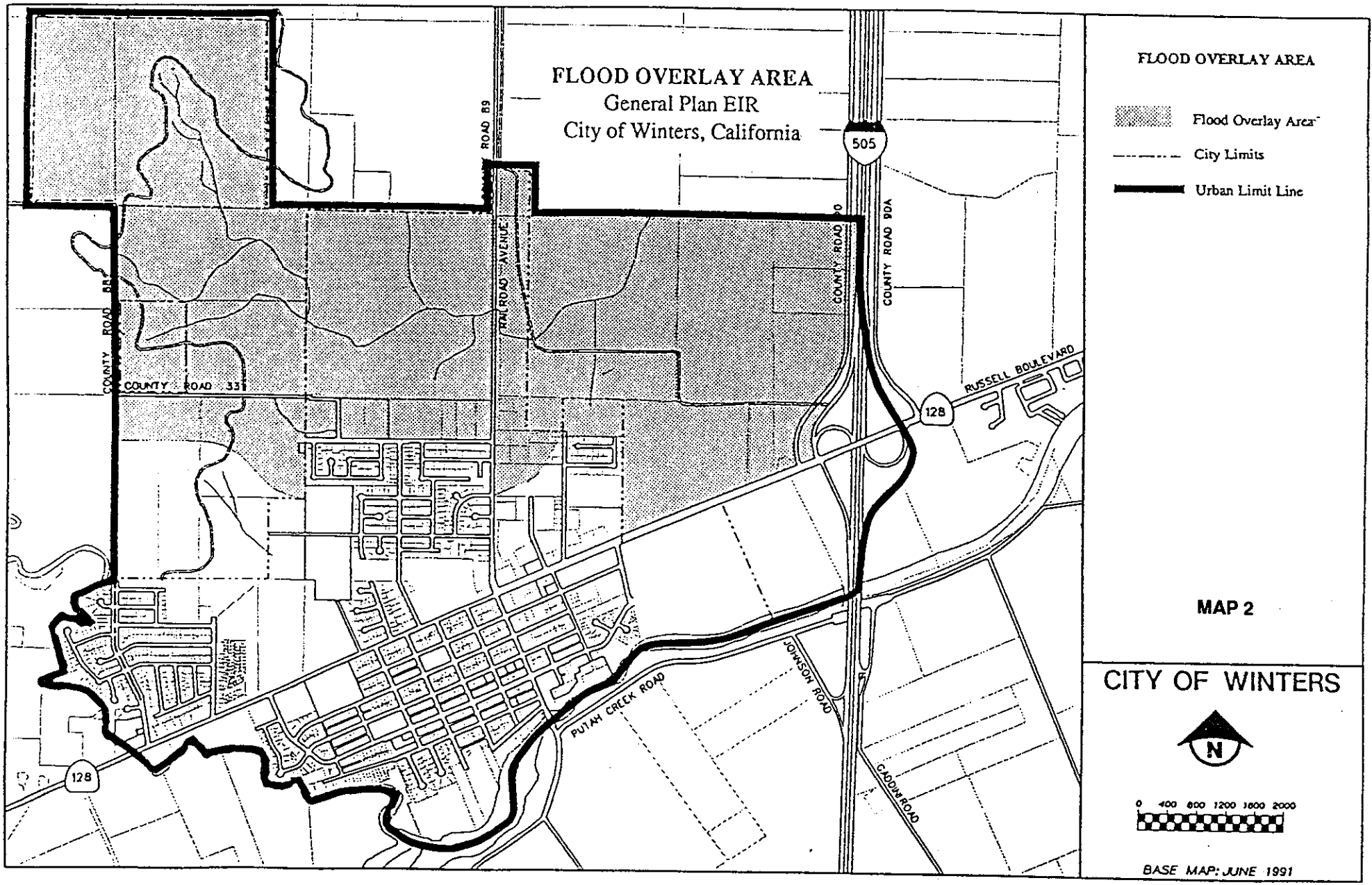

GENERAL PLAN
LAND USE DIAGRAM
RURAL RESIDENTIAL - 0.5 to 1.0
LOW DENSITY RESIDENTIAL - 1.1 to 4.0
MEDIUM DENSITY RESIDENTIAL - 4.1 to 6.0
MEDIUM/HIGH DENSITY RESIDENTIAL - 6.1 to 10.0
HIGH DENSITY RESIDENTIAL - 10.1 to 20.0
NEIGHBORHOOD COMMERCIAL (Residential Allowance 6.1 to 10.0)
HIGHWAY SERVICE COMMERCIAL
CENTRAL BUSINESS DISTRICT (Residential Allowance - 10.1 to 20.0
OFFICE (Residential Allowance - 6.1 to 10.0)
PLANNED COMMERCIAL
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
BUSINESS/INDUSTRIAL PARK
PLANNED COMMERCIAL/BUSINESS PARK
PUBLIC/QUASI-PUBLIC
RECREATION/PARKS
OPEN SPACE
AGRICULTURE
URBAN LIMIT LINE
MAP 1
MAY 8, 1992
CITY OF WINTERS
N
COUNTY ROAD 90A
COUNTY ROAD 89
COUNTY ROAD
JOHNSON ROAD
GARDEN ROAD
RUSSELL BOULEVARD
EL RIO VILLA HOUSING AUTHORITY


FLOOD OVERLAY AREA
General Plan EIR
City of Winters, California
FLOOD OVERLAY AREA
Flood Overlay Area
City Limits
Urban Limit Line
MAP 2
CITY OF WINTERS
N
0 400 800 1200 1600 2000
BASE MAP: JUNE 1991
ROAD 89
RAILROAD AVENUE
COUNTY ROAD 90
COUNTY ROAD 90A
COUNTY ROAD 88
COUNTY ROAD 33
RUSSELL BOULEVARD
128
505
PUTAH CREEK ROAD
JOHNSON ROAD
CADDY ROAD

III. SUMMARY OF FACILITY MASTER PLAN COST ESTIMATES

The City's engineer, Ponticello Enterprises, recently updated the City's **Major Projects Financing Plan (MPFP)**, which details and estimates the cost of the facilities needed to serve the City of Winters at its buildout population of 12,500. The MPFP divides the facilities into the following components: water, wastewater, storm drainage, transportation system, parks and recreation, public safety, fire protection, and general government. The facilities and costs for each component are detailed in **Appendix A** of this report. The **MPFP** identifies both improvements to existing infrastructure and the new infrastructure needed to serve new development. Each figure in **Appendix A** contains the following information:

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

In total, Winters will need approximately $128.5 million (2002 dollars) in public improvements, as shown in **Figure 5**.

Figure 5
City of Winters Infrastructure Financing Plan
Total Public Facility Costs (2002 $)

Facility	Total Cost
Water System	$21,599,500
Sewer System	$21,622,600
General Storm Drains	$164,000
Storm Drain Outside Flood Study Area	$4,741,000
Streets	$41,742,000
Park & Recreation	$14,728,000
Public Safety	$5,310,400
Fire Protection	$7,331,700
General Government	$11,285,100
Total	**$128,524,300**

Note: These costs do not include flood control costs that have not been determined.

total_costs

IV. COST ALLOCATION

The previous chapter described the costs of the facilities that Winters will need to support the population and land uses associated with the General Plan. This chapter summarizes how the costs of these facilities have been allocated between existing and new development and between the various land uses. For a more detailed discussion of the cost allocation methods, please refer to the **Fee Study**.

ALLOCATION BETWEEN EXISTING AND NEW DEVELOPMENT

In determining the facilities cost allocation between existing 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, Ponticello Enterprises arrived at the allocation of costs between existing and new development shown in **Figure 6**.

ALLOCATION OF NEW DEVELOPMENT COSTS BETWEEN LAND USES

After determining the allocation of facilities costs between existing and new development, the new development costs were then allocated to each land use so that a development impact fee per land use could be developed. The allocations to the land use categories within the General Plan were 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 were developed for each facility.

A "common use factor" is a factor used to determine the relative amount of facility use for a particular land use. For example, the common use factor to assess each land use's relative amount of water usage is gallons of water used per acre per day. Each common

Figure 6
City of Winters Infrastructure Financing Plan
Summary Cost Allocation By Facility (2002 $)

Facility	Total Cost	Allocation to New Development	Allocation to Existing Development
Water System	$21,599,500	$13,699,250	$7,900,250
Sewer System	$21,622,600	$20,230,800	$1,391,800
General Storm Drains	$164,000	$130,903	$33,098
Storm Drain Outside Flood Study Area	$4,741,000	$1,318,000	$3,423,000
Streets	$41,742,000	$38,582,500	$3,159,500
Park & Recreation	$14,728,000	$7,479,048	$7,248,952
Public Safety	$5,310,400	$3,425,556	$1,884,844
Fire Protection	$7,331,700	$4,211,924	$3,119,776
General Government	$11,285,100	$5,821,200	$5,463,900
Total	**$128,524,300**	**$94,899,180**	**$33,625,120**

Note: These costs do not include flood control costs that have not been determined. *"sum alloc"*

use factor is expressed as an amount per acre. The total amount of facility use 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. Each land use's percent of total facility use across all land uses is then calculated. These percents are multiplied by the total facility cost to determine the cost allocation to each land use. The **Fee Nexus Study** describes in detail how the common use factors were determined and applied to allocate facility costs to the land uses. The facility cost allocations to land uses were used in the **Fee Nexus Study** to determine the fee amount for each land use.

STORM DRAIN FACILITIES

The **MPFP** includes cost estimates and allocations for general storm drain facilities that will benefit all development in Winters, as well as for additional storm drain facilities that will benefit all areas of development outside of the Flood Study Area. The **MPFP** does **not** include cost estimates for storm drain facilities needed in the Flood Study Area. Properties within the Flood Study Area are not permitted to develop until a flood control solution is agreed upon. The Flood Study Area will need substantial flood control improvements for development to take place in this area. When solutions to the flood control problems are identified, the costs of the flood control improvements will be allocated to the projected development in the Flood Study Area. **Map 2** (see Chapter II) shows the location of the Flood Study Area.

V. FINANCING STRATEGY

OVERVIEW

Funding for all of the facilities required by the General Plan will come from many sources including development impact fees, private developer funding, bond financing, the City General Fund, the City Sewer, Water, and Fire District Funds, Redevelopment Agency funds, and grants.

In-tract improvements needed for new development will be funded by private developer funding. Backbone infrastructure and public facilities needed for new development are funded through development impact fees. The proposed fees for each facility by land use are summarized in **Figure 7**. Based on the anticipated rate of development and timing of facility costs, fee revenue will not cover the cost of constructing the required facilities. For this reason, EPS recommends that Winters utilize some form of bond financing, such as a Mello-Roos CFD or Assessment District to cover any negative cash flow.

In order to finance the area specific storm drainage facilities needed by new development, EPS recommends that the City establish separate storm drainage benefit zones. New development within the Flood Study Area will pay for its own flood control and storm drain improvement needs. Due to the likely magnitude of flood control costs, some form of bond financing will probably be necessary. New development outside the Flood Study Area will fund its required storm drainage improvements through a development impact fee charged to projects outside the Flood Study Area. This fee is shown in **Figure 7**.

The City has identified a number of funding sources to fund the portion of the facilities needed by existing development, including the City General Fund, the City Sewer, Water, and Fire District Funds, Redevelopment Agency funds, and grants. EPS recommends that the City consider broad-based financing mechanisms such as General Obligation Bonds, a City-wide Mello-Roos CFD, Assessment Districts, or Revenue Bonds as additional funding sources for existing development's remaining unfunded costs.

The remainder of this chapter describes the financing alternatives for facilities that serve existing and new development. At the end of this chapter, there is a description of all the financing mechanisms proposed in the report and a discussion of the advantages and disadvantages of each financing alternative.

Figure 7
City of Winters Infrastructure Financing Plan
Summary Development Impact Fee Schedule (2002 $)
2003 Fee Nexus Study Update

Facility	Residential Fee Per Unit					Non-Residential Fee per Building Square Foot								
	Rural	Low Density	Medium Density	Medium High Density	High Density	NC	Highway Comm.	CBD	Office	Other Comm.	Business Park	Light Industrial	Heavy Industrial	Public/ Quasi-Public/
Water System	$6,113	$4,764	$3,176	$2,160	$1,556	$1.53	$1.53	$0.55	$1.12	$1.12	$1.28	$0.90	$1.00	$1.01
Wastewater System	$7,619	$5,937	$5,277	$3,958	$2,770	$2.80	$2.80	$0.98	$2.00	$2.00	$2.00	$1.40	$1.87	$2.15
General Storm Drains	$81	$63	$42	$25	$22	$0.03	$0.03	$0.01	$0.02	$0.02	$0.02	$0.02	$0.02	$0.00
Streets	$6,669	$6,669	$6,669	$5,419	$4,168	$8.12	$8.12	$5.92	$6.09	$6.09	$2.44	$1.42	$1.05	$0.00
Parks & Rec. Capital	$3,400	$3,400	$3,400	$2,763	$2,125	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Public Safety Capital	$904	$904	$904	$904	$2,137	$1.14	$1.14	$1.14	$1.14	$1.14	$0.23	$0.23	$0.23	$0.00
Fire Protection Capital	$1,373	$1,373	$1,373	$1,116	$858	$0.79	$0.79	$1.01	$1.03	$1.03	$0.65	$0.54	$0.50	$0.00
General Capital	$2,020	$2,020	$2,020	$1,641	$1,262	$1.16	$1.16	$1.81	$1.86	$1.86	$0.75	$0.43	$0.32	$0.00
City Wide Total	**$28,180**	**$25,130**	**$22,861**	**$17,985**	**$14,900**	**$15.57**	**$15.57**	**$11.42**	**$13.27**	**$13.27**	**$7.36**	**$4.94**	**$4.99**	**$3.16**
Storm Drain Non flood study area	$582	$195	$175	$9	$47	$0.08	$0.16	$0.06	$0.10	$0.10	$0.16	$0.00	$0.00	$0.00
Non Flood Study Area Total	**$28,762**	**$25,325**	**$23,037**	**$17,994**	**$14,947**	**$15.65**	**$15.73**	**$11.48**	**$13.37**	**$13.37**	**$7.53**	**$4.94**	**$4.99**	**$3.16**

Source: 2003 Public Facilities Fee Nexus Study (prepared by EPS)

"fee summary"

FACILITIES SERVING NEW DEVELOPMENT

FUNDING SOURCES

Figure 8 summarizes the funding sources for facilities serving new development. Development impact fees will provide approximately $65.2 million to fund facilities needed by new development. Private capital or bond financing will provide the remaining $29.7 million.

FEE PROGRAM

The Winters **Fee Nexus Study** proposes development impact fees on new development that are summarized in **Figure 7**. **The Fee Nexus Study** explains the methodology by which the costs have been allocated to each land use. Fee financing is preferable to bond financing because it works on a pay-as-you-go basis and avoids financing costs. Further, fee financing avoids burdening land with liens or special taxes.

Figure 9 is a cash flow model for the Fee Program that applies the fees to an estimated buildout schedule. It does not include the revenues or costs associated with storm drain improvements for the non-flood study area. **Appendix B** contains the buildout assumptions, estimated annual fee revenue calculations, and fee funded cost phasing assumptions.

This cash flow is preliminary and subject to change for two reasons. First, the buildout schedule is based on a straight line approach. Based on the 1992 General Plan, the City estimates that there are 2,194 dwelling units and 2.9 million square feet of non-residential space remaining to be built through 2010. A straight line projection has been used for this remaining development, resulting in 274 units and 368,000 square feet of non-residential building per year. Second, the timing of the costs of facilities is not known with certainty. The Major Projects Financing Plan estimates facility costs for two time periods, 2003-2005 and 2006-2010. EPS used a straight line approach to allocate these costs to individual years. The costs for each time period were allocated equally to each year in the time period. Further work must be done to determine more precisely the timing of facility needs and the likely pace of development.

According to the cash flow shown in **Figure 9**, Winters will experience a maximum deficit of approximately $751,000 in 2005, although the deficits could be much greater if projects are needed earlier than estimated. In order to cover the temporary shortfalls, some form of bond financing could be used. By funding some of the facility costs through bond financing, fees could be reduced accordingly.

Figure 8
City of Winters Infrastructure Financing Plan
Sources and Uses of Funds for Facilities Serving New Development (2002 $)

Type of Facility	Cost Allocated to New Development	Private Capital or Bond Financing (1)	City-wide Development Impact Fees (2)
Water System	$13,699,250	$4,290,000	$9,409,250
Sewer System	$20,230,800	$4,796,200	$15,434,600
Storm Drains			
General	$130,903	$0	$130,903
Non-Flood Study Area	$1,318,000	$876,384	$441,616
Total	**$1,448,903**	**$876,384**	**$572,518**
Streets	$38,582,500	$18,805,500	$19,777,000
Park & Recreation	$7,479,048	$914,341	$6,564,707
Public Safety	$3,425,556	$0	$3,425,556
Fire Protection	$4,211,924	$0	$4,211,924
General Government	$5,821,200	$0	$5,821,200
Total	**$94,899,180**	**$29,682,426**	**$65,216,755**

(1) New development bond financing using developer approved Mello-Roos CFD or Assessment District bonds. *"funding sum"*
(2) Based on 2003 Fee Nexus Study Update

Figure 9
City of Winters Infrastructure Financing Plan
General Public Facilities Cash Flow Estimate (2002 $)

	Total 2003-2010	1 2003	2 2004	3 2005	4 2006	5 2007	6 2008	7 2009	8 2010
Beginning Balance		$0	($250,184)	($500,369)	($750,553)	($600,443)	($450,332)	($300,221)	($150,111)
Plus Fee Revenue (excluding storm drainage zone fees)	$66,718,393	$8,339,799	$8,339,799	$8,339,799	$8,339,799	$8,339,799	$8,339,799	$8,339,799	$8,339,799
Total Funds Available	$66,718,393	$8,339,799	$8,089,615	$7,839,430	$7,589,246	$7,739,356	$7,889,467	$8,039,578	$8,189,688
Less Capital Costs (excluding storm drainage zone fees)									
Water System	$9,409,250	$1,388,996	$1,388,996	$1,388,996	$1,048,452	$1,048,452	$1,048,452	$1,048,452	$1,048,452
Wastewater System	$15,434,600	$2,631,752	$2,631,752	$2,631,752	$1,507,869	$1,507,869	$1,507,869	$1,507,869	$1,507,869
General Storm Drainage System	$130,903	$16,363	$16,363	$16,363	$16,363	$16,363	$16,363	$16,363	$16,363
Transportation System	$19,777,000	$2,439,256	$2,439,256	$2,439,256	$2,491,847	$2,491,847	$2,491,847	$2,491,847	$2,491,847
Parks & Recreation	$6,564,707	$1,165,212	$1,165,212	$1,165,212	$613,814	$613,814	$613,814	$613,814	$613,814
Public Safety	$3,425,556	$214,947	$214,947	$214,947	$556,143	$556,143	$556,143	$556,143	$556,143
Fire Protection	$4,211,924	$215,481	$215,481	$215,481	$713,096	$713,096	$713,096	$713,096	$713,096
General Government	$5,821,200	$267,785	$267,785	$267,785	$1,003,569	$1,003,569	$1,003,569	$1,003,569	$1,003,569
Subtotal	**$64,775,139**	**$8,339,790**	**$8,339,790**	**$8,339,790**	**$7,951,154**	**$7,951,154**	**$7,951,154**	**$7,951,154**	**$7,951,154**
Fee Administration Cost @ 3%	$1,943,254	$250,194	$250,194	$250,194	$238,535	$238,535	$238,535	$238,535	$238,535
Total	**$66,718,393**	**$8,589,984**	**$8,589,984**	**$8,589,984**	**$8,189,688**	**$8,189,688**	**$8,189,688**	**$8,189,688**	**$8,189,688**
Ending Balance (Bond financing used to eliminate annual deficits.)	$0	($250,184)	($500,369)	($750,553)	($600,443)	($450,332)	($300,221)	($150,111)	$0

"cash flow"

Note: 1) The Capital Costs in two phases (2002-2005 and 2006-2010) were obtained from Ponticello Enterprises, then assigned to the years in each phase. Costs for the 2002-2005 phase were allocated equally to the years 2003, 2004, and 2005. Costs for the 2006-2010 phase were allocated equally to each of the 5 years in the phase.
2) The Cash Flow does not include the costs and revenues associated with the Flood Study Area improvements. It does include relatively minor costs and revenues associated with general storm drainage support facilities.

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ADDITIONAL BONDS IN ORDER TO REDUCE FEES

Fees are usually paid at the time a building permit is issued, so fees represent an up front cost of development. For this reason, some developers prefer to shift infrastructure costs away from fees and into bond financing. Such a shift reduces up front cash demands on developers.

If the development community would prefer to put more of the costs into bond financing, the City of Winters could certainly elect to accommodate such a request assuming the financing proposal was sound and within standard bond underwriting guidelines. The constraints are that the appraised value of the land with the bonded improvements be at least three times the bonded debt and that the owners of the land agree that they wish to be part of a bond financing program.

Another constraint on the amount of bond financing is the "2 percent rule of thumb." State guidelines indicate that total property taxes, special taxes, and assessments should not exceed 2 percent of the value of the property in a developed state. Also, past history in California indicates that residents will not accept total taxes that exceed 2 percent. Because property taxes are set at 1 percent, total special taxes and other assessments cannot exceed 1 percent if the total tax burden is to remain under 2 percent. In other words, for a home with $300,000 of assessed value, total property taxes and special taxes should not exceed $6,000 per year, and special taxes and/or assessments should not exceed $3,000 per year.

AREA SPECIFIC STORM DRAINAGE FACILITIES

For the Flood Study Area, the cost of storm drainage and flood control improvements has not been identified. When a flood control solution is agreed upon, the cost of constructing the necessary improvements should be allocated to the development within the Flood Study Area. Depending on the amount of flood control facilities needed, fee programs and/or bond financing programs should be established. If the up front flood control costs are high, the Flood Study Area will almost certainly need to participate in Assessment Districts or Mello-Roos Districts.

The cost of storm drain improvements needed by development outside the Flood Study Area has been identified in the **MPFP**. These facilities should be financed through a development impact fee charged to new development outside the flood study area. The fees for areas outside the Flood Study Area are shown in **Figure 7**.

FACILITIES SERVING EXISTING DEVELOPMENT

Figure 10 summarizes the funding sources for facilities serving existing development. Existing development will need approximately $33.6 million in infrastructure

Figure 10
City of Winters Infrastructure Financing Plan
Sources and Uses of Funds for Facilities Serving Existing Development (2002 $)

Type of Facility	Cost Allocated to Existing Development	Funding Sources						
		Water Fund	Sewer Fund	General Fund	Fire District General Fund	Redevelopment Agency	Grants	Unfunded
Water System	$7,900,250	$7,900,250	$0	$0	$0	$0	$0	$0
Sewer System	$1,391,800	$0	$1,391,800	$0	$0	$0	$0	$0
Storm Drains								
General	$33,098	$0	$0	$0	$0	$0	$0	$33,098
Non-Flood Study Area	$3,423,000	$0	$0	$0	$0	$0	$0	$3,423,000
Total	**$3,456,098**	**$0**	**$0**	**$0**	**$0**	**$0**	$0	**$3,456,098**
Streets	$3,159,500	$0	$0	$288,000	$0	$767,167	$2,104,333	$0
Park & Recreation	$7,248,952	$0	$0	$921,500	$0	$3,682,000	$567,750	$2,077,702
Public Safety	$1,884,844	$0	$0	$0	$0	$601,672	$0	$1,283,172
Fire Protection	$3,119,776	$0	$0	$0	$1,093,585	$1,738,175	$288,016	$0 $0
General Government	$5,463,900	$529,015	$811,857	$0	$0	$2,365,978	$0	$0 $1,757,051
Total	**$33,625,120**	**$8,429,265**	**$2,203,657**	**$1,209,500**	**$1,093,585**	**$9,154,991**	**$2,960,099**	**$8,574,022**

"funding sum exist"

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improvements. Potential funding sources have been identified for approximately $25.0 million of the improvements. These funding sources include the City General Fund, the City Sewer, Water, and Fire District Funds, Redevelopment Agency funds, and grants. After accounting for these funding sources, there are approximately $8.6 million of remaining unfunded facilities needed for existing development. State and grant funding should be pursued. If not available, then funding for these facilities must come from existing development or general city revenues. The facilities will need to be funded through some type of bond financing. Whatever financing method is chosen, a tax or utility rate increase on existing development will be necessary to cover debt service.

PARK AND RECREATION FINANCING

PARK DEVELOPMENT FEES

The City of Winters has proposed a $14.7 million park program. The park improvements will be funded by several sources including park development fees charged against new development. The Quimby Act limits park land dedication from new development to 5 acres per thousand population. In order to maintain the Quimby Act maximum standard of 5 acres per thousand population with improved park land, Winters must develop 5 acres of park land per thousand population of new development. Thus, park costs to be funded by fees are based on the Quimby maximum standard of 5 acres per thousand new residents and an average per acre park development cost (estimated as the total new park development cost divided by the total number of new park acres). Total park development costs to be funded by development impact fees are $6.6 million.

This park development fee is in addition to the dedication of park land pursuant to the Quimby Act. It would also be in addition to any Quimby in lieu fee paid by developers who elect to pay such an in lieu fee rather than dedicate land.

PARK FINANCING

The park development fee will raise approximately $6.6 million. Private developers will finance approximately $0.9 million through development agreements with the City. This amount is the total estimated cost to develop one acre of parkland for every thousand projected new residents. An additional $5.2 million in funding is estimated to be available from the City General Fund, the Redevelopment Agency, and grants. In order to achieve its $14.7 million park improvement program goal, the City will need approximately $2 million from other funding sources.

To fund this $2 million shortfall, Winters will need to utilize some sort of bond financing that burdens the entire community. Bond funding options include a General Obligation

Bond, City-wide Mello-Roos CFD, or Assessment District. In addition, the City should seek additional state grants and voluntary donations.

BOND FINANCING ALTERNATIVES

The following paragraphs briefly describe the financing mechanisms available to the City of Winters.

LANDSCAPING AND LIGHTING DISTRICT

The Landscaping and Lighting Act of 1972 permits the installation, maintenance and servicing of landscaping and lighting through annual assessments on real property benefiting from the improvement. The act also permits construction and maintenance of appurtenant features including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. Amendments to the Act allow Districts to issue bonds with up to a 30 year term.

Winters currently has a City-wide Landscaping and Lighting Assessment District. One or more additional Landscaping and Lighting Districts may be formed in Winters to fund the maintenance of roadway medians and street trees, street lights, and parks. Landscaping and Lighting Districts can be formed through a protest hearing process.

MELLO-ROOS COMMUNITY FACILITIES

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts, and school districts to establish community facilities districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding and/or to pay off bonds.

The Mello-Roos Act is designed to make it fairly easy to gain passage of the required two-thirds vote. If there are twelve or more registered voters within the CFD, a 2/3 positive vote of the registered voters is required to form the CFD. If there are less than twelve registered voters within the CFD, a 2/3 positive vote of the landowners with the votes apportioned by acreage (1 vote per acre) is required to form the CFD.

Because the CFD boundaries may be discontinuous, those areas that will not support the tax can be avoided. Winters could form a series of CFDs. One large CFD could cover a certain portion of the general facilities cost. All areas that wish to develop could be put in this large CFD. In addition, separate CFDs could be formed for storm drainage zones that wish to utilize Mello-Roos CFD financing. Those property owners who elect to stay out of the CFD would be required to annex into it at a later date or would be required to

pay an Area of Benefit Assessment, plus any penalties, when they file for building permits.

A Mello-Roos special tax is not a special assessment; therefore, there is no requirement that the tax be apportioned on the basis of benefit. However, Mello-Roos special taxes are typically structured on the general principle of benefit. The tax can be structured so that it varies depending upon the zoning or development intensity of the property being assessed.

SPECIAL ASSESSMENT DISTRICTS

California statutes give local governments the authority to levy a number of special assessments for specific public improvements such as streets, storm drains, sewers, street lights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property within the district will be assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

There are a variety of assessment district acts available to finance public facilities. The most likely act to fund the necessary infrastructure for Winters would be the Improvement Bond Act of 1915 that provides a vehicle for issuing assessment bonds for assessments authorized under the 1911 and 1913 Benefit Assessment Acts. Special Assessment Districts require a fifty percent voter approval with voting based on assessments on each property.

PUBLIC ENTERPRISE REVENUE BONDS

Cities and counties can issue bonds to finance facilities for revenue producing public enterprises. Winters could fund the required sewer and water improvements for Winters through sewer and/or water revenue bonds backed by the collection of the sewer and water fees.

The advantage of using or issuing revenue bonds is that they do not require a 2/3 vote since they are neither payable from taxes, nor from the general fund. The bonds are repaid solely from a special fund consisting of the revenues generated by the facility being financed.

The backup security for the revenue bonds, if the sewer and water fees are less than projected to meet debt service, would be the water and sewer rate payers. The City would need to determine the potential risk of issuing revenue bonds for new facilities.

GENERAL OBLIGATION BONDS

The City may issue General Obligation Bonds to fund required facilities. Because the bonds are secured by the General Fund, they are considered less risky by the bond market and therefore have significantly lower interest rates and issuance costs. Debt service for the bonds is paid for from increased property tax revenues collected from all taxable property within the City. The tax rates are based on assessed value and the property tax rate increase must by approved by 2/3 of the registered voters.

MARKS-ROOS BONDS

The Marks Roos Local Bond Pooling Act of 1985 provides local government with a flexible financing device. A recent variation has become known as "Marks Roos Bonds." This term generally refers to bonds issued by a joint powers authority under the Act to make loans to, or enter into financing leases with, or acquire bonds from, two or more public entities or from a single entity for more than one project.

In the case of Winters, bonds may be needed for streets and roads, sewer, water and storm drainage facilities. Mello-Roos CFD bonds could be issued for the road projects and storm drainage facilities, and revenue bonds could be issued for the water and sewer facilities. The Marks-Roos Bonds would essentially purchase the Mello-Roos and revenue bonds. Two advantages of this type of approach include:

- Current interest rates could be locked in as a hedge against interest rate increases. This is important if a series of bonds were to be issued.
- There could be a cost savings in comparison with separate stand alone bond issues for each financing.

There are also disadvantages to Marks Roos bonds, such as higher interest costs if rates decline, the legal complexity, and the added administrative costs due to the complexity. The City should consider a Marks Roos bond pooling strategy only if it can be proven cost effective over the stand-alone bond issues.

VI. FISCAL SUMMARY

INTRODUCTION

In 1992, EPS conducted a fiscal analysis of the land use alternatives considered in the 1992 General Plan. The fiscal analysis compared the amount of revenue generated annually by new development to the yearly cost of providing required services to new development. This fiscal analysis concluded that the General Plan would result in a General Fund deficit of approximately $970,000 by 2010 if the General Plan proposed service standards were delivered. Because the analysis resulted in a significant negative fiscal impact (i.e., expenditures exceeded revenue) for providing desired levels of service, measures to mitigate the impacts were recommended. During the period from 1992 through 2002, the City enacted some of the recommended measures and could reduce fiscal deficits and/or raise service levels by enacting other measures.

MITIGATION MEASURES

There are a variety of fiscal mitigation measures that the City Council has adopted and/or should consider adopting to alleviate the projected negative fiscal balance associated with the General Plan. The mitigation measures that have been adopted since they were recommended in the 1992 Fiscal Study and/or that EPS continues to recommend to alleviate projected fiscal shortfalls are reviewed and discussed below. These mitigation measures are presented to provide decision makers with an understanding of the range of mitigation measures available to Winters in addressing fiscal deficits.

MITIGATION MEASURE #1

The City should consider adopting a city-wide annual special tax, such as a Mello-Roos CFD or parcel tax, for providing essential services such as police and fire protection services. Adoption and implementation of such a city-wide annual special tax should be placed before the voters of Winters.

Since this mitigation measure was recommended in 1992, a special city-wide municipal services tax was enacted for providing police services. The revenues from this tax have been used to raise police services to a desired level. The failure to include revenue for the fire department, however, has proven to be a detriment to fire services. Fire department service levels could be increased to an adequate level if a special tax was implemented to fund the services.

The current municipal services tax for police services and any future special tax that the City may enact apply to both new and existing residents in order to increase the levels of service to acceptable standards. The current municipal services tax for police services is $120 per dwelling unit.

MITIGATION MEASURE #2

The City should consider creating a Landscaping and Lighting District to cover the costs of providing required maintenance of new parks and other landscape maintenance.

Since this mitigation measure was suggested in 1992, the City created a landscaping and lighting district for funding parks and lighting maintenance. Each residential property owner is charged an annual assessment of $85 per dwelling unit. The landscaping and lighting district allows the City to cover its park maintenance costs without burdening the General Fund. As the City continues to increase its provision of park land, park maintenance costs will continue to increase, making it important to have a funding source for covering these costs.

MITIGATION MEASURE #3

The City should consider creating a special assessment district or special tax district (CFD) to fund public services and to cover maintenance costs associated with a proposed development project. Such districts would be project specific, rather than city-wide.

The City has not enacted this mitigation measure. A special assessment district could help fund services for a particular project at desirable levels. If special assessment districts are not created for funding services, then the City may be forced into a decision to operate at a level of service that is lower than desirable. Without special assessment districts, the City may not be able to increase its public services to a satisfactory level.

VII. FINANCIAL FEASIBILITY

INTRODUCTION

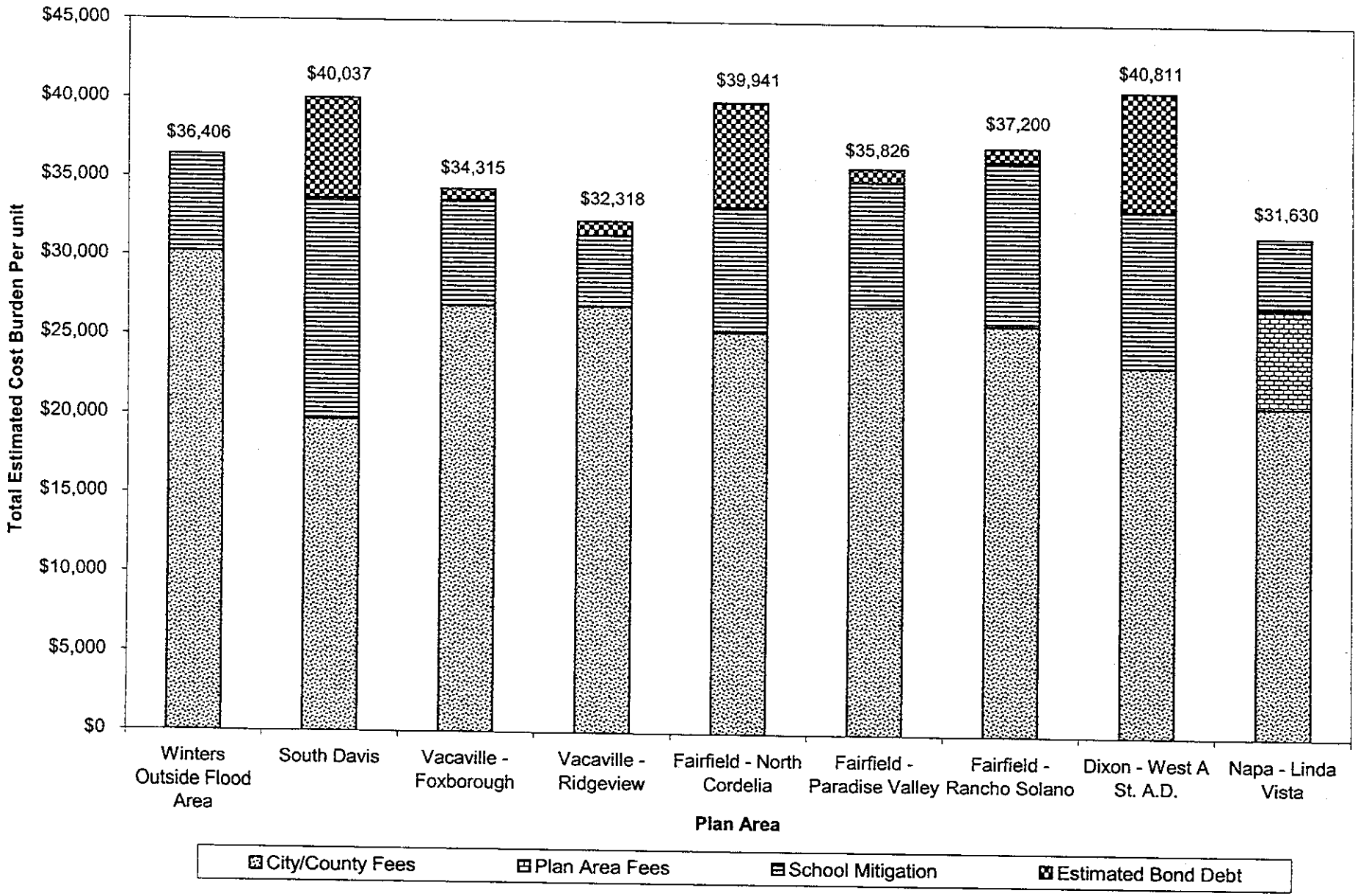
In order to evaluate the financial feasibility of the General Plan, the full infrastructure cost burden to new development must be considered. In addition to the facilities costs described in this report, the Winters Joint Unified School District and Yolo County will require new development to pay for its share of district and county facilities. Both the school district and the County charge development fees for new development.

To evaluate the financial feasibility of the Winters General Plan, new development's infrastructure cost burden should be compared to the infrastructure cost burden of similar development projects in nearby communities. Comparisons should be made for both residential and non-residential development. New development's infrastructure cost burden consists of four components: city and county fees, plan area fees, school mitigation costs, and infrastructure bond debt. City and county fees include processing and development impact fees charged to all new development in the city or county. Plan area fees are fees charged only within certain areas within a city. Currently in Winters, there are no existing or proposed plan area fees. School mitigation costs are a combination of fees and the bond debt associated with Mello-Roos special taxes levied by school districts to pay for school facilities. Infrastructure bond debt is the bond debt associated with Mello-Roos CFD and assessment district annual taxes and assessments.

RESIDENTIAL COMPARISONS

Figure 11 summarizes the infrastructure cost burden for new residential development in Winters and other comparable areas. **Appendix C** contains a detailed comparison. For the purposes of comparison, it is assumed that each single family unit is a low density unit (5 units per acre) with 2,200 building square feet, three bedrooms, and two baths. In addition, the development impact fees shown for Winters are for development outside of the flood study area. The development impact fees for units in the flood study area may be substantially higher due to high storm drainage costs that have not yet been estimated. **Figure 11** shows that total backbone infrastructure cost burden for a single family unit outside the flood study area is approximately $36,000. The per-unit infrastructure cost burden for the other areas ranges from $32,000 to $41,000. Winters' cost burden is near the middle of this range, indicating financial feasibility for residential development. The cost burden will be higher for units in the Flood Study Area, so financial feasibility should be evaluated for these units after flood control costs are identified.

Figure 11
Single Family Development (2,200 Sqft Home)
Comparison of Estimated Infrastructure Cost Burden



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NON-RESIDENTIAL COMPARISONS

Figure 12 summarizes the infrastructure cost burden for new retail development in Winters and other comparable areas. **Appendix D** contains a detailed comparison. For the purposes of comparison, it is assumed that each retail project is located on a 10 acre site with approximately 100,000 building square feet. In addition, the development impact fees shown for Winters are for development outside of the flood study area. The development impact fees for projects in the flood study area may be substantially higher due to high storm drainage costs that have not yet been estimated. **Figure 12** shows that total backbone infrastructure cost burden for a retail project outside the flood study area is approximately $178,000. The total infrastructure cost burden for the other areas ranges from $153,000 to $181,000. Winters' cost burden is near the high end of the range, with only one other project having a higher cost burden. The cost burden will be higher for development in the Flood Study Area, so financial feasibility should be evaluated for this development after flood control costs are identified. It is possible that the added infrastructure costs will make retail development infeasible in the Flood Study Area.

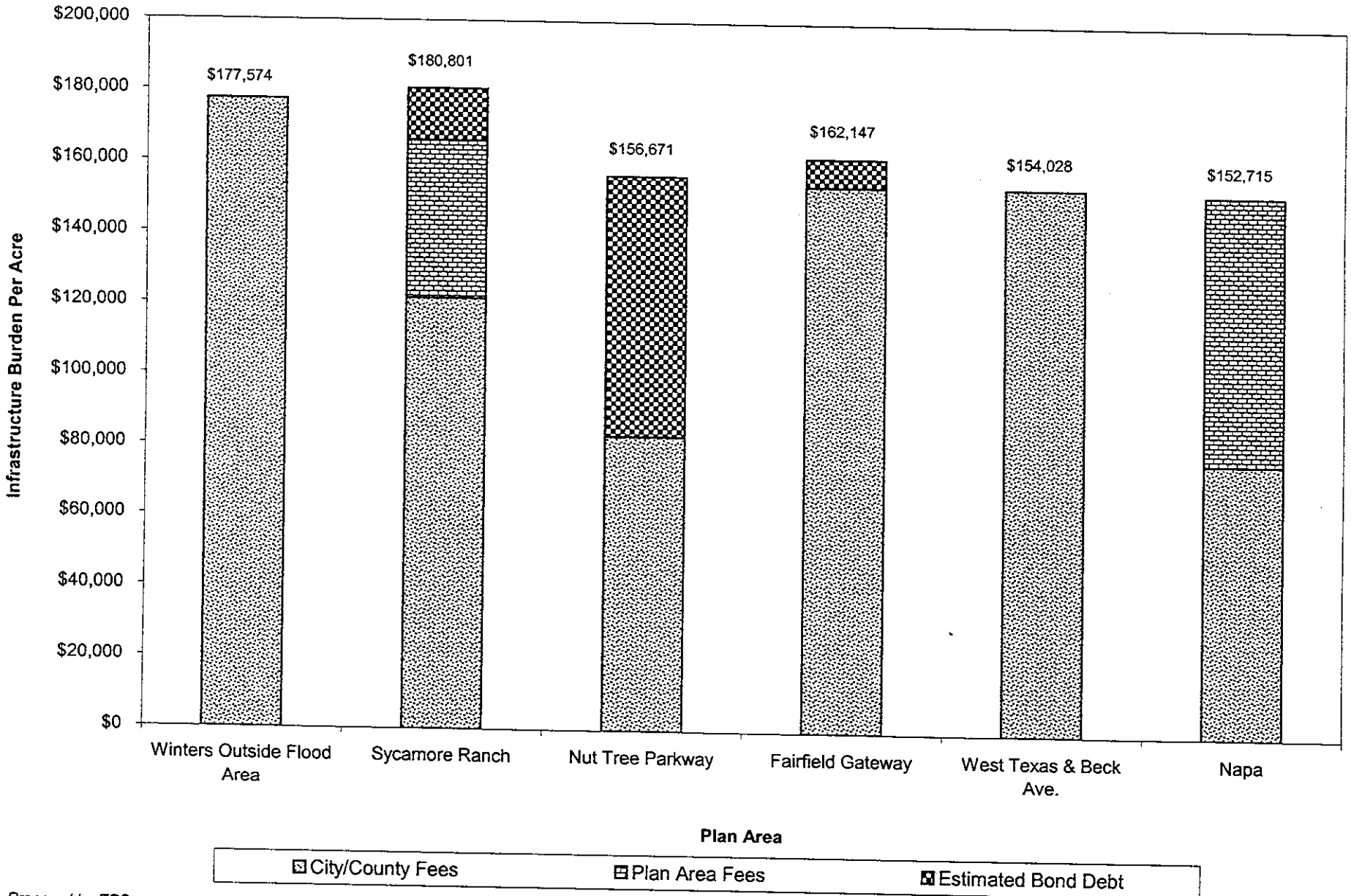
Figure 13 summarizes the infrastructure cost burden for new light industrial development in Winters and other comparable areas. **Appendix E** contains a detailed comparison. For the purposes of comparison, it is assumed that each light industrial project is located on a 20 acre site with approximately 350,000 building square feet. In addition, the development impact fees shown for Winters are for development outside of the flood study area. The development impact fees for projects in the flood study area may be substantially higher due to high storm drainage costs that have not yet been estimated. **Figure 13** shows that total backbone infrastructure cost burden for a light industrial project outside the flood study area is approximately $113,000. The total infrastructure cost burden for the other areas ranges from $60,000 to $102,000. Winters' cost burden is higher than the cost burdens of all comparison projects. The cost burden will be even higher for development in the Flood Study Area. It is possible that light industrial development will be financially infeasible unless some way is found to reduce infrastructure costs.

CONCLUSION

All of the comparisons discussed in this chapter are based on available public documents. The costs do not include additional mitigation measures required as a condition of approval or any other negotiated agreements. The Winters examples are slightly understated because they do not include the cost of bond issuance. Although Winters will need some form of bond financing, the exact cost of such financing has not been determined. Because any bond financing will result in a credit against the general fees, the net cost of bond financing will probably not significantly increase the total cost burden.

On a comparative basis, the residential backbone infrastructure cost burdens in Winters are near the middle of the range of those experienced in nearby communities. Non-residential infrastructure cost burdens are generally higher than those experienced in nearby communities. In addition, costs for projects in the Flood Study Area are unknown but are likely to be significantly higher, possibly affecting the feasibility of non-residential development in the Flood Study Area.

Figure 12
Retail Development (10 Acre Site, approx. 100,00 Sqft Building)
Comparison of Estimated Infrastructure Cost Burden



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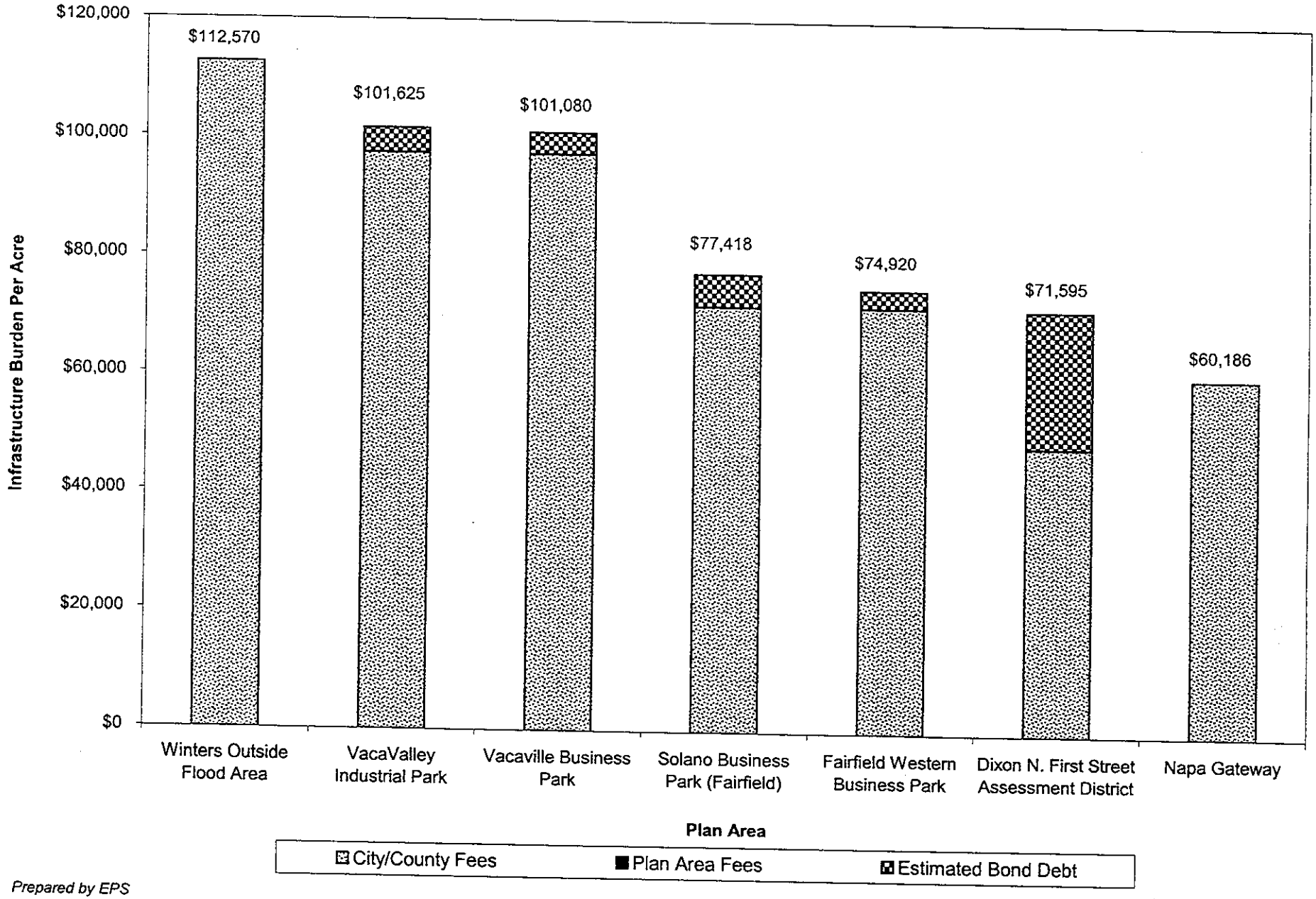
11428 fee comps3.xls 03/26/03

Figure 13
Light Industrial Development (20 acre site, approx. 350,000 Sqft Building)
Comparison of Estimated Infrastructure Cost Burden



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VIII. IMPLEMENTATION

Implementation of the financing plan will take a large number of actions from the City Council and Planning Commission, City Staff, consultants, developers, and the public. The following major steps will need to be implemented. Each step requires a number of specific studies and actions. Each step will need a detailed plan and schedule for implementation.

1) Adopt the updated public facilities development impact fees (detailed in the **2003 Fee Nexus Study**).
2) After identifying the flood control solution for the Flood Study Area, develop a financing plan for the flood control facilities.
3) Adopt mitigation measures that ensure a balanced operating budget.
4) Evaluate infrastructure needs in order to develop a more detailed infrastructure phasing program.
5) When the infrastructure phasing program is complete, evaluate the fee program and anticipated absorption to determine need for bond financing.
6) Negotiate with land owners of new development projects to determine participation in Mello-Roos community facilities districts and assessment districts. Landowners participating in bond financing districts will receive appropriate fee credits.
7) Evaluate potential approval of city-wide bond financing mechanisms. This may require administering public opinion surveys and will definitely require holding a series of public meetings.

APPENDICES:

APPENDIX A: DETAILED FACILITY COST ESTIMATES AND SHARING RATIOS

APPENDIX B: PROJECTED BUILDOUT SCHEDULE AND ANNUAL FEE ESTIMATES

APPENDIX C: SINGLE FAMILY INFRASTRUCTURE COST BURDEN COMPARISON

APPENDIX D: RETAIL INFRASTRUCTURE COST BURDEN COMPARISON

APPENDIX E: LIGHT INDUSTRIAL COST BURDEN COMPARISON

APPENDIX A:

DETAILED FACILITY COST ESTIMATES AND SHARING RATIOS

Figure A-1	Water Projects Cost Detail (2 pages)	A-1
Figure A-2	Wastewater Project Cost Detail (2 pages)	A-3
Figure A-3	Storm Drainage Project Cost Detail	A-5
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Figure A-5	Parks and Recreation Projects Cost Detail	A-9
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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

11428 Water Projects.xls 03/26/03

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**

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-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	-	-									
SD-3	Vehicles	O&M	-	-		64.7%	35.3%	$ -	$ -	100.0%	0.0%	$ -	$ -
SD-4	Buildings and Facilities	O&M			$ 64,000	62.5%	37.5%	$ 40,000	$ 24,000	100.0%	0.0%	$ 40,000	$ -
						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**

Prepared by EPS

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

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

APPENDIX B:

PROJECTED BUILDOUT SCHEDULE AND ANNUAL FEE ESTIMATES

Figure B-1 Estimated Development Schedule B-1
Figure B-2 General Public Facilities Fee Revenue Estimate B-2
Figure B-3 Fee Funded Costs Phasing B-3

Figure B-1
City of Winters Infrastructure Financing Plan
Estimated Development Schedule

Land Use	Total 2003-2010	1 2003	2 2004	3 2005	4 2006	5 2007	6 2008	7 2009	8 2010
Residential									
Rural Residential	38	5	5	5	5	5	5	5	5
Low Density Residential	310	39	39	39	39	39	39	39	39
Medium Density Residential	1,095	137	137	137	137	137	137	137	137
Medium High Density Residential	406	51	51	51	51	51	51	51	51
High Density Residential	345	43	43	43	43	43	43	43	43
Total Dwelling Units	**2,194**	**274**	**274**	**274**	**274**	**274**	**274**	**274**	**274**
Nonresidential									
Neighborhood Commercial	115,434	14,429	14,429	14,429	14,429	14,429	14,429	14,429	14,429
Highway Service Commercial	30,492	3,812	3,812	3,812	3,812	3,812	3,812	3,812	3,812
Central Business District	191,664	23,958	23,958	23,958	23,958	23,958	23,958	23,958	23,958
Office	0	0	0	0	0	0	0	0	0
Planned Commercial	295,010	36,876	36,876	36,876	36,876	36,876	36,876	36,876	36,876
Business/Industrial Park	654,625	81,828	81,828	81,828	81,828	81,828	81,828	81,828	81,828
Light Industrial	689,990	86,249	86,249	86,249	86,249	86,249	86,249	86,249	86,249
Heavy Industrial	392,040	49,005	49,005	49,005	49,005	49,005	49,005	49,005	49,005
Public/Quasi-Public	573,685	71,711	71,711	71,711	71,711	71,711	71,711	71,711	71,711
Total Building Square Feet	**2,942,941**	**367,868**	**367,868**	**367,868**	**367,868**	**367,868**	**367,868**	**367,868**	**367,868**

Note: Totals may not add due to rounding.

"dev sched"

[1] A straight line estimate is used to divide units and square feet to be developed between 2003 and buildout of the General Plan in 2010.

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Figure B-2
City of Winters Infrastructure Financing Plan
General Public Facilities Fee Revenue Estimate (2002 $)

Land Use	Fee (excl. storm drainage fees)	Total 2003-2010	1 2003	2 2004	3 2005	4 2006	5 2007	6 2008	7 2009	8 2010
Residential	*per unit*									
Rural Residential	$28,180	$1,068,570	$133,571	$133,571	$133,571	$133,571	$133,571	$133,571	$133,571	$133,571
Low Density Residential	$25,130	$7,801,944	$975,243	$975,243	$975,243	$975,243	$975,243	$975,243	$975,243	$975,243
Medium Density Residential	$22,861	$25,032,925	$3,129,116	$3,129,116	$3,129,116	$3,129,116	$3,129,116	$3,129,116	$3,129,116	$3,129,116
Medium High Density Residential	$17,985	$7,298,074	$912,259	$912,259	$912,259	$912,259	$912,259	$912,259	$912,259	$912,259
High Density Residential	$14,900	$5,140,029	$642,504	$642,504	$642,504	$642,504	$642,504	$642,504	$642,504	$642,504
Total		**$46,341,541**	**$5,792,693**	**$5,792,693**	**$5,792,693**	**$5,792,693**	**$5,792,693**	**$5,792,693**	**$5,792,693**	**$5,792,693**
Nonresidential	*per sqft*									
Neighborhood Commercial	$15.57	$1,797,404	$224,676	$224,676	$224,676	$224,676	$224,676	$224,676	$224,676	$224,676
Highway Service Commercial	$15.57	$474,786	$59,348	$59,348	$59,348	$59,348	$59,348	$59,348	$59,348	$59,348
Central Business District	$11.42	$2,189,528	$273,691	$273,691	$273,691	$273,691	$273,691	$273,691	$273,691	$273,691
Office	$13.27	$0	$0	$0	$0	$0	$0	$0	$0	$0
Planned Commercial	$13.27	$3,914,519	$489,315	$489,315	$489,315	$489,315	$489,315	$489,315	$489,315	$489,315
Business/Industrial Park	$7.36	$4,819,748	$602,469	$602,469	$602,469	$602,469	$602,469	$602,469	$602,469	$602,469
Light Industrial	$4.94	$3,411,158	$426,395	$426,395	$426,395	$426,395	$426,395	$426,395	$426,395	$426,395
Heavy Industrial	$4.99	$1,955,589	$244,449	$244,449	$244,449	$244,449	$244,449	$244,449	$244,449	$244,449
Public/Quasi-Public	$3.16	$1,814,119	$226,765	$226,765	$226,765	$226,765	$226,765	$226,765	$226,765	$226,765
Total		**$20,376,852**	**$2,547,106**	**$2,547,106**	**$2,547,106**	**$2,547,106**	**$2,547,106**	**$2,547,106**	**$2,547,106**	**$2,547,106**
Total Fee Revenue		**$66,718,393**	**$8,339,799**	**$8,339,799**	**$8,339,799**	**$8,339,799**	**$8,339,799**	**$8,339,799**	**$8,339,799**	**$8,339,799**

Note: The fees shown are for the General Public Facilities only. They do not include the storm drainage fees which differ by geographic zone. General fees do include relatively small general storm drainage fees necessary to finance storm drainage support facilities.

"fee rev"

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Figure B-3
City of Winters Infrastructure Financing Plan
Fee Funded Costs Phasing (2002 $)

Master Plan Facilities Costs	Total Costs 2002-2010	Fee Funded Costs	Percent of Total Costs	Total Costs By Phase		Fee Funded Costs By Phase	
				2002-2005	2006-2010	2002-2005	2006-2010
Facility			*a*	*b*	*c*	*a*b*	*a*c*
Water System	$21,599,500	$9,409,250	44%	$9,565,571	$12,033,929	$4,166,988	$5,242,262
Wastewater System	$21,622,600	$15,434,600	71%	$11,060,600	$10,562,000	$7,895,255	$7,539,345
General Storm Drainage System	$164,000	$130,903	80%	$61,500	$102,500	$49,088	$81,814
Storm Drainage System -- Non Flood Study Area	$4,741,000	$441,616	9%	$1,777,875	$2,963,125	$165,606	$276,010
Transportation System	$41,742,000	$19,777,000	47%	$15,445,125	$26,296,875	$7,317,767	$12,459,233
Parks & Recreation	$14,728,000	$6,564,707	45%	$7,842,500	$6,885,500	$3,495,635	$3,069,072
Public Safety	$5,310,400	$3,425,556	65%	$999,650	$4,310,750	$644,840	$2,780,716
Fire Protection	$7,331,700	$4,211,924	57%	$1,125,263	$6,206,438	$646,442	$3,565,482
General Government	$11,285,100	$5,821,200	52%	$1,557,400	$9,727,700	$803,355	$5,017,845
Total	**$128,524,300**	**$65,216,755**		**$49,435,484**	**$79,088,816**	**$25,184,976**	**$40,031,779**

cost phasing

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APPENDIX C:

SINGLE FAMILY INFRASTRUCTURE COST BURDEN COMPARISON

Figure C-1 Comparison of Estimated Infrastructure Cost Burden C-1
Figure C-2 Summary of Infrastructure Costs Per Unit C-2
Figure C-3 City/County Development Impact Fees Per Unit C-3
Figure C-4 Plan Area Fees Per Unit C-4
Figure C-5 Estimated School Mitigation Per Unit C-5
Figure C-6 Special Taxes and Assessments Per Unit C-6

Figure C-1
Single Family Development (2,200 Sqft Home)
Comparison of Estimated Infrastructure Cost Burden

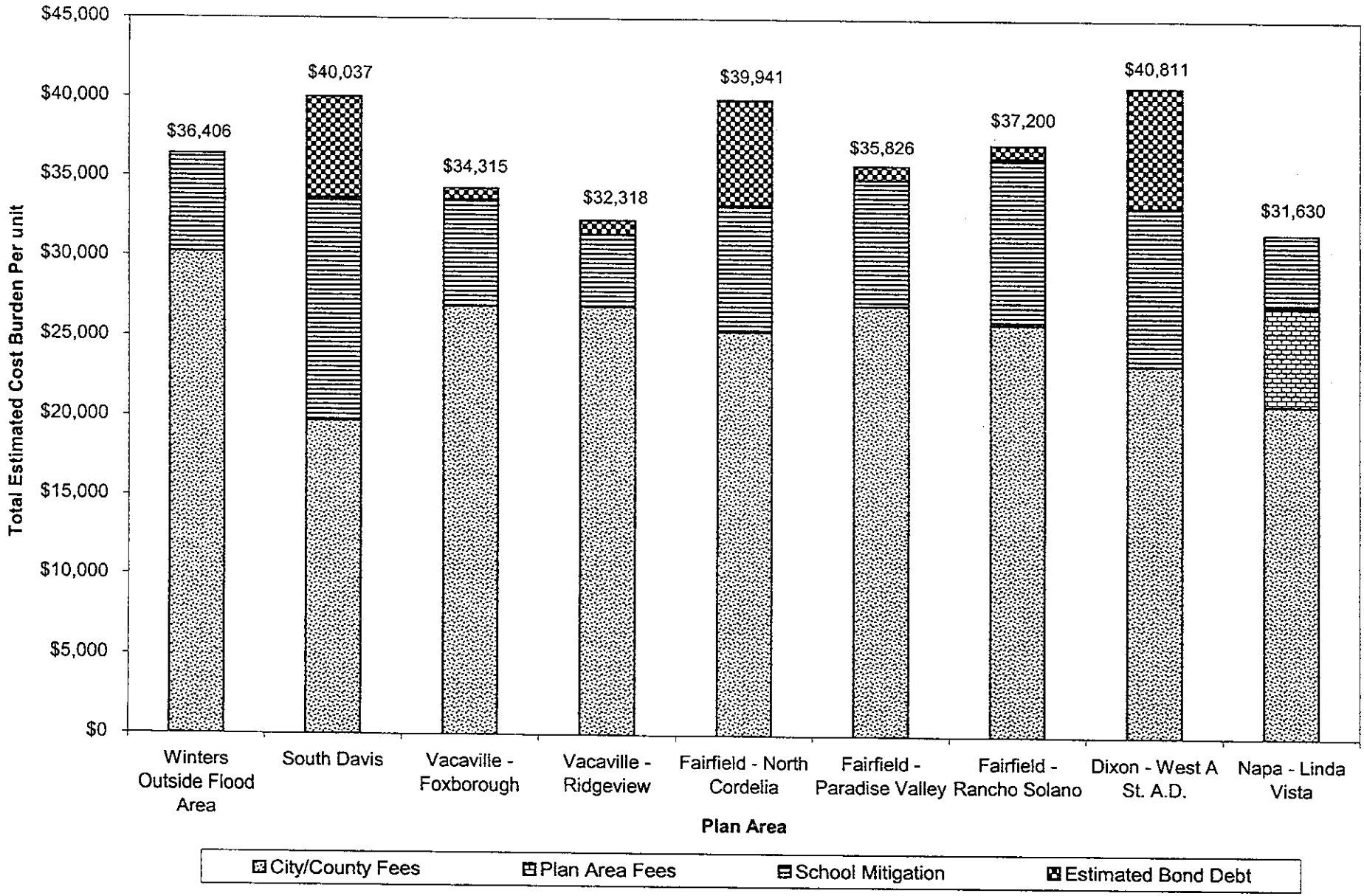

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Figure C-2
SINGLE FAMILY HOMES
Summary of Infrastructure Costs Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

Summary of Infrastructure Costs Per Unit	Yolo County				Solano County				Napa County
	Winters	Davis	Vacaville		Fairfield			Dixon	Napa
	Outside Flood Area	South Davis	Foxborough	Ridgeview	North Cordelia	Paradise Valley	Rancho Solano	West A St. A.D.	Linda Vista
Date Last Updated	*Nov-02*	*Nov-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
Total City/County-Wide Development Impact Fees (from Figure C-3)	$30,246	$19,695	$26,904	$26,904	$25,354	$27,026	$25,894	$23,364	$20,861
Plan Area Fees (from Figure C-4)	$0	$0	$0	$0	$0	$0	$0	$0	$6,258
Total School Mitigation (from Figure C-5)	$6,160	$13,982	$6,691	$4,510	$7,940	$7,940	$10,446	$9,908	$4,510
Estimated Bond Debt Of Special Taxes and Assessments (from Figure C-6)	$0	$6,360	$720	$904	$6,647	$860	$860	$7,539	$0
Total Infrastructure Cost Per Unit	**$36,406**	**$40,037**	**$34,315**	**$32,318**	**$39,941**	**$35,826**	**$37,200**	**$40,811**	**$31,630**
Total Fees (City, County, Schools, and Plan Area)	**$36,406**	**$25,173**	**$26,904**	**$31,414**	**$25,354**	**$27,026**	**$25,894**	**$23,364**	**$31,630**
Total Annual Taxes	**$0**	**$1,465**	**$811**	**$193**	**$1,411**	**$872**	**$1,122**	**$1,543**	**$0**

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Figure C-3
SINGLE FAMILY HOMES
City/County Development Impact Fees Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

City/County Development Impact Fees Per Unit: These are fees charged by the City or County and do not include fees for a special plan area.	Yolo County		Solano County						Napa County
	Winters	Davis	Vacaville		Fairfield			Dixon	Napa
	Outside Flood Area [1]	South Davis	Foxborough	Ridgeview	North Cordelia	Paradise Valley	Rancho Solano	West A St. A.D.	Linda Vista
Date Last Updated	*Nov-02*	*Nov-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
CITY/COUNTY FEES PER UNIT									
Processing Fees Per Unit [2]									
Building Permit	$1,322	$1,528	$1,082	$1,082	$1,235	$1,235	$1,235	$1,302	$980
Plan Check	$859	$864	$811	$811	$802	$802	$802	$846	$637
Energy Fee	$64	-	$56	$56	-	-	-	$35	-
Technology Surcharge	-	-	-	-	-	-	-	-	-
Seismic / Strong Motion	$16	$19	$16	$16	$14	$14	$14	$18	$20
Fire Review Fee	-	-	$162	$162	-	-	-	-	$245
Other Building Permit or Processing Fees	$100	$4,554	$122	$122	$356	$356	$356	-	$27
Total Processing Fees Per Unit	**$2,361**	**$6,964**	**$2,249**	**$2,249**	**$2,407**	**$2,407**	**$2,407**	**$2,202**	**$1,910**
Development Impact Fees Per Unit									
Sewer	$5,937	$1,276	$4,342	$4,342	$5,943	$5,943	$6,812	$6,700	$5,660
Water	$4,938	$1,530	$5,946	$5,946	$5,530	$5,530	$5,530	$3,278	$4,437
Traffic	$6,669	$2,365	$6,656	$6,656	$2,269	$4,270	$2,269	$480	$4,353
Transit	-	-	-	-	-	-	-	-	-
Regional Traffic Fees	-	-	-	-	-	-	-	-	-
Drainage	$258	$313	$808	$808	-	-	-	$846	-
Parks - Neighborhood	-	$3,371	-	-	-	-	-	-	-
Parks - City-wide	$3,400	-	$3,041	$3,041	$5,104	$5,104	$5,104	$6,968	$4,123
Fire/Police	$2,277	$452	$753	$753	-	-	-	$730	$254
Habitat / Greenbelt Preservation	$502	$502	$162	$162	$329	-	-	-	-
Affordable Housing	-	-	-	-	-	-	-	-	-
Capital Improvements/Public Facilities	$2,020	$1,329	$515	$515	$1,206	$1,206	$1,206	$347	-
Other General Fees/One-Time Taxes	$37	$178	-	-	$134	$134	$134	-	$125
County-Wide Fees	$1,846	$1,415	$2,432	$2,432	$2,432	$2,432	$2,432	$1,814	-
Total Development Impact Fees Per Unit	**$27,885**	**$12,730**	**$24,655**	**$24,655**	**$22,947**	**$24,619**	**$23,487**	**$21,162**	**$18,952**
TOTAL CITY/COUNTY FEES PER UNIT	**$30,246**	**$19,695**	**$26,904**	**$26,904**	**$25,354**	**$27,026**	**$25,894**	**$23,364**	**$20,861**

[1] Development impact fees for Winters are based on the proposed nexus study dated _____.
[2] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.

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Figure C-4
SINGLE FAMILY HOMES
Plan Area Fees Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

Plan Area Fees: These fees are charged only within a certain area of a County or City to fund facilities to serve a specific development project.	Yolo County				Solano County				Napa County
	Winters	Davis	Vacaville		Fairfield			Dixon	Napa
	Outside Flood Area	South Davis	Foxborough	Ridgeview	North Cordelia	Paradise Valley	Rancho Solano	West A St. A.D.	Linda Vista
Date Last Updated	*Nov-02*	*Nov-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
PLAN AREA FEES PER UNIT									
Infrastructure Fee	-	-	-	-	-	-	-	-	$6,258
Transit	-	-	-	-	-	-	-	-	-
Roadway	-	-	-	-	-	-	-	-	-
Park Improvement	-	-	-	-	-	-	-	-	-
Fire Protection	-	-	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	-	-	-
Drainage	-	-	-	-	-	-	-	-	-
Sewer	-	-	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-	-	-
Landscape Corridors	-	-	-	-	-	-	-	-	-
Fee Program Formation/Administration	-	-	-	-	-	-	-	-	-
Public Land and Regional Park Acquisition Fees	-	-	-	-	-	-	-	-	-
SAFCA Capital Investment Equalization Fee	-	-	-	-	-	-	-	-	-
Other General Fees	-	-	-	-	-	-	-	-	-
TOTAL PLAN AREA FEES PER UNIT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,258**

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Figure C-5
SINGLE FAMILY HOMES
Estimated School Mitigation Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

	Yolo County		Solano County						Napa County
	Winters	Davis	Vacaville		Fairfield			Dixon	Napa
Estimated School Mitigation Per Unit	Outside Flood Area	South Davis	Foxborough	Ridgeview	North Cordelia	Paradise Valley	Rancho Solano	West A St. A.D.	Linda Vista
Date Last Updated	*Nov-02*	*Nov-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
School District	*Winters JUSD*	*Davis JUSD*	*Travis USD*	*Vacaville USD*	*FSUSD*	*FSUSD*	*FSUSD*		*Napa Valley USD*
A. Annual School Mello-Roos CFD Taxes	-	$873	$660	-	$792	$792	$1,042	$798	-
B. Present Value of School CFD Tax		**$8,504**	**$6,691**	**$0**	**$7,940**	**$7,940**	**$10,446**	**$9,908**	**$0**
C. School Fee Per Sqft:									
Stirling Fee	-	-	-	$2.05	-	-	-	-	$2.05
Level 2 (or 3) SB50 Fee	$2.80	$2.49	-	-	-	-	-	-	-
Mitigation Agreement	-	-	-	-	-	-	-	-	-
D. Total School Fee:									
Stirling Fee	-	-	-	$4,510	-	-	-	-	$4,510
Level 2 (or 3) SB50 Fee	$6,160	$5,478	-	-	-	-	-	-	-
Mitigation Agreement	-	-	-	-	-	-	-	-	-
D. Total School Mitigation (B+C)	**$6,160**	**$13,982**	**$6,691**	**$4,510**	**$7,940**	**$7,940**	**$10,446**	**$9,908**	**$4,510**

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Figure C-6
SINGLE FAMILY HOMES
Special Taxes and Assessments Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

	Yolo County		Solano County						Napa County
	Winters	Davis	Vacaville		Fairfield			Dixon	Napa
Special Taxes and Assessments Per Unit for Infrastructure [1]	Outside Flood Area	South Davis	Foxborough	Ridgeview	North Cordelia	Paradise Valley	Rancho Solano	West A St. A.D.	Linda Vista
Date Last Updated	*Nov-02*	*Nov-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
Annual Special Taxes and Assessments Per Unit									
Infrastructure CFD	-	$592	-	-	$619	$80	$80	-	-
Infrastructure Assessment District	-	-	$151	$193	-	-	-	$745	-
SAFCA A.D. (Local Project)	-	-	-	-	-	-	-	-	-
Total Annual Taxes and Assessments	**$0**	**$592**	**$151**	**$193**	**$619**	**$80**	**$80**	**$745**	**$0**
Estimated Bond Debt of Special Taxes and Assessments									
Infrastructure CFD	-	$6,360	-	-	$6,647	$860	$860	-	-
Infrastructure Assessment District	-	-	$720	$904	-	-	-	$7,539	-
SAFCA A.D. (Local Project)	-	-	-	-	-	-	-	-	-
Total Estimated Bond Debt	**$0**	**$6,360**	**$720**	**$904**	**$6,647**	**$860**	**$860**	**$7,539**	**$0**

[1] Taxes and Assessments for schools can be found in Figure C-5.

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APPENDIX D:

RETAIL INFRASTRUCTURE COST BURDEN COMPARISON

Figure D-1 Comparison of Estimated Infrastructure Cost Burden D-1
Figure D-2 Summary of Infrastructure Costs Per Acre D-2
Figure D-3 City/County Development Impact Fees Per Acre D-3
Figure D-4 Plan Area Fees Per Acre D-4
Figure D-5 Special Taxes and Assessments Per Acre..... D-5

Figure D-1
Retail Development (10 Acre Site, approx. 100,00 Sqft Building)
Comparison of Estimated Infrastructure Cost Burden

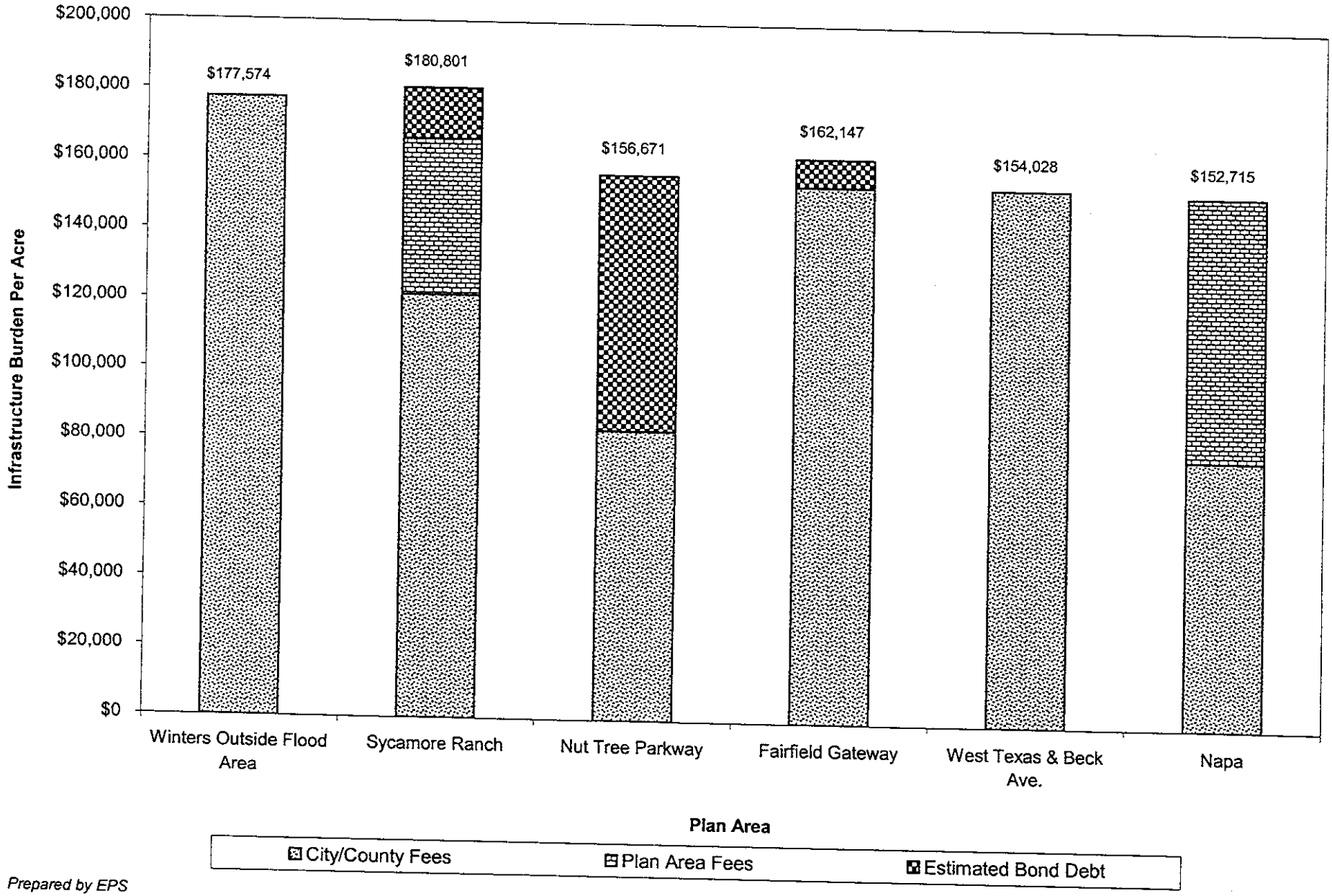

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Figure D-2
RETAIL CENTER BUILDING
Summary of Infrastructure Costs Per Acre
10 Acre Site, 99,564 Sqft Project
Building Value: $6,209,906

Summary of Infrastructure Costs Per Acre	Yolo County		Solano County			Napa Co.
	Winters	Woodland	Vacaville	Fairfield		Napa
	Winters	Sycamore Ranch	Nut Tree Parkway	Fairfield Gateway	West Texas & Beck Ave.	Big Ranch
Date Last Updated	*Jun-02*	*May-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*
Total City/County Development Impact Fees - Figure D-3						
Per Acre	$177,574	$121,568	$83,010	$154,028	$154,028	$76,947
Per Gross Square Foot of Land	$4.08	$2.79	$1.91	$3.54	$3.54	$1.77
Per Square Foot of Building	$17.84	$12.21	$8.34	$15.47	$15.47	$7.73
Plan Area Fees - Figure D-4						
Per Acre	$0	$44,593	$0	$0	$0	$75,768
Per Gross Square Foot of Land	$0.00	$1.02	$0.00	$0.00	$0.00	$1.74
Per Square Foot of Building	$0.00	$4.48	$0.00	$0.00	$0.00	$7.61
Estimated Bond Debt of Special Taxes and Assessments - Figure D-5						
Per Acre	$0	$14,640	$73,661	$8,119	$0	$0
Per Gross Square Foot of Land	$0.00	$0.34	$1.69	$0.19	$0.00	$0.00
Per Square Foot of Building	$0.00	$1.47	$7.40	$0.82	$0.00	$0.00
Total Infrastructure Cost Per Acre	**$177,574**	**$180,801**	**$156,671**	**$162,147**	**$154,028**	**$152,715**
Per Gross Square Foot of Land	$4.08	$4.15	$3.60	$3.72	$3.54	$3.51
Per Square Foot of Building	$16.31	$16.60	$14.39	$14.89	$14.14	$14.02
Floor Area Ratio	0.25	0.25	0.25	0.25	0.25	0.25

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Figure D-3
RETAIL CENTER BUILDING
City/County Development Impact Fees Per Acre
10 Acre Site, 99,564 Sqft Project
Building Value: $6,209,906

City/County Development Impact Fees Per Acre: These are fees charged by the City or County and do not include fees for a special plan area.	Yolo County		Solano County			Napa Co.
	Winters	Woodland	Vacaville	Fairfield		Napa
	Winters	Sycamore Ranch	Nut Tree Parkway	Fairfield Gateway	West Texas & Beck Ave.	Big Ranch
Date Last Updated	*Jun-02*	*May-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*
CITY/COUNTY FEES PER ACRE						
Processing Fees Per Acre [1]						
Building Permit	$2,462	$2,202	$1,774	$2,462	$2,462	$1,396
Plan Check	$1,601	$1,431	$1,596	$1,601	$1,601	$907
Energy	$1,200		$398	-	-	-
Technology Surcharge			-	-	-	-
Seismic/Strong Motion	$130	$130	$130	$130	$130	$130
Fire Review Fee			$266	$616	$616	$349
Other Building Permit and Processing Fees	$100		$697	$1,209	$1,209	$239
Total Processing Fees Per Acre	**$5,494**	**$3,764**	**$4,862**	**$6,018**	**$6,018**	**$3,022**
Development Impact Fees Per Acre						
Sewer	$27,862	$21,705	$8,646	$6,390	$6,390	$5,695
Water	$15,886	$3,186	$7,847	$5,492	$5,492	$1,662
Traffic	$80,887	$56,453	$35,830	$106,135	$106,135	$46,855
Transit			-	-	-	-
Regional Traffic Fees			-	-	-	-
Drainage	$1,088	$13,043	$6,431	-	-	-
School	$3,385	$3,286	$3,286	$3,286	$3,286	$3,286
Parks/Open Space		$3,086	-	-	-	-
Fire/Police	$19,222	$6,173	$10,553	-	-	$8,363
Habitat / Greenbelt Preservation	$2,509	$2,509	-	-	-	-
Affordable Housing			-	-	-	$7,965
Capital Improvements/Public Facilities	$11,540	$4,680	$2,877	$11,574	$11,574	-
Other General Fees/One-Time Taxes	$5,648		-	$12,454	$12,454	$100
County-Wide Fee	$4,052	$3,684	$2,678	$2,678	$2,678	-
Total Development Impact Fees Per Acre	**$172,080**	**$117,804**	**$78,148**	**$148,009**	**$148,009**	**$73,925**
TOTAL CITY/COUNTY FEES PER ACRE	**$177,574**	**$121,568**	**$83,010**	**$154,028**	**$154,028**	**$76,947**
Fees Per Gross Square Foot of Land	$4.08	$2.79	$1.91	$3.54	$3.54	$1.77
Fees Per Gross Square Foot of Building	$17.84	$12.21	$8.34	$15.47	$15.47	$7.73
Floor Area Ratio	0.25	0.25	0.25	0.25	0.25	0.25

[1] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.

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Figure D-4
RETAIL CENTER BUILDING
Plan Area Fees Per Acre
10 Acre Site, 99,564 Sqft Project
Building Value: $6,209,906

Plan Area Fees: These fees are charged only within a certain area of a County or City to fund facilities to serve a specific development project.	Yolo County		Solano County			Napa Co.
	Winters	Woodland	Vacaville	Fairfield		Napa
	Winters	Sycamore Ranch	Nut Tree Parkway	Fairfield Gateway	West Texas & Beck Ave.	Big Ranch
Date Last Updated	*Jun-02*	*May-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*
PLAN AREA FEES PER ACRE						
Infrastructure Fee		$44,593	-	-	-	-
Transit			-	-	-	-
Roadway			-	-	-	$69,695
Park Improvement			-	-	-	-
Fire Protection			-	-	-	-
Library			-	-	-	-
Drainage			-	-	-	-
Water			-	-	-	$3,286
Sewer			-	-	-	$1,195
Landscape Corridors			-	-	-	-
Fee Program Formation/Administration			-	-	-	$1,593
Public Land and Regional Park Acquisition Fees			-	-	-	-
SAFCA Capital Investment Equalization Fee			-	-	-	-
TOTAL PLAN AREA FEES PER ACRE	**$0**	**$44,593**	**$0**	**$0**	**$0**	**$75,768**
Fees Per Gross Square Foot of Land	$0.00	$1.02	$0.00	$0.00	$0.00	$1.74
Fees Per Gross Square Foot of Building	$0.00	$4.48	$0.00	$0.00	$0.00	$7.61
Floor Area Ratio	0.25	0.25	0.25	0.25	0.25	0.25

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Figure D-5
RETAIL CENTER BUILDING
Special Taxes and Assessments Per Acre
10 Acre Site, 99,564 Sqft Project
Building Value: $6,209,906

	Yolo County		Solano County			Napa Co.
	Winters	Woodland	Vacaville	Fairfield		Napa
Special Taxes and Assessments Per Acre for Infrastructure	Winters	Sycamore Ranch	Nut Tree Parkway	Fairfield Gateway	West Texas & Beck Ave.	Big Ranch
Date Last Updated	*Jun-02*	*May-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*
Annual Special Taxes and Assessments Per Acre						
Infrastructure CFD		$2,649	$12,358	$7,979	$0	-
Infrastructure Assessment District			-	-	-	-
SAFCA A.D. Local Project			-	-	-	-
School District CFD			-	-	-	-
Total Annual Taxes and Assessments	**$0**	**$2,649**	**$12,358**	**$7,979**	**$0**	**$0**
Annual Special Taxes and Assessments						
Per Gross Square Foot of Land	$0.00	$0.06	$0.28	$0.18	$0.00	$0.00
Per Square Foot of Building	$0.00	$0.24	$1.13	$0.73	$0.00	$0.00
Floor Area Ratio	0.25	0.25	0.25	0.25	0.25	0.25
Estimated Bond Debt of Special Taxes and Assessments						
Infrastructure CFD	$0	$14,640	$73,661	$8,119	$0	-
Infrastructure Assessment District			-	-	-	-
SAFCA A.D. Local Project			-	-	-	-
School District CFD			-	-	-	-
Total Estimated Bond Debt	**$0**	**$14,640**	**$73,661**	**$8,119**	**$0**	**$0**

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APPENDIX E:

LIGHT INDUSTRIAL COST BURDEN COMPARISON

Figure E-1 Comparison of Estimated Infrastructure Cost Burden E-1
Figure E-2 Summary of Infrastructure Costs Per Acre E-2
Figure E-3 City/County Development Impact Fees Per Acre E-3
Figure E-4 Plan Area Fees Per Acre E-4
Figure E-5 Special Taxes and Assessments Per Acre..... E-5

Figure E-1
Light Industrial Development (20 acre site, approx. 350,000 Sqft Building)
Comparison of Estimated Infrastructure Cost Burden

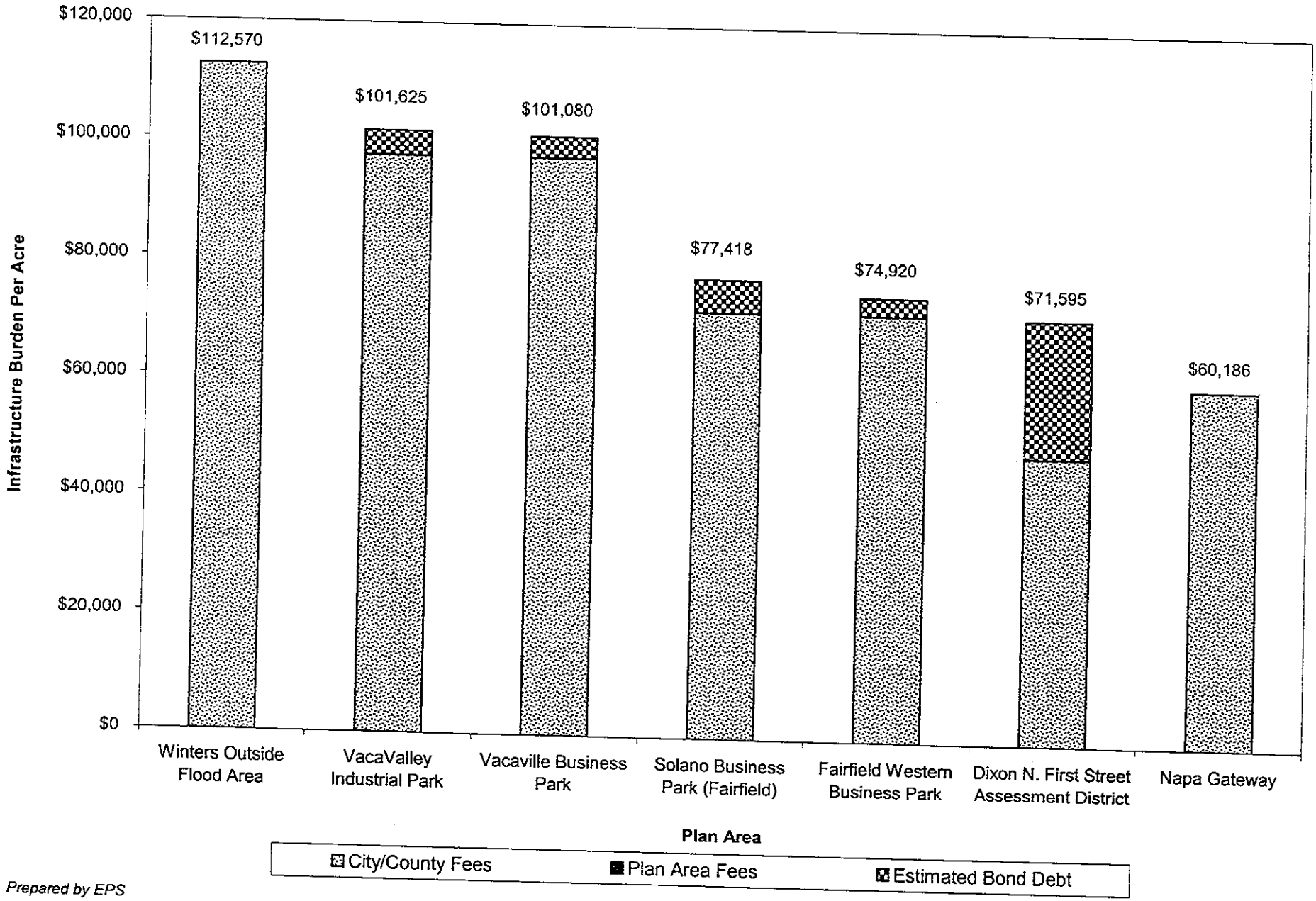

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Figure E-2
LIGHT INDUSTRIAL BUILDING
Summary of Infrastructure Costs Per Acre
Based on a 348,480 Sqft Building, 20 Acre Site
Building Value: $16,191,426

Summary of Infrastructure Costs Per Acre	Yolo County	Solano County					Napa Co.
	Winters	Vacaville		Fairfield		Dixon	Napa
	Winters	VacaValley Industrial Park	Vacaville Business Park	Solano Business Park	Western Business Park	N. First Street Assess. District	Gateway
Current as of	*Jun-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
Total City/County Development Impact Fees - Figure E-3							
Per Acre	$112,570	$97,415	$97,414	$71,885	$71,885	$48,409	$60,186
Per Gross Square Foot of Land	$2.58	$2.24	$2.24	$1.65	$1.65	$1.11	$1.38
Per Square Foot of Building Space	$6.46	$5.59	$5.59	$4.13	$4.13	$2.78	$3.45
Plan Area Fees - Figure E-4							
Per Acre	$0	$0	$0	$0	$0	$0	$0
Per Gross Square Foot of Land	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Per Square Foot of Building Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Estimated Bond Debt of Special Taxes and Assessments - Figure E-5							
Per Acre	$0	$4,211	$3,667	$5,533	$3,035	$23,186	$0
Per Gross Square Foot of Land	$0.00	$0.10	$0.08	$0.13	$0.07	$0.53	$0.00
Per Square Foot of Building Space	$0.00	$0.24	$0.21	$0.32	$0.17	$1.33	$0.00
Total Infrastructure Costs Per Acre	**$112,570**	**$101,625**	**$101,080**	**$77,418**	**$74,920**	**$71,595**	**$60,186**
Per Gross Square Foot of Land	$2.58	$2.33	$2.32	$1.78	$1.72	$1.64	$1.38
Per Square Foot of Building Space	$6.46	$5.83	$5.80	$4.44	$4.30	$4.11	$3.45
Floor Area Ratio	0.40	0.40	0.40	0.40	0.40	0.40	0.40

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Figure E-3
LIGHT INDUSTRIAL BUILDING
City/County Development Impact Fees Per Acre
Based on a 348,480 Sqft Building, 20 Acre Site
Building Value: $16,191,426

City/County Development Impact Fees Per Acre: These are fees charged by the City or County and do not include fees for a special plan area.	Yolo County	Solano County					Napa Co.
	Winters	Vacaville		Fairfield		Dixon	Napa
	Winters	VacaValley Industrial Park	Vacaville Business Park	Solano Business Park	Western Business Park	N. First Street Assess. District	Napa
Current as of	*Jun-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
CITY/COUNTY FEES PER ACRE							
Processing Fees Per Acre [1]							
Building Permit	$3,053	$2,155	$2,154	$3,053	$3,053	$3,628	$1,696
Plan Check	$1,984	$1,939	$1,939	$1,984	$1,984	$2,358	$1,102
Energy	$1,488	$697	$697	-	-	$35	-
Technology Surcharge	-	-	-	-	-	-	-
Seismic/Strong Motion	$170	$170	$170	$170	$170	$124	$170
Fire Review Fee	-	$323	$323	$763	$763	$1,186	$424
Other Building Permit and Processing Fees	$100	$1,220	$1,220	$1,626	$1,626	-	$239
Total Processing Fees Per Acre	**$6,796**	**$6,503**	**$6,503**	**$7,597**	**$7,597**	**$7,332**	**$3,632**
Development Impact Fees Per Acre							
Sewer	$24,380	$23,447	$23,447	$6,167	$6,167	$9,100	$5,695
Water	$16,541	$11,027	$11,027	$10,454	$10,454	$2,566	$2,089
Traffic	$24,768	$34,836	$34,836	$18,121	$18,121	$4,356	$30,823
Transit	-	-	-	-	-	-	-
Regional Traffic Fees	-	-	-	-	-	-	-
Drainage	$345	$6,431	$6,431	-	-	$5,401	
School	$5,924	$5,750	$5,750	$5,750	$5,750	-	$5,750
Parks/Open Space	-	-	-	-	-	-	-
Fire/Police	$13,423	$3,444	$3,444	-	-	$13,068	$3,485
Habitat Preservation/Greenbelt Preservation	$2,509	-	-	-	-	-	-
Affordable Housing	-	-	-	-	-	-	$8,712
Capital Improvements/Public Facilities	$7,573	$2,701	$2,701	$4,400	$4,400	$3,311	-
Other General Fees/One-Time Taxes	$2,702	-	-	$16,121	$16,121	-	-
County-Wide Fee	$7,609	$3,276	$3,276	$3,276	$3,276	$3,276	-
Total Development Impact Fees Per Acre	**$105,775**	**$90,911**	**$90,911**	**$64,288**	**$64,288**	**$41,078**	**$56,554**
TOTAL CITY/COUNTY FEES PER ACRE	**$112,570**	**$97,415**	**$97,414**	**$71,885**	**$71,885**	**$48,409**	**$60,186**
Fees Per Gross Square Foot of Land	$2.58	$2.24	$2.24	$1.65	$1.65	$1.11	$1.38
Fees Per Gross Square Foot of Building	$6.46	$5.59	$5.59	$4.13	$4.13	$2.78	$3.45
Floor Area Ratio	0.40	0.40	0.40	0.40	0.40	0.40	0.40

[1] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.

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Figure E-4
LIGHT INDUSTRIAL BUILDING
Plan Area Fees Per Acre
Based on a 348,480 Sqft Building, 20 Acre Site
Building Value: $16,191,426

Plan Area Fees: These fees are charged only within a certain area of a County or City to fund facilities to serve a specific development project.	**Yolo County**	**Solano County**					**Napa Co.**
	Winters	Vacaville		Fairfield		Dixon	Napa
	Winters	VacaValley Industrial Park	Vacaville Business Park	Solano Business Park	Western Business Park	N. First Street Assess. District	Gateway
Current as of	*Jun-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
PLAN AREA FEES PER ACRE							
Infrastructure Fee	-	-	-	-	-	-	-
Transit Fee	-	-	-	-	-	-	-
Roadway	-	-	-	-	-	-	-
Park Improvement	-	-	-	-	-	-	-
Fire Protection	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	-
Drainage	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-
Public Land and Regional Park Acquisition Fees	-	-	-	-	-	-	-
SAFCA Capital Investment Equalization Fee	-	-	-	-	-	-	-
Maintenance Infrastructure Fee	-	-	-	-	-	-	-
TOTAL PLAN AREA FEES PER ACRE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Fees Per Gross Square Foot of Land	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fees Per Gross Square Foot of Building	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Floor Area Ratio	0.40	0.40	0.40	0.40	0.40	0.40	0.40

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Figure E-5
LIGHT INDUSTRIAL BUILDING
Special Taxes and Assessments Per Acre
Based on a 348,480 Sqft Building, 20 Acre Site
Building Value: $16,191,426

	Yolo County	Solano County					Napa Co.
	Winters	Vacaville		Fairfield		Dixon	Napa
Special Taxes and Assessments Per Acre for Infrastructure	Winters	VacaValley Industrial Park	Vacaville Business Park	Solano Business Park	Western Business Park	N. First Street Assess. District	Gateway
Current as of	*Jun-02*	*Oct-02*	*Oct-02*	*Nov-02*	*Nov-02*	*Nov-02*	*Nov-02*
Annual Special Taxes and Assessments Per Acre							
Infrastructure CFD	-	-	-	$515	$282	-	-
Infrastructure Assessment District	-	$616	$415	-	-	$1,344	-
SAFCA A.D. Local Project	-	-	-	-	-	-	-
School District CFD	-	-	-	-	-	$760	-
Total Annual Taxes and Assessments	**$0**	**$616**	**$415**	**$515**	**$282**	**$2,104**	**$0**
Annual Special Taxes and Assessments							
Per Gross Sqft of Land	$0.00	$0.01	$0.01	$0.01	$0.01	$0.05	$0.00
Per Sqft of Building Space	$0.00	$0.04	$0.02	$0.03	$0.02	$0.12	$0.00
Floor Area Ratio	0.40	0.40	0.40	0.40	0.40	0.40	0.40
Estimated Bond Debt of Special Taxes and Assessments							
Infrastructure CFD	-	-	-	$5,533	$3,035	-	-
Infrastructure Assessment District	-	$4,211	$3,667	-	-	$13,758	-
SAFCA A.D. Local Project	-	-	-	-	-	-	-
School District CFD	-	-	-	-	-	$9,428	-
Total Estimated Bond Debt	**$0**	**$4,211**	**$3,667**	**$5,533**	**$3,035**	**$23,186**	**$0**

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