

HANSFORD

ECONOMIC CONSULTING

City of Winters

FINAL

2018 Development Impact Fees
Nexus Study

HEC No. 170230

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Chapter 1: INTRODUCTION AND SUMMARY OF CALCULATED FEES

1.1 BACKGROUND AND STUDY OBJECTIVES

The City of Winters (City) requires new development to pay mitigation fees to fund the cost of infrastructure and equipment necessary to serve the demands of its additional residents and employees on City-provided facilities and services. The City collects these fees from all new development within the City's boundaries under the authority of the Mitigation Fee Act, contained in California Government Code Section 66000 et. seq. When a municipality adopts or updates a development impact fee, it must establish a reasonable relationship or connection between the development project and the fee that is charged. Studies undertaken to demonstrate this connection are called nexus studies. Maximum justifiable fees are calculated pursuant to the legal requirements for enactment of a development impact fee program, which requires demonstration of the nexus between new development and the increase in demand for City-provided infrastructure.

This report presents the nexus for maximum justified impact fees and the resulting calculated fees at the maximum and lower levels that could be imposed on new development. Accompanying this study, as a separate document, is a technical memorandum that analyzes the impact of updated development impact fees at the maximum justifiable level on the financial feasibility of residential development in the City.

The City's current Development Impact Fee (DIF) program includes ten capital facility fee categories: water, wastewater, public safety, fire, parks and recreation, streets, general facilities, project monitoring, storm drain, and storm drain non-flood. This report addresses seven of the DIF program fees:

- Water Fee
- Wastewater Fee
- Public Safety Fee
- Fire Fee
- Parks and Recreation Fee
- General Facilities Fee
- Project Monitoring Fee

Of the other three DIF fees:

- Concurrent to development of this report, Fehr & Peers Transportation Consultants has prepared the City of Winters Streets Development Impact Fee Study Update. The calculated street fees from that study are presented in the summary table of maximum justifiable fees in this report.
- The storm drain fee will no longer be collected. Storm drain requirements are contained in developer best management practices, including low impact development standards, that the City enforces.

- The storm drain non-flood fee will be replaced with a new fee that will be developed when the Citywide Flood Master Plan has been completed. Until that time, the existing storm drain non-flood fee will remain in effect.

1.2 ORGANIZATION OF THE REPORT

This chapter presents the calculated maximum justifiable development impact fees and lower fee level options. Following this chapter, Chapter 2 presents the fee methodologies used to update the DIF, and the key assumptions used in calculating the updated fees. The update of each fee is addressed in separate chapters of the report (chapters 3 through 8), with one section for water and wastewater. Continuing administration of the DIF program is discussed in Chapter 9.

This DIF study has been prepared pursuant to the requirements of the Mitigation Fee Act which requires that a rational nexus exist between future development, use, and need of the facilities included in the fee program, and the amount of the fee assigned to future land uses. Each section of this report demonstrates that a reasonable relationship exists between the development impact fee calculated for each land use and the cost of the facilities attributable to that land use.

Appendix A includes support tables for the study. **Appendix Tables A-1** and **A-2** provide the current development impact fee schedule for residential and non-residential land uses.

1.3 CALCULATED DEVELOPMENT IMPACT FEES

The following changes have been made to the seven DIF program fees addressed in this report:

- Non-residential land uses pay a fee for community parks and recreation facilities under the 2018 DIF program. These land uses do not currently pay a fee for parks and recreation.
- Hotel/lodging establishments were previously included in other non-residential fee categories. The updated fee schedule includes fees per hotel/lodging room.
- Pursuant to Assembly Bill 494, a land use category has been established for accessory dwelling units. Detached accessory dwelling units are subject to all the development impact fees. Attached accessory dwelling units will be charged DIF program fees on a case by case basis but may not be charged water and wastewater development impact fees.

This study calculates maximum justifiable fees and presents lower fee level options as described on the following page. The calculated maximum justifiable fees represent the highest amounts the City could collect for each fee component based on the nexus methodologies presented in this study. The City Council will ultimately decide on the fee schedule and could adopt fees at lower levels than the maximum justifiable fees.

Included in this nexus study are two optional fee levels for the City Council to consider. The three fee level options are non-exhaustive. City Council has the authority to set fees at any level below the maximum justifiable fee levels; it cannot set fees above the maximum justifiable fee levels.

Option 1: Maximum Justifiable Fees. The maximum justifiable fees include financing of all new facilities and equipment costs.

Option 2: Reduce Financing Costs 50%. Under this option, half of all new facilities and equipment costs would be financed.

Option 3: Exclude Financing Costs. Under this option, no financing costs are assumed.

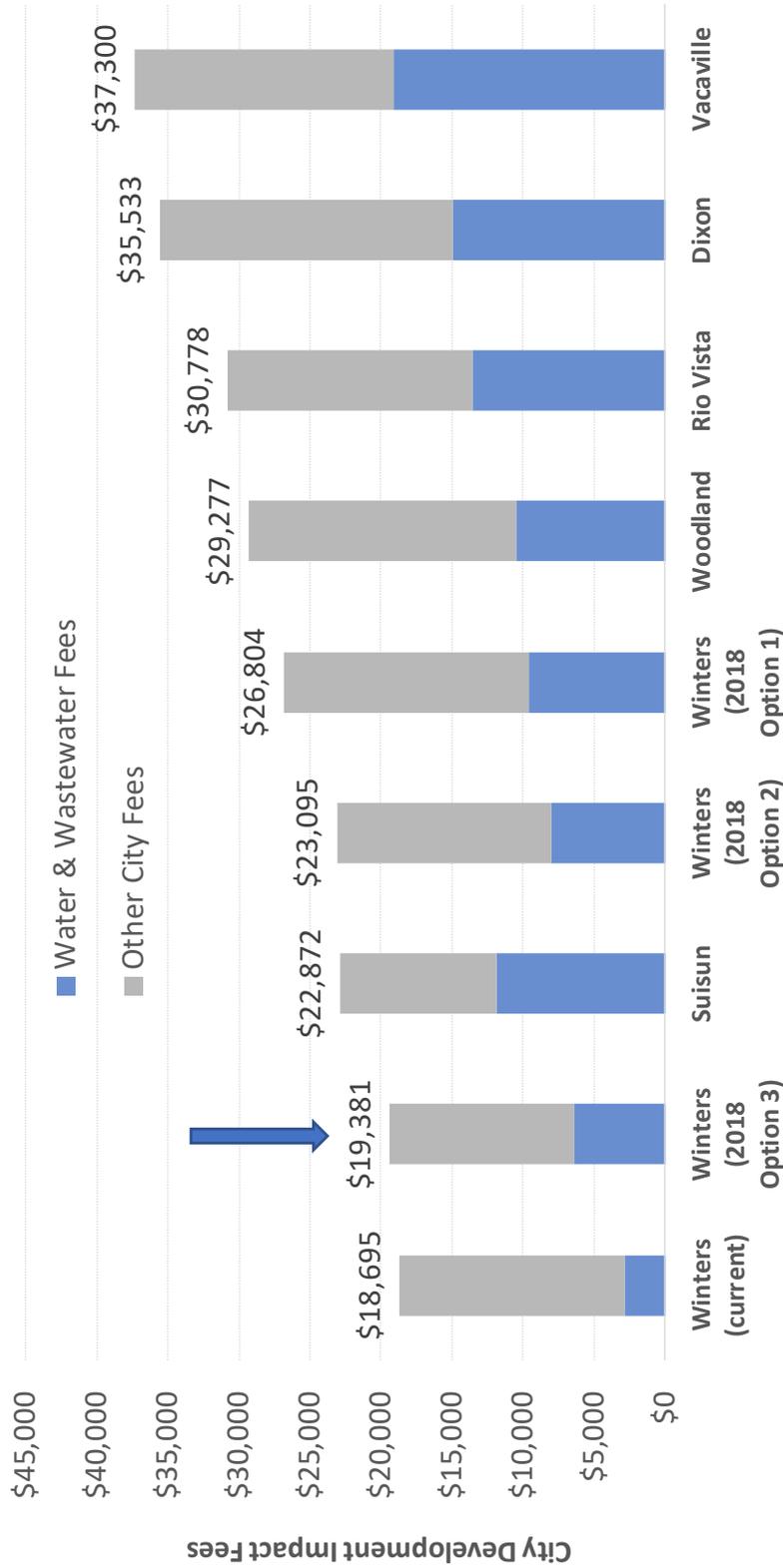
Table 1 on page 5 shows the calculated maximum justifiable fees (option 1). **Table 2** on page 6 shows the calculated fees under option 2, and **Table 3** on page 7 shows the calculated fees under option 3. The fees include a 3% administration allowance to cover the costs of administering and updating the DIF. The development impact fees should be inflated each year to provide sufficient revenue to pay for the identified facility needs and costs. *It is recommended that the ordinance adopting the development impact fees include an automatic annual fiscal year update according to the Engineering News Record San Francisco Construction Cost Index March to March change for the prior 12 months.*

Note that for purposes of collecting the development impact fee, the City will make the final determination as to which land use category a particular development will be assigned. If the City determines that no land use category adequately captures use of the property development, the City Engineer and Finance Director will jointly determine the appropriate fee on a case by case basis.

In comparison with neighboring jurisdictions, increasing the fees to the maximum justifiable fee levels would place the City in the low to mid-range of total DIF fee program burden, as demonstrated in **Figure 1** on the following page. The total DIF program burden for a medium density unit in Winters would increase from \$18,695 to \$26,804. The figure illustrates total development impact and connection fees for a medium density unit (8 units per net acre), which is currently the most frequently built type of single family unit in Winters and the immediate vicinity of Winters. The increased DIF program fee burden would remain lower than in Vacaville, Dixon, Woodland, and Rio Vista under all options, but higher than in Suisun under both options 1 and 2.

Under option 3, which is the smallest total increase in development impact fees, the total cost of development impact fees remains lowest in Winters. ***All subsequent calculations and supporting tables shown in the study are for option 3.***

Figure 1
Regional Comparison of DIF Fees for a Medium Density Residential Unit



**Table 1
Calculated 2018 Maximum Justifiable Fees – Option 1**

Land Use	Total	Water	Wastewater	Parks	Public Safety	Fire	General	Project Monitoring	Streets	Storm Drain Non-Flood
<i>All fees include 3% administration charge</i>										
<i>Fehr & Peers Study not updated</i>										
Residential	[2]		per unit					per unit		
Rural Residential	\$30,928.39	\$6,647.58	\$4,858.50	\$8,711.11	\$1,447.55	\$2,932.05	\$2,451.59	\$156.00	\$3,142.00	\$582.00
Low Density Residential	\$30,800.39	\$6,647.58	\$4,858.50	\$8,711.11	\$1,447.55	\$2,932.05	\$2,451.59	\$156.00	\$3,142.00	\$454.00
Medium Density Residential	\$26,803.65	\$5,438.93	\$4,183.71	\$7,622.22	\$1,266.60	\$2,565.55	\$2,145.14	\$136.50	\$3,142.00	\$303.00
Medium High Density Residential	\$22,736.11	\$4,230.28	\$3,373.96	\$7,077.78	\$1,176.13	\$2,382.29	\$1,991.92	\$126.75	\$2,195.00	\$182.00
High Density Residential	\$20,724.76	\$3,625.95	\$2,969.09	\$6,533.33	\$1,085.66	\$2,199.04	\$1,838.69	\$117.00	\$2,195.00	\$161.00
Accessory Dwelling Units [1] [2]	\$11,097.80	\$2,190.68	\$1,793.82	\$3,947.22	\$655.92	\$1,328.59	\$1,110.88	\$70.69	case by case [1]	case by case
Non-Residential		per building square foot						per building square foot		
Neighborhood Commercial	\$14.94	\$1.69	\$1.63	\$4.17	\$0.69	\$1.40	\$1.17	\$0.07	\$3.88	\$0.23
Central Business District	\$18.50	\$1.69	\$1.63	\$7.29	\$1.21	\$2.45	\$2.05	\$0.13	\$1.81	\$0.23
Highway Service Commercial	\$15.15	\$1.69	\$1.63	\$4.17	\$0.69	\$1.40	\$1.17	\$0.07	\$4.26	\$0.06
Office	\$15.34	\$2.18	\$1.84	\$5.83	\$0.97	\$1.96	\$1.64	\$0.10	\$0.82	\$0.00
Light Industrial	\$7.65	\$1.57	\$1.67	\$2.08	\$0.35	\$0.70	\$0.59	\$0.04	\$0.50	\$0.16
Heavy Industrial	\$6.85	\$1.57	\$1.75	\$1.72	\$0.29	\$0.58	\$0.48	\$0.03	\$0.27	\$0.16
Hotel / Lodging	\$6,316.41	\$2,779.90	\$2,162.49	\$486.11	\$80.78	\$163.62	\$136.81	\$8.71	\$498.00	case by case
per room										
feesum										

Source: Fehr and Peers, and HEC.

[1] Multiply the cost per DUE (\$3,142) by number of DUEs. The number of DUEs will be determined by the City on a case by case basis.

[2] Per AB 494, for ADUs that are attached, the City will not collect the water and wastewater fee components.

Table 2
Calculated 2018 Development Impact Fees – Option 2

Land Use	Total	Water	Wastewater	Parks	Public Safety	Fire	General	Project Monitoring	Streets	Storm Drain Non-Flood
	[2]		All fees include 3% administration charge						Fehr & Peers Study	not updated
Residential			per unit					per unit		
Rural Residential	\$26,606.72	\$5,560.29	\$4,061.19	\$7,392.24	\$1,213.20	\$2,450.40	\$2,049.40	\$156.00	\$3,142.00	\$582.00
Low Density Residential	\$26,478.72	\$5,560.29	\$4,061.19	\$7,392.24	\$1,213.20	\$2,450.40	\$2,049.40	\$156.00	\$3,142.00	\$454.00
Medium Density Residential	\$23,095.05	\$4,549.33	\$3,497.14	\$6,468.21	\$1,061.55	\$2,144.10	\$1,793.23	\$136.50	\$3,142.00	\$303.00
Medium High Density Residential	\$19,510.40	\$3,538.36	\$2,820.27	\$6,006.20	\$985.73	\$1,990.95	\$1,665.14	\$126.75	\$2,195.00	\$182.00
High Density Residential	\$17,816.66	\$3,032.88	\$2,481.84	\$5,544.18	\$909.90	\$1,837.80	\$1,537.05	\$117.00	\$2,195.00	\$161.00
Accessory Dwelling Units [1] [2]	\$9,340.81	\$1,832.37	\$1,499.44	\$3,349.61	\$549.73	\$1,110.34	\$928.64	\$70.69	case by case [1]	case by case
Non-Residential			per building square foot					per building square foot		
Neighborhood Commercial	\$13.23	\$1.42	\$1.36	\$3.54	\$0.58	\$1.17	\$0.98	\$0.07	\$3.88	\$0.23
Central Business District	\$15.92	\$1.42	\$1.36	\$6.19	\$1.02	\$2.05	\$1.72	\$0.13	\$1.81	\$0.23
Highway Service Commercial	\$13.44	\$1.42	\$1.36	\$3.54	\$0.58	\$1.17	\$0.98	\$0.07	\$4.26	\$0.06
Office	\$13.05	\$1.82	\$1.53	\$4.95	\$0.81	\$1.64	\$1.37	\$0.10	\$0.82	\$0.00
Light Industrial	\$6.54	\$1.31	\$1.39	\$1.77	\$0.29	\$0.59	\$0.49	\$0.04	\$0.50	\$0.16
Heavy Industrial	\$5.82	\$1.31	\$1.47	\$1.46	\$0.24	\$0.48	\$0.40	\$0.03	\$0.27	\$0.16
Hotel / Lodging	\$5,370.85	\$2,325.21	\$1,807.61	\$412.51	\$67.70	\$136.74	\$114.36	per room	\$498.00	case by case
								\$8.71		

Source: Fehr and Peers, and HEC.

[1] Multiply the cost per DUE (\$3,142) by number of DUEs. The number of DUEs will be determined by the City on a case by case basis.

[2] Per AB 494, for ADUs that are attached, the City will not collect the water and wastewater fee components.

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Table 3
Calculated 2018 Development Impact Fees – Option 3

Land Use	Total	Water	Wastewater	Parks	Public Safety	Fire	General	Project Monitoring	Streets	Storm Drain Non-Flood	
	[2]	<i>All fees include 3% administration charge</i>									
		<i>Fehr & Peers Study not updated</i>									
Residential			per unit					per unit			
Rural Residential	\$22,278.03	\$4,465.96	\$3,263.88	\$6,079.54	\$972.70	\$1,968.74	\$1,647.21	\$156.00	\$3,142.00	\$582.00	
Low Density Residential	\$22,150.03	\$4,465.96	\$3,263.88	\$6,079.54	\$972.70	\$1,968.74	\$1,647.21	\$156.00	\$3,142.00	\$454.00	
Medium Density Residential	\$19,380.69	\$3,653.96	\$2,810.56	\$5,319.60	\$851.11	\$1,722.65	\$1,441.31	\$136.50	\$3,142.00	\$303.00	
Medium High Density Residential	\$16,280.21	\$2,841.97	\$2,266.58	\$4,939.63	\$790.32	\$1,599.60	\$1,338.36	\$126.75	\$2,195.00	\$182.00	
High Density Residential	\$14,904.71	\$2,435.98	\$1,994.59	\$4,559.66	\$729.52	\$1,476.56	\$1,235.41	\$117.00	\$2,195.00	\$161.00	
Accessory Dwelling Units [1][2]	\$7,581.51	\$1,471.74	\$1,205.07	\$2,754.79	\$440.75	\$892.09	\$746.39	\$70.69	case by case [1]	case by case	
Non-Residential			per building square foot					per building square foot			
Neighborhood Commercial	\$11.52	\$1.14	\$1.09	\$2.91	\$0.47	\$0.94	\$0.79	\$0.07	\$3.88	\$0.23	
Central Business District	\$13.33	\$1.14	\$1.09	\$5.09	\$0.81	\$1.65	\$1.38	\$0.13	\$1.81	\$0.23	
Highway Service Commercial	\$11.73	\$1.14	\$1.09	\$2.91	\$0.47	\$0.94	\$0.79	\$0.07	\$4.26	\$0.06	
Office	\$10.76	\$1.46	\$1.23	\$4.07	\$0.65	\$1.32	\$1.10	\$0.10	\$0.82	\$0.00	
Light Industrial	\$5.42	\$1.06	\$1.12	\$1.45	\$0.23	\$0.47	\$0.39	\$0.04	\$0.50	\$0.16	
Heavy Industrial	\$4.80	\$1.06	\$1.18	\$1.20	\$0.19	\$0.39	\$0.32	\$0.03	\$0.27	\$0.16	
Hotel / Lodging	\$4,422.34	\$1,867.58	\$1,452.73	\$339.26	\$54.28	\$109.86	\$91.92	per room	\$498.00	case by case	
								\$8.71			

Source: Fehr and Peers, and HEC.

feesum

[1] Multiply the cost per DUE (\$3,142) by number of DUEs. The number of DUEs will be determined by the City on a case by case basis.

[2] Per AB 494, for ADUs that are attached, the City will not collect the water and wastewater fee components.

The City last performed a nexus study by a consultant in 2003. In 2010, during the height of the Great Recession, the City followed suit with many other jurisdictions in lowering their development impact fees in an effort to stimulate development activity. **Table 4** shows the historical DIF program fees and the calculated 2018 updated fees under option 3. The table shows that total fees increase for all land use categories except Rural Residential, which would have lower total fees under option 3. The greatest increase is for High Density Residential per unit fees in the residential category, and Office per building square foot fees in the non-residential category.

Table 4
Comparison of Historic, Current, and New Impact Fees under Option 3

Land Use	2003 Fee Update	2010 Fee Update	2018 Fee Update <i>Option 3</i>	2010 to 2018 Change
Residential			per unit	
Rural Residential	\$28,762.00	\$24,030.00	\$22,278.03	(\$1,751.97)
Low Density Residential	\$25,325.00	\$20,972.00	\$22,150.03	\$1,178.03
Medium Density Residential	\$23,037.00	\$18,695.00	\$19,380.69	\$685.69
Medium High Density Residential	\$17,994.00	\$14,660.00	\$16,280.21	\$1,620.21
High Density Residential	\$14,947.00	\$11,819.00	\$14,904.71	\$3,085.71
Accessory Dwelling Units	case by case	case by case	case by case	n/a
Non-Residential			per building square foot	
Neighborhood Commercial	\$15.65	\$11.26	\$11.52	\$0.26
Central Business District	\$11.48	\$8.22	\$13.33	\$5.11
Highway Service Commercial	\$15.73	\$11.26	\$11.73	\$0.47
Office	\$13.37	\$0.64	\$10.76	\$10.12
Light Industrial	\$4.94	\$4.07	\$5.42	\$1.35
Heavy Industrial	\$4.99	\$4.30	\$4.80	\$0.50
			per room	
Hotel / Lodging	n/a	n/a	\$4,422.34	n/a

Source: City of Winters and HEC.

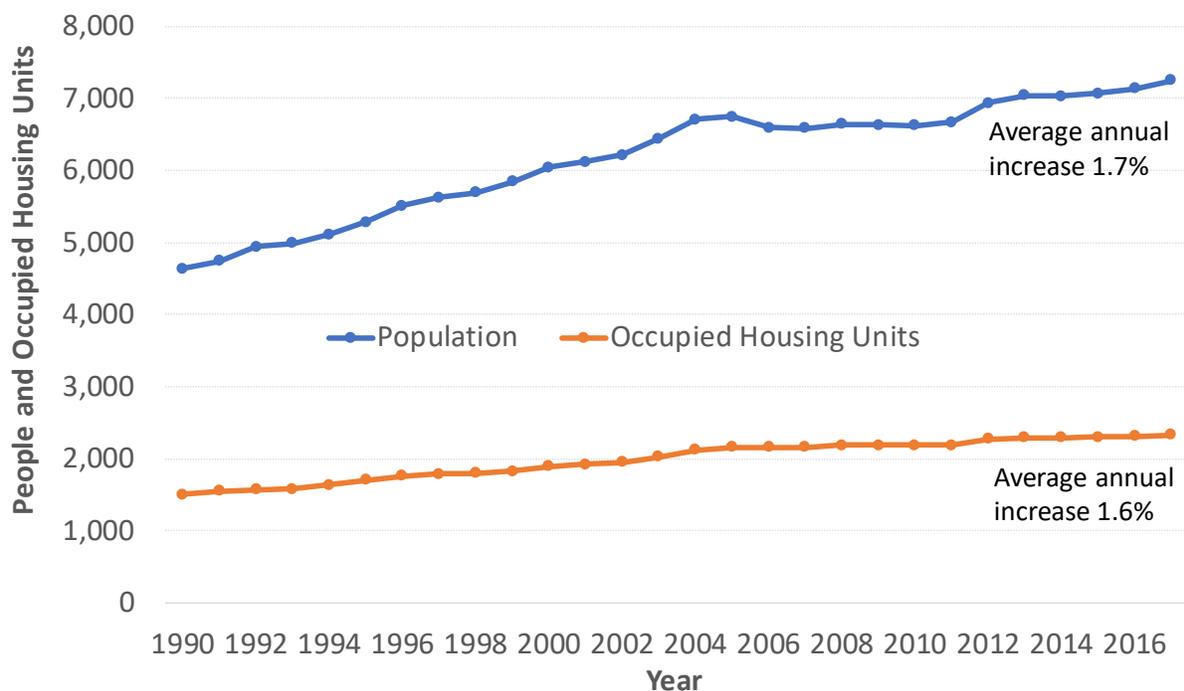
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Chapter 2: FEE METHODOLOGY

2.1 CITY DEMOGRAPHICS

The City of Winters is located in Yolo County, along the Interstate 80 corridor, to the west of the City of Davis and to the east of the City of Vacaville. California Department of Finance data shows that the City has grown at a steady, moderate pace, as illustrated in **Figure 2** below. The City's current population is approximately 7,250 residents.

Figure 2
Winters Historical Population and Housing Stock



The US Census estimated 1,689 employees worked in the City in 2015. **Appendix Table A-3** shows the main industries in the City are agriculture (30% of all employment), accommodation and food services, educational services, transportation and warehousing, and retail trade.

2.2 LAND USE CATEGORIES AND ASSUMPTIONS

Per the City's General Plan, there are six residential land use categories, and seven non-residential land use categories of property development. **Table 5** shows anticipated development through 2036 by each of the General Plan land use categories. A moderate pace of growth is anticipated to continue over the next 20 years.

**Table 5
Land Use Assumptions**

Land Use	General Plan Growth (2017-2036)	Persons per Household / Bldg. Sq. Ft. per Employee / Rooms per Employee	Estimated New Population and Employees
Residential	Units	Persons	
Rural Residential	36	3.20	115
Low Density Residential	595	3.20	1,904
Medium Density Residential	540	2.80	1,512
Medium High Density Residential	891	2.60	2,317
High Density Residential	318	2.40	763
Accessory Dwelling Units [1]	25	1.45	36
Subtotal Residential Units	2,405		6,647
Non-Residential	Bldg. Sq. Ft.	Bldg. Sq. Ft.	
Neighborhood Commercial	236,000	350	674
Central Business District	42,000	200	210
Highway Service Commercial	36,000	350	103
Office	217,000	250	868
Light Industrial	611,000	700	873
Heavy Industrial	371,000	850	436
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		3,164
Hotel / Lodging	Rooms	Rooms	
	212	3	71

Source: City of Winters 2017 Travel Demand Model Land Use Input Summary by Fehr & Peers and HEC.

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[1] Average number of persons per ADU from Oregon Department of Environmental Quality, June 1, 2014, "Accessory dwelling units in Portland, Oregon evaluation and interpretation of a survey of ADU owners".

The City anticipates increasing its housing stock by 2,405 units, and its resident population by 6,647, over the next 20 years. New non-residential development is projected to employ 3,164 persons, with an additional 71 employees in the hotel/lodging sector.

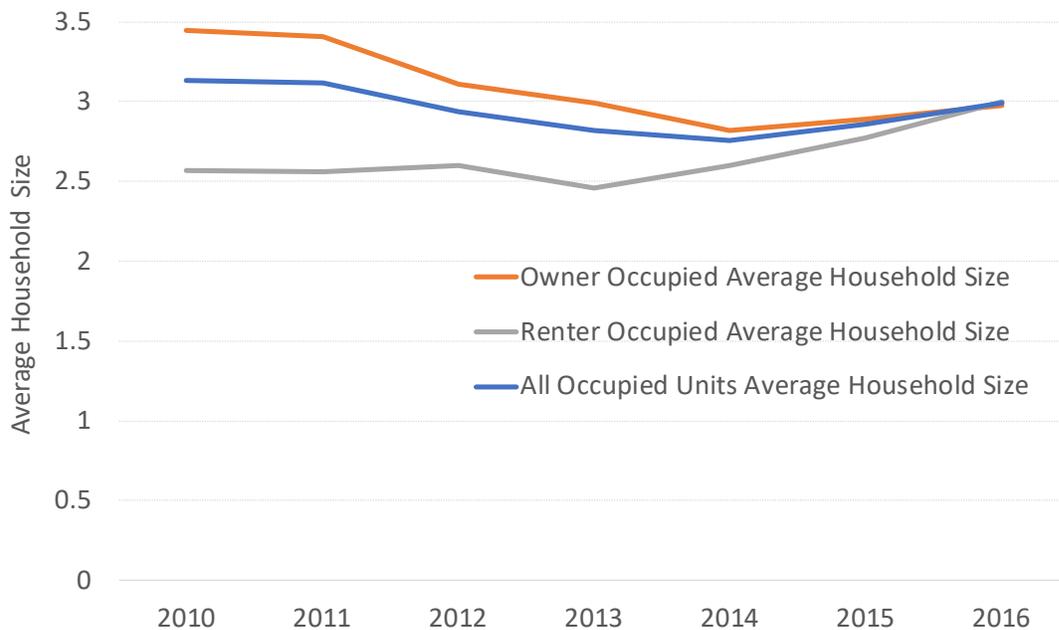
In line with a nationwide trend toward smaller households¹, the nexus study average persons per household is lower than the current City average persons per household. **Figure 3** shows the trend

¹ US Census Bureau Release Number CB16-192, November 17, 2016. Households have grown smaller over time, reflecting the decrease in family size and the rise of living alone. The average number of people living in each household has declined from 3.3 people in 1960 to 2.5 today.

in persons per household for owner-occupied and renter-occupied households in Winters. Although the percentage of total housing units that are rented did not fluctuate significantly, the number of persons per rental unit increased significantly between 2010 and 2016. The number of persons per owner-occupied unit decreased over the same time period. The California Department of Finance reports the City had an average of 3.11 persons per occupied household January 1, 2017.

As shown in **Table 6** on the next page, the nexus study assumes new residential units have an average persons per household factor of 2.85 (after accounting for 3% vacancy).

Figure 3
Person per Household Trends



2.3 SERVICE POPULATION PROJECTION ESTIMATES

The service population projection is the measurement of additional new residents and employees. The service population is used to allocate costs among land uses for all the development impact fees with the exception of water and wastewater, which allocations are based on common use factors (demand) for those services. The service population is referred to as “persons served” in the nexus study. Total persons served is the residential population plus a percentage of employees, as given in the formula below:

$$\text{Employee: } 45 \text{ hrs/week} \div 84 \text{ hrs/week} = 0.54 \text{ resident}$$

Assuming employees typically are in the City 9 hours per day for 5 days per week, they have access to City services 45 hours per week. Residents are typically in the City 7 days per week. With an average of 12 daylight hours per day in California, residents typically have access to City services 84

hours per week. In the study, one employee equals approximately 0.54 residents. **Table 6** shows the current and future service population estimates on which the Buy-in Facilities Costs and the Shared New Facilities Costs (see definitions on page 13) are allocated in the fee calculations.

Table 6
Service Population Fee Calculation Assumptions

Item	Total
Current Conditions	
Estimated Current Population (Dep't of Finance 1/1/17)	7,249
Occupied Households (Dep't of Finance 1/1/17)	2,332
Persons per Household	3.11
Estimated Current Employees (2015 U.S. Census) [see Table A-6]	1,689
Estimated Total Service Population [1]	8,154
New Growth through 2036	
New Population	6,647
Number of Households [2]	2,333
Persons per Household	2.85
New Employees [See Table 4]	3,235
Estimated New Service Population [1]	8,380
General Plan Buildout Conditions	
Estimated 2036 Population	13,896
Estimated 2036 Employees	4,924
Estimated 2036 Service Population [1]	16,534
<i>Estimated Percentage Existing Service Population</i>	<i>49.3%</i>
<i>Estimated Percentage New Service Population</i>	<i>50.7%</i>

Source: California Department of Finance, American Community Survey 2015
via Onthemap.com.

fca

[1] Employees counted as 54% of residents. Employees in Winters 9 hrs/day for 5 days/week divided by residents in Winters 12 hrs/day for 7 days/week.

[2] Total of new residential units from Table 3 with a 3.1% vacancy factor applied.

2.4 SUMMARY OF FEE CALCULATION METHODOLOGY

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

1. Identify existing development and estimate future demand projections from growth areas identified in the City's General Plan.
2. Determine the total cost of facilities and equipment for each fee category:
 - a. **Buy-In Facilities Cost.** For existing facilities with capacity to serve new residents and employees, determine the replacement cost less depreciation and the "buy-in" cost for new service population that will use existing City facilities' capacity,
 - b. **Shared New Facilities Cost.** Determine the cost of new facilities needed to service both existing service population and new service population,
 - c. **New Development Facilities Cost.** Determine the cost of new facilities needed to service the anticipated demand from growth only.
3. For Steps 2b. and 2c. apply other revenue sources (developer contributions, grants, area fees and charges) to the total cost of facilities identified in Step 2 to determine net costs to be funded from existing and future service populations. This information is not provided in the nexus study but is available from the City.
4. For costs developed under 2a. and 2b. allocate only the portion of costs associated with the increased demand from new development to the development impact fee program.
5. Determine the appropriate allocation factors on which to allocate costs to different land uses, then apply the allocation factors to the General Plan land use categories and anticipated total development in each land use category.
6. Calculate the proportional service population for each land use category and allocate the total costs to each land use based on the proportional service population to determine proportional fee responsibility for each land use category.
7. Divide the proportional fee responsibility by the anticipated growth in that land use category to calculate the new fee per dwelling unit for residential uses, per building square foot for non-residential uses, and per room for hotel/lodging uses.
8. Add three-percent to the calculated fee for administration costs to determine the total development impact fee for each land use category.

2.5 FINANCING ASSUMPTIONS

Some facilities costs are large and may require financing up-front which will be repaid over time with development impact fees. For all of the development impact fees, with the exception of the project monitoring fee, which is based on a known and already-expended cost, the nexus study assumes that Shared New Facilities Costs and New Development Facilities Costs will be financed at an interest rate of 5.25% over 20 years under Options 1 and 2.

Chapter 3: WATER AND WASTEWATER FEES

3.1 COMMON USE FACTORS

The allocations of cost to each land use category for water and wastewater are based on the percentage share of total use of each type of facility that each land use represents. The percentage use of facilities for most of the DIF program is determined by the service population generated by each land use; however, for water and wastewater, use is determined by share of water demand or wastewater demand on the respective utility systems. Demand is measured in gallons per day for each land use; for residential on a per unit basis, for non-residential on a per 1,000 square foot basis, and for hotels/lodging, on a per room basis. The demand for each land use is then related to a low-density single-family home. The common use factors for water and wastewater are shown in **Table 7**.

Table 7
Water and Wastewater Common Use Factors

Land Use	Water		Wastewater	
	Average Gallons per Day	Ratio to Low Density	Average Gallons per Day	Ratio to Low Density
Residential	per unit		per unit	
Rural Residential	275	1.00	180	1.00
Low Density Residential	275	1.00	180	1.00
Medium Density Residential	225	0.82	155	0.86
Medium High Density Residential	175	0.64	125	0.69
High Density Residential	150	0.55	110	0.61
Accessory Dwelling Units	91	0.33	66	0.37
Non-Residential	per 1,000 sq.ft.		per 1,000 sq.ft.	
Neighborhood Commercial	70	0.25	60	0.33
Central Business District	70	0.25	60	0.33
Highway Service Commercial	70	0.25	60	0.33
Office	90	0.33	68	0.38
Light Industrial	65	0.24	62	0.34
Heavy Industrial	65	0.24	65	0.36
	per room		per room	
Hotel / Lodging	115	0.42	80	0.45

Source: HEC.

factors

As an example, 1,000 square feet of neighborhood commercial generates about 25% of the demand for water each day, and one-third of the wastewater flow each day, as one low-density single-family home. The estimates of water and wastewater demand, expressed in gallons per day, are derived from numerous water and wastewater rate studies in California.

3.2 WATER FACILITY NEEDS AND COST ESTIMATES

Water facility needs and cost estimates were provided by Ponticello Enterprises, the City’s consulting engineer. **Table 8** summarizes total facility costs to be collected in development impact fees. Detailed facility costs are presented in **Appendix Table A-4**. Shared New Facilities Costs include new vehicles and maintenance equipment. New Development Facilities Costs include a water system master plan update, an urban water management plan, three new wells, and water mains. All costs shown are net of other funding sources. Project costs to be included in the water development impact fee total \$9.94 million.

Table 8
Estimated Water Projects Cost Summary

Cost Element	Total Estimated Cost	Allocation to New Growth	Estimated Cost Allocated to New Growth
Shared New Facilities	\$288,000	50.7%	\$145,973
New Development Facilities	\$9,797,157	100.0%	\$9,797,157
Subtotal Infrastructure Costs	\$10,085,157		\$9,943,130
Estimated Financing Costs			\$0
Total Water Projects Estimated Cost			\$9,943,130

Source: City of Winters, Ponticello Engineering, and HEC.

h20alloc

3.3 WATER FEE CALCULATION

The water development impact fee calculation is shown in **Table 9** on the following page. Increased service population leads to an increased demand for public services which in turn necessitates an increase in facilities and equipment to meet new demand. In some cases, there may be an existing deficiency. For new infrastructure and equipment that will service existing and future service population, only the portion of the costs attributable to meeting the demand of the new service population are allocated to new growth.

New residential development is responsible for 79% of the total cost. Non-residential development is responsible for 21% of the total cost. The water development impact fee increases from current fee levels for all land uses except rural residential, neighborhood commercial, and central business district.

**Table 9
Water Fee Calculation**

Land Use Category	Units / Bdg. Sq. Ft / Rooms	Ratio of Dwelling Unit		Dwelling Unit Equivalents	Proportional Service Population	Proportional Fee Responsibility	Calculated Fee Per Dwelling Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
		Dwelling Unit Equivalents	Proportional Service Population							
<i>see Table 7</i>										
Residential										
Rural Residential	36	1.00	36	1.6%	\$156,092	\$4,335.88	\$4,465.96	\$5,590.00	(\$1,124.04)	
Low Density Residential	595	1.00	595	25.9%	\$2,579,849	\$4,335.88	\$4,465.96	\$4,346.00	\$119.96	
Medium Density Residential	540	0.82	442	19.3%	\$1,915,671	\$3,547.54	\$3,653.96	\$2,904.00	\$749.96	
Medium High Density Residential	891	0.64	567	24.7%	\$2,458,444	\$2,759.20	\$2,841.97	\$1,975.00	\$866.97	
High Density Residential	318	0.55	173	7.6%	\$752,078	\$2,365.03	\$2,435.98	\$1,423.00	\$1,012.98	
Accessory Dwelling Units [1]	25	0.33	8	0.4%	\$35,722	\$1,428.87	\$1,471.74	n/a	n/a	
Subtotal Residential Units	2,405		1,822	79.4%	\$7,897,856					
Non-Residential										
Neighborhood Commercial	236,000	0.25	60	2.6%	\$260,468	\$1.10	\$1.14	\$1.40	(\$0.26)	
Central Business District	42,000	0.25	11	0.5%	\$46,355	\$1.10	\$1.14	\$1.40	(\$0.26)	
Highway Service Commercial	36,000	0.25	9	0.4%	\$39,732	\$1.10	\$1.14	\$0.50	\$0.64	
Office	217,000	0.33	71	3.1%	\$307,926	\$1.42	\$1.46	\$0.00	\$1.46	
Light Industrial	611,000	0.24	144	6.3%	\$626,180	\$1.02	\$1.06	\$1.03	\$0.03	
Heavy Industrial	371,000	0.24	88	3.8%	\$380,217	\$1.02	\$1.06	\$0.10	\$0.96	
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		383	16.7%	\$1,660,879					
Hotel / Lodging [1]	212	0.42	89	3.9%	\$384,396	\$1,813.19	\$1,867.58	n/a	n/a	
Total Water			2,293	100.0%	\$9,943,130					

Source: HEC.

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

waterfee

3.4 WATER NEXUS FINDINGS

Nexus Test for the Water Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to fund new development’s share of City water resource, treatment, and distribution infrastructure.
Identify the use of the fee.	The fee will be used to pay for new development’s use of existing capacity and to construct improvements that will adequately provide water to property development.
Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.	New development within the City will generate additional demand for water inside and outside buildings. The fee will be used to ensure sufficient infrastructure capacity and water resources are available to serve the new development.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	Different land uses have different water demands. Water resources and facilities must be sized to accommodate drinking water, irrigation, and fire flow needs commensurate to the type of development that occurs.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on the best estimate of costs to provide water to new development in the City. Developing land uses will be responsible for their portion of the total project cost based on their share of increased water demand.

3.5 WASTEWATER FACILITY NEEDS AND COST ESTIMATES

Wastewater facility needs and cost estimates were provided by Ponticello Enterprises, the City’s consulting engineer. **Table 10** summarizes total facility costs to be collected in development impact fees. Project costs to be included in the wastewater development impact fee total \$8.06 million. Detailed New Development Facility Costs are presented in **Appendix Table A-5**. Shared New Facilities Costs, also provided by Ponticello Enterprises, are for new vehicles. All costs shown are net of other funding sources.

Citywide new development costs include the East Street pump station, wastewater treatment plant upgrade and expansion (Option 2A as identified in the March 2016 City of Winters Wastewater Treatment Facility Master Plan Update), a new influent screen, and an update of the wastewater system master plan. All costs shown are net of other funding sources. Note that **Appendix Table A-5** also includes estimates of costs to serve specific zones of benefit. These costs are for facilities that only benefit particular portions of the City; therefore, they are not included in the development impact fee. It is anticipated that when these zones of benefit develop, there will be a fee determined for each zone of benefit that will be in addition to the Citywide impact fee.

Table 10
Estimated Wastewater Projects Cost Summary

Description	Total Estimated Cost	Allocation to New Growth	Estimated Cost Allocated to New Growth
Shared New Facilities (Vehicles)	\$500,000	50.7%	\$253,425
New Development Facilities	\$7,805,940	100.0%	\$7,805,940
Subtotal Infrastructure Costs	\$8,305,940		\$8,059,365
Estimated Financing Costs			\$0
Total Wastewater Fee Improvement Costs			\$8,059,365

Source: City of Winters, Ponticello Engineering, and HEC.

wwtot

3.6 WASTEWATER FEE CALCULATION

The wastewater development impact fee calculation is shown in **Table 11** on the following page. New residential development is responsible for 75% of the total cost. Non-residential development is responsible for 25% of the total cost.

The wastewater development impact fee decreases from current fee levels for all land uses except central business district and office land uses.

**Table 11
Wastewater Development Impact Fee Calculation**

Land Use Category	Units / Bdg. Sq. Ft./ Rooms	Ratio of Dwelling Unit Equivalents	Dwelling Unit Equivalents	Proportional Funding Responsibility	Proportional Fee Responsibility	Calculated Fee Per Dwelling Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
<i>see Table 7</i>									
Residential							per unit		
Rural Residential	36	1.00	36	1.4%	\$114,077	\$3,168.81	\$3,263.88	\$7,574.00	(\$4,310.12)
Low Density Residential	595	1.00	595	23.4%	\$1,885,445	\$3,168.81	\$3,263.88	\$5,902.00	(\$2,638.12)
Medium Density Residential	540	0.86	465	18.3%	\$1,473,499	\$2,728.70	\$2,810.56	\$5,246.00	(\$2,435.44)
Medium High Density Residential	891	0.69	619	24.3%	\$1,960,704	\$2,200.57	\$2,266.58	\$3,935.00	(\$1,668.42)
High Density Residential	318	0.61	194	7.6%	\$615,806	\$1,936.50	\$1,994.59	\$2,754.00	(\$759.41)
Accessory Dwelling Units	25	0.37	9	0.4%	\$29,249	\$1,169.97	\$1,205.07	n/a	n/a
Subtotal Residential Units	2,405		1,918	75.4%	\$6,078,780				
Non-Residential							per bldg. sq. ft.		
Neighborhood Commercial	236,000	0.33	79	3.1%	\$250,329	\$1.06	\$1.09	\$2.78	(\$1.69)
Central Business District	42,000	0.33	14	0.6%	\$44,550	\$1.06	\$1.09	\$0.97	\$0.12
Highway Service Commercial	36,000	0.33	12	0.5%	\$38,186	\$1.06	\$1.09	\$2.78	(\$1.69)
Office	217,000	0.38	82	3.2%	\$259,772	\$1.20	\$1.23	\$0.00	\$1.23
Light Industrial	611,000	0.34	210	8.2%	\$664,206	\$1.09	\$1.12	\$1.39	(\$0.27)
Heavy Industrial	371,000	0.36	134	5.3%	\$424,533	\$1.14	\$1.18	\$1.85	(\$0.67)
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		531	20.9%	\$1,681,576			per room	
Hotel / Lodging [1]	212	0.45	94	3.7%	\$299,009	\$1,410.42	\$1,452.73	n/a	n/a
Total Wastewater			2,543	100.0%	\$8,059,365				

wwfee

Source: HEC.

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

3.7 WASTEWATER NEXUS FINDINGS

Nexus Test for the Wastewater Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to fund new development's share of City wastewater collection, treatment and disposal of effluent infrastructure.
Identify the use of the fee.	The fee will be used to pay for new development's use of existing capacity and to construct improvements that will adequately convey and treat wastewater for property development.
Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New development within the City will generate additional wastewater flows that must be collected, treated, and disposed of pursuant to Federal and State regulations. The fee will be used to ensure sufficient infrastructure and treatment capacity is available to serve the new development.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	Different land uses generate different wastewater flows. Wastewater facilities must be sized to accommodate estimated new wastewater flow that is commensurate to the type of development that occurs.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on the best estimate of costs to provide wastewater service to new development in the City. Developing land uses will be responsible for their portion of the total project cost based on their share of increased wastewater flows.

Chapter 4: PARKS AND RECREATION FEE

4.1 FACILITY NEEDS AND COST ESTIMATES

The service population generated by new development will utilize the City’s community center and swimming pool. These facilities were built in 1980 and 2007 respectively, and the fee includes a buy-in for new development to use the existing capacity available at these facilities (see **Appendix Table A-6**). Although the timing is uncertain, the City plans to build a new sports park and community center. The planned sports park 30.5-acre site intended to provide a venue for a variety of organized team sports, including three to four basketball/softball diamonds, turf fields for soccer and football, and a multiuse sports barn with lighting. The new sports park is anticipated to attract participants and spectators from Winters and the surrounding area. It will be large enough to host tournaments and competitions. The new sports park is estimated to cost \$15.00 million in today’s dollars. The new community center is estimated to cost \$12.00 million in today’s dollars. All costs shown in **Appendix Table A-7** are net of other funding sources.

The City has removed the neighborhood park requirement from its DIF program; instead, it will determine neighborhood park requirements during the development review process. Total estimated parks and recreation cost included in the fee is \$15.46 million, as shown in **Table 12**.

Table 12
Estimated Total Parks and Recreation Projects Cost Summary

Cost Element	Total Estimated Cost	Allocation to New Growth	Estimated Cost Allocated to New Growth
Community Facilities			
Buy-In Facilities	\$3,497,642	50.7%	\$1,772,782
Shared New Facilities	\$27,000,000	50.7%	\$13,684,966
Subtotal Infrastructure Costs	\$30,497,642		\$15,457,748
Estimated Financing Costs			\$0
Subtotal Community Facilities			\$15,457,748
Neighborhood Facilities			
Buy-In Facilities	\$4,374,547	0.0%	\$0
Subtotal Neighborhood Facilities	\$4,374,547		\$0
Total Estimated Parks Cost			\$15,457,748

Source: City of Winters and HEC.

parksum

4.2 FEE CALCULATION

The parks and recreation development impact fee comprise two components. The community facilities costs are spread among all land uses because both residents and employees may use the facilities. Neighborhood parks facilities costs are spread only among projected new residents because these facilities are located near housing and are unlikely to be visited by people who work in Winters. **Table 13** on the next page shows the cost allocation and fee calculation for the community fee and the neighborhood fee components of the park and recreation fee. There are no neighborhood park facilities costs included in the total costs; therefore, the neighborhood park fee component is zero.

Table 14 shows the total parks and recreation development impact fee. New residential development is responsible for 79% of the total community parks facilities costs, and 100% of the neighborhood parks facilities costs. Non-residential development is responsible for 21% of the total community parks facilities cost. The parks and recreation development impact fees increase from current levels for all land uses.

Table 14
Total Park and Recreation Development Impact Fee

Land Use	Community	Neighborhood	Total	Current Fee	Change in Fee
Residential	<i>includes administration fee at 3%</i>				
Rural Residential	\$6,079.54	\$0.00	\$6,079.54	\$2,131.00	\$3,948.54
Low Density Residential	\$6,079.54	\$0.00	\$6,079.54	\$2,131.00	\$3,948.54
Medium Density Residential	\$5,319.60	\$0.00	\$5,319.60	\$2,131.00	\$3,188.60
Medium High Density Residential	\$4,939.63	\$0.00	\$4,939.63	\$1,732.00	\$3,207.63
High Density Residential	\$4,559.66	\$0.00	\$4,559.66	\$1,332.00	\$3,227.66
Accessory Dwelling Units [1]	\$2,754.79	\$0.00	\$2,754.79	n/a	n/a
Non-Residential	per bldg. sq. ft.				
Neighborhood Commercial	\$2.91		\$2.91	\$0.00	\$2.91
Central Business District	\$5.09		\$5.09	\$0.00	\$5.09
Highway Service Commercial	\$2.91		\$2.91	\$0.00	\$2.91
Office	\$4.07		\$4.07	\$0.00	\$4.07
Light Industrial	\$1.45		\$1.45	\$0.00	\$1.45
Heavy Industrial	\$1.20		\$1.20	\$0.00	\$1.20
	per room				
Hotel / Lodging [1]	\$339.26		\$339.26	n/a	n/a

Source: HEC.

totparkfee

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

**Table 13
Parks Community and Neighborhood Facilities Fee Calculation**

Land Use Category	Units / Bldg. Sq. Ft. / Rooms	Persons per HH / Bldg. Sq. Ft. per Employee / Rooms per Employee	Total Persons Served	Proportional Service Population	Proportional Fee Responsibility	Calculated Fee Per Dwelling Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
COMMUNITY FEE									
Residential									
Rural Residential	36	3.20	115	1.4%	\$212,489	\$5,902.47	\$6,079.54	\$2,131.00	\$3,948.54
Low Density Residential	595	3.20	1,904	22.7%	\$3,511,968	\$5,902.47	\$6,079.54	\$2,131.00	\$3,948.54
Medium Density Residential	540	2.80	1,512	18.0%	\$2,788,916	\$5,164.66	\$5,319.60	\$2,131.00	\$3,188.60
Medium High Density Residential	891	2.60	2,317	27.6%	\$4,273,017	\$4,795.75	\$4,939.63	\$1,732.00	\$3,207.63
High Density Residential	318	2.40	763	9.1%	\$1,407,738	\$4,426.85	\$4,559.66	\$1,332.00	\$3,227.66
Accessory Dwelling Units	25	1.45	36	0.4%	\$66,864	\$2,674.56	\$2,754.79	\$933.00	\$1,821.79
Subtotal Residential Units	2,405		6,647	79.3%	\$12,260,992				
Non-Residential									
Neighborhood Commercial	236,000	350.00	361	4.3%	\$666,286	\$2.82	\$2.91	\$0.00	\$2.91
Central Business District	42,000	200.00	113	1.3%	\$207,509	\$4.94	\$5.09	\$0.00	\$5.09
Highway Service Commercial	36,000	350.00	55	0.7%	\$101,637	\$2.82	\$2.91	\$0.00	\$2.91
Office	217,000	250.00	465	5.5%	\$857,702	\$3.95	\$4.07	\$0.00	\$4.07
Light Industrial	611,000	700.00	468	5.6%	\$862,502	\$1.41	\$1.45	\$0.00	\$1.45
Heavy Industrial	371,000	850.00	234	2.8%	\$431,292	\$1.16	\$1.20	\$0.00	\$1.20
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		1,695	20.2%	\$3,126,928				
Hotel / Lodging	212	3.00	38	0.5%	\$69,828	\$329.38	per room \$339.26	n/a	n/a
Total			8,380	100.0%	\$15,457,748				
NEIGHBORHOOD FEE									
Residential									
Rural Residential	36	3.20	115	1.7%					
Low Density Residential	595	3.20	1,904	28.6%					
Medium Density Residential	540	2.80	1,512	22.7%					
Medium High Density Residential	891	2.60	2,317	34.9%					
High Density Residential	318	2.40	763	11.5%					
Accessory Dwelling Units	25	1.45	36	0.5%					
Total Residential Units	2,405		6,647	100.0%					

incl. admin. fee 3%
park fee
Source: City of Winters and HEC.

4.3 NEXUS FINDINGS

Nexus Test for the Parks and Recreation Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to fund new development's share of existing parks and recreation facilities costs, and to pay new development's portion of new infrastructure costs.
Identify the use of the fee.	The fee will be used to construct parks facilities that benefit all new residents and employees.
Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New development within the City will generate additional recreation needs. The fee will be used to mitigate the impacts of new residents and employees on the City's parks and recreation facilities.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	New residents and employees will utilize existing and new community facilities. New residents will utilize existing neighborhood parks and recreation facilities. New persons served generated by developed properties will pay their proportional impact on the facilities.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on the best estimate of costs to continue to provide parks and recreation facilities in the City. Developing land uses will be responsible for their portion of costs based on their share of increased service population.

Chapter 5: PUBLIC SAFETY FEE

5.1 FACILITY NEEDS AND COST ESTIMATES

The City of Winters Police Department facility needs and cost estimates were provided by Police Chief Miller in September, 2017. Public safety facilities are considered adequate to service the existing and new service population through 2036. The current estimated value of the public safety facilities is \$4.66 million, as is shown in **Appendix Table A-8**. Of this total cost, the portion of existing facilities costs attributable to new development is \$2.36 million (see **Table 15** below). The police department will have to hire two new police officers and one community services officer, and the cost estimates for the development impact fee program include equipment for these positions. Officer equipment costs are estimated at \$112,760 in today’s dollars, as shown in **Appendix Table A-9**. All costs shown are net of other funding sources.

Table 15
Estimated Public Safety Projects Cost Summary

Cost Element	Total Estimated Cost	Allocation to New Growth	Estimated Cost Allocated to New Growth
Buy-In Facilities	\$4,657,010	50.7%	\$2,360,408
New Development Facilities	\$112,760	100.0%	\$112,760
Subtotal Infrastructure Costs	\$4,769,770		\$2,473,168
Estimated Financing Costs			\$0
Total Estimated Public Safety Cost			\$2,473,168

Source: City of Winters and HEC.

polalloc

5.2 FEE CALCULATION

The public safety development impact fee is calculated in **Table 16**. New residential development is responsible for 79% of the total public safety facilities costs, and new non-residential development is responsible for 21% of the total public safety facilities cost. The public safety development impact fee is reduced for high density residential, neighborhood commercial, highway service commercial, and light industrial land uses but increases for all other land uses.

**Table 16
Public Safety Development Impact Fee Calculation**

Land Use Category	Units / Bldg. Sq. Ft. / Rooms		Persons per HH / Bldg. Sq. Ft. per Employee / Rooms per Employee		Total Persons Served	Proportional Service Population	Proportional Fee Responsibility	Calculated Fee Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
	Units / Bldg. Sq. Ft. / Rooms	Sq. Ft. / Rooms	Persons per HH / Bldg. Sq. Ft. per Employee / Rooms per Employee	Rooms per Employee							
Residential											
Rural Residential	36		3.20		115	1.4%	\$33,997	\$944.37	\$972.70	\$396.00	\$576.70
Low Density Residential	595		3.20		1,904	22.7%	\$561,899	\$944.37	\$972.70	\$394.00	\$578.70
Medium Density Residential	540		2.80		1,512	18.0%	\$446,214	\$826.32	\$851.11	\$394.00	\$457.11
Medium High Density Residential	891		2.60		2,317	27.6%	\$683,663	\$767.30	\$790.32	\$395.00	\$395.32
High Density Residential	318		2.40		763	9.1%	\$225,232	\$708.28	\$729.52	\$933.00	(\$203.48)
Accessory Dwelling Units	25		1.45		36	0.4%	\$10,698	\$427.92	\$440.75	n/a	n/a
Subtotal Residential Units	2,405				6,647	79.3%	\$1,961,702				
Non-Residential											
Neighborhood Commercial	236,000		350.00		361	4.3%	\$106,603	\$0.45	\$0.47	\$0.50	(\$0.03)
Central Business District	42,000		200.00		113	1.3%	\$33,200	\$0.79	\$0.81	\$0.50	\$0.31
Highway Service Commercial	36,000		350.00		55	0.7%	\$16,261	\$0.45	\$0.47	\$0.50	(\$0.03)
Office	217,000		250.00		465	5.5%	\$137,228	\$0.63	\$0.65	\$0.00	\$0.65
Light Industrial	611,000		700.00		468	5.6%	\$137,996	\$0.23	\$0.23	\$0.50	(\$0.27)
Heavy Industrial	371,000		850.00		234	2.8%	\$69,005	\$0.19	\$0.19	\$0.10	\$0.09
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000				1,695	20.2%	\$500,294				
Hotel / Lodging [1]	212		3.00		38	0.5%	\$11,172	\$52.70	\$54.28	n/a	n/a
Total Public Safety					8,380	100.0%	\$2,473,168				

Source: City of Winters and HEC.

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

5.3 NEXUS FINDINGS

Nexus Test for the Public Safety Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to pay for existing infrastructure that will serve new development, and new equipment that will be purchased specifically for new development.
Identify the use of the fee.	The fee will be used to provide the new service population public safety.
Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New development within the City will generate additional public safety calls. The fee will be used to mitigate the resources necessary to respond to those additional public safety calls.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	Public safety responders will utilize existing and new public safety facilities and equipment to serve new residents and employees. New persons served generated by developed properties will pay their proportional impact on the facilities and equipment.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on the best estimate of costs to provide adequate public safety in the City. Developing land uses will be responsible for their portion of the total project cost based on their share of the increase in service population.

Chapter 6: FIRE PROTECTION FEE

6.1 FACILITY NEEDS AND COST ESTIMATES

The City of Winters Fire Department facility needs and cost estimates were provided by Fire Chief Bushrow in September, 2017. Existing facilities that new development will utilize are listed in **Appendix Table A-10**. The estimated current value of existing fire protection facilities is \$4.81 million. Of this total cost, the portion of existing facilities costs attributable to new development is \$2.44 million. **Appendix Table A-11** lists the equipment that the fire department estimates necessary to serve new development through 2036. The list includes three new engines and equipment, a training tower, and other vehicles and equipment. The total cost of new equipment is estimated at \$2.56 million in today's dollars. All costs shown are net of other funding sources.

Table 17 summarizes the fire protection costs included in the fee calculation. The total cost to be paid through development impact fees is \$5.01 million.

Table 17
Estimated Fire Protection Projects Cost Summary

Cost Element	Total Estimated Cost	Allocation to New Growth	Estimated Cost Allocated to New Growth
Buy-In Facilities	\$4,815,404	50.7%	\$2,440,690
New Development Facilities	\$2,565,000	100.0%	\$2,565,000
Subtotal Infrastructure Costs	\$7,380,404		\$5,005,690
Estimated Financing Costs			\$0
Total Estimated Cost			\$5,005,690

Source: City of Winters and HEC.

firealloc

6.2 FEE CALCULATION

The fire protection development impact fee is calculated in **Table 18**. New residential development is responsible for 79% of the total fire protection facilities costs, and non-residential development is responsible for 21% of the total fire protection facilities cost. The fire protection development impact fee increases from current levels for all land use categories except light and heavy industrial.

Table 18
Fire Protection Development Impact Fee Calculation

Land Use Category	Units / Bldg. Sq. Ft / Rooms	Persons per HH / Bldg. Sq. Ft. per Employee / Rooms per Employee	Total Persons Served	Proportional Service Population	Proportional Fee Responsibility	Calculated Fee Per Dwelling Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
Residential									
Rural Residential	36	3.20	115	1.4%	\$68,810	\$1,911.40	\$1,968.74	\$1,382.00	\$586.74
Low Density Residential	595	3.20	1,904	22.7%	\$1,137,282	\$1,911.40	\$1,968.74	\$1,382.00	\$586.74
Medium Density Residential	540	2.80	1,512	18.0%	\$903,136	\$1,672.47	\$1,722.65	\$1,382.00	\$340.65
Medium High Density Residential	891	2.60	2,317	27.6%	\$1,383,733	\$1,553.01	\$1,599.60	\$1,123.00	\$476.60
High Density Residential	318	2.40	763	9.1%	\$455,869	\$1,433.55	\$1,476.56	\$864.00	\$612.56
Accessory Dwelling Units	25	1.45	36	0.4%	\$21,653	\$866.10	\$892.09	n/a	n/a
Subtotal Residential Units	2,405		6,647	78.9%	\$3,970,483				
Non-Residential									
Neighborhood Commercial	236,000	350	361	4.3%	\$215,764	\$0.91	\$0.94	\$0.79	\$0.15
Central Business District	42,000	200	113	1.3%	\$67,198	\$1.60	\$1.65	\$1.02	\$0.63
Highway Service Commercial	36,000	350	55	0.7%	\$32,913	\$0.91	\$0.94	\$0.79	\$0.15
Office	217,000	250	465	5.5%	\$277,750	\$1.28	\$1.32	\$0.00	\$1.32
Light Industrial	611,000	700	468	5.6%	\$279,304	\$0.46	\$0.47	\$0.55	(\$0.08)
Heavy Industrial	371,000	850	234	2.8%	\$139,666	\$0.38	\$0.39	\$0.51	(\$0.12)
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		1,695	20.2%	\$1,012,595				
Hotel / Lodging [1]	212	3.00	38	0.5%	\$22,613	\$106.66	\$109.86	n/a	n/a
Total Fire			8,380	100.0%	\$5,005,690				

Source: City of Winters and HEC. firefee

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

6.3 NEXUS FINDINGS

Nexus Test for the Fire Protection Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to fund new development's share of fire protection facilities and equipment costs.
Identify the use of the fee.	The fee will be used to construct facilities and buy equipment that will provide fire protection to new development.
Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New development within the City will generate additional fire protection service calls. The fee will be used to mitigate costs of facilities and equipment necessary to respond to the additional fire protection calls from the new developments.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	The fire department will utilize existing and new facilities and equipment to serve new residents and employees. New persons served generated by developed properties will pay their proportional impact on the facilities and equipment.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on the best estimate of costs to provide adequate fire protection in the City. Developing land uses will be responsible for their portion of the total project cost based on their share of the increase in service population.

Chapter 7: GENERAL GOVERNMENT FEE

7.1 FACILITY NEEDS AND COST ESTIMATES

General government facilities are buildings and other infrastructure and equipment necessary for the City to serve its residents and businesses. Existing assets that will continue to be of service to new development are listed in **Appendix Table A-12**. New facilities that will be needed to serve new development through 2036 include a corporation yard and a remodel of the old police station. These costs are estimated to total \$4.12 million, as shown in **Appendix Table A-13**. All costs shown are net of other funding sources.

Table 19 provides a summary of the estimated general government facility costs to be included in the general government development impact fee calculation. The total estimated cost included in the development impact fee calculation is \$4.12 million.

Table 19
Estimated General Government Projects Cost Summary

Cost Element	Total Estimated Cost	Allocation to New Growth	Estimated Cost Allocated to New Growth
Buy-In Facilities	\$137,302	50.7%	\$69,592
New Development Facilities	\$4,118,585	100.0%	\$4,118,585
Subtotal Infrastructure Costs	\$4,255,888		\$4,188,177
Estimated Financing Costs			\$0
Total Estimated General Facilities Cost			\$4,188,177

Source: City of Winters and HEC.

genalloc

7.2 FEE CALCULATION

The general government development impact fee is calculated in **Table 20**. New residential development is responsible for 79% of the total general government facilities costs, and new non-residential development is responsible for 21% of the total general government facilities cost. The fee decreases from current levels for all land uses except office.

**Table 20
General Government Development Impact Fee Calculation**

Land Use Category	Units / Bldg. Sq. Ft. / Rooms	Persons per HH / Bldg. Sq. Ft. per Employee / Rooms per Employee	Total Persons Served	Proportional Service Population	Proportional Fee Responsibility	Calculated Fee Per Dwelling Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
Residential									
Rural Residential	36	3.20	115	1.4%	\$57,572	\$1,599.24	\$1,647.21	\$2,012.00	(\$364.79)
Low Density Residential	595	3.20	1,904	22.7%	\$951,545	\$1,599.24	\$1,647.21	\$2,012.00	(\$364.79)
Medium Density Residential	540	2.80	1,512	18.0%	\$755,639	\$1,399.33	\$1,441.31	\$2,012.00	(\$570.69)
Medium High Density Residential	891	2.60	2,317	27.6%	\$1,157,746	\$1,299.38	\$1,338.36	\$1,635.00	(\$296.64)
High Density Residential	318	2.40	763	9.1%	\$381,418	\$1,199.43	\$1,235.41	\$1,257.00	(\$21.59)
Accessory Dwelling Units	25	1.45	36	0.4%	\$18,116	\$724.65	\$746.39	n/a	n/a
Subtotal Residential Units	2,405		6,647	79.3%	\$3,322,037				
Non-Residential									
Neighborhood Commercial	236,000	350.00	361	4.3%	\$180,526	\$0.76	\$0.79	\$1.15	(\$0.36)
Central Business District	42,000	200.00	113	1.3%	\$56,223	\$1.34	\$1.38	\$1.80	(\$0.42)
Highway Service Commercial	36,000	350.00	55	0.7%	\$27,538	\$0.76	\$0.79	\$1.15	(\$0.36)
Office	217,000	250.00	465	5.5%	\$232,389	\$1.07	\$1.10	\$0.00	\$1.10
Light Industrial	611,000	700.00	468	5.6%	\$233,689	\$0.38	\$0.39	\$0.43	(\$0.04)
Heavy Industrial	371,000	850.00	234	2.8%	\$116,856	\$0.31	\$0.32	\$0.32	\$0.00
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		1,695	20.2%	\$847,221				
Hotel / Lodging [1]	212	3.00	38	0.5%	\$18,920	\$89.24	\$91.92	n/a	n/a
Total General Facilities			8,380	100.0%	\$4,188,177				

Source: City of Winters and HEC.

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

7.3 NEXUS FINDINGS

Nexus Test for the General Government Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to fund new development's share of existing general government facilities as well as new facilities that will be built as a result of new development.
Identify the use of the fee.	The fee will be used to pay for new development's use of existing facilities and to build and remodel facilities that will serve new development.
Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New development within the City will generate additional general government service provision needs. The fee will be used to mitigate the additional costs associated with the general government services facilities to serve new development.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	The City will utilize existing and new facilities and equipment to serve new residents and employees. New persons served generated by developed properties will pay their proportional impact on the facilities and equipment.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on the best estimate of costs to provide adequate public works and administrative functions of the City. Developing land uses will be responsible for their portion of the total project cost based on their share of the increase in service population.

Chapter 8: PROJECT MONITORING FEE

8.1 COST ESTIMATES

The City has \$396,636 in General Plan development costs that new growth is responsible for reimbursing.

8.2 FEE CALCULATION

The project monitoring development impact fee calculation is shown in **Table 21** on the following page. The total cost is allocated to each land use based on proportional service population. The project monitoring development impact fee is reduced from current fee levels for all land use categories because the total amount remaining is continually reduced by the collection of development impact fees.

8.3 NEXUS FINDINGS

Test for the Project Monitoring Development Impact Fee	
Identify the purpose of the fee.	The purpose of the fee is to fund new development's share of expended planning costs associated with the General Plan.
Identify the use of the fee.	The fee will be used to reimburse planning costs already expended on development of the 1992 General Plan, for which new development through 2036 benefits from.
Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New development within the City requires many coordinated planning efforts, as allowed for in the General Plan. The fee will be used to pay for the costs of the existing General Plan.
Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.	Each new development project generates demand for public facilities and the related need for engineering, planning, and financing of these facilities. The City has to plan for new facilities to meet the needs of new development.
Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.	The fee is based on proportional service population generated by each land use category because the demand for facilities that must be planned are driven by new residents and employees in the City.

**Table 21
Project Monitoring Development Impact Fee Calculation**

Land Use Category	Units / Bldg.		Persons per HH / Bldg. Sq. Ft. per		Total Persons Served	Proportional Service Population	Proportional Fee Responsibility	Calculated Fee Per Dwelling Unit / Bldg. Sq. Ft. / Room	Calculated New Fee	Current Fee	Change in Fee
	Sq. Ft. / Rooms	Employee / Rooms per Employee	Employee / Rooms per Employee	Rooms per Employee							
Residential											
Rural Residential	36	3.20	115	1.4%	\$5,452	\$151.45	\$156.00	\$1,221.00	(\$1,065.00)		
Low Density Residential	595	3.20	1,904	22.7%	\$90,115	\$151.45	\$156.00	\$1,221.00	(\$1,065.00)		
Medium Density Residential	540	2.80	1,512	18.0%	\$71,562	\$132.52	\$136.50	\$1,211.00	(\$1,074.50)		
High Density Residential	891	2.60	2,317	27.6%	\$109,643	\$123.06	\$126.75	\$1,166.00	(\$1,039.25)		
High Density Residential	318	2.40	763	9.1%	\$36,122	\$113.59	\$117.00	\$1,156.00	(\$1,039.00)		
Accessory Dwelling Units	25	1.45	36	0.4%	\$1,716	\$68.63	\$70.69	n/a	n/a		
Subtotal Residential Units	2,405		6,647	79.3%	\$314,609						
Non-Residential											
Neighborhood Commercial	236,000	350.00	361	4.3%	\$17,096	\$0.07	\$0.07	\$0.64	(\$0.57)		
Central Business District	42,000	200.00	113	1.3%	\$5,325	\$0.13	\$0.13	\$0.64	(\$0.51)		
Highway Service Commercial	36,000	350.00	55	0.7%	\$2,608	\$0.07	\$0.07	\$0.64	(\$0.57)		
Office	217,000	250.00	465	5.5%	\$22,008	\$0.10	\$0.10	\$0.64	(\$0.54)		
Light Industrial	611,000	700.00	468	5.6%	\$22,131	\$0.04	\$0.04	\$0.11	(\$0.07)		
Heavy Industrial	371,000	850.00	234	2.8%	\$11,067	\$0.03	\$0.03	\$0.11	(\$0.08)		
Subtotal Non-Residential Bldg. Sq. Ft.	1,513,000		1,695	20.2%	\$80,235						
Hotel / Lodging [1]	212	3.00	38	0.5%	\$1,792	\$8.45	\$8.71	n/a	n/a		
Total Project Monitoring			8,380	100.0%	\$396,636						

Source: City of Winters and HEC. planfee

[1] These land uses do currently pay impact fees; however, they cannot be directly compared to the new fee schedule.

Chapter 9: CONTINUING ADMINISTRATION OF THE DIF PROGRAM

9.1 UPDATED IMPACT FEES ADOPTION

Pursuant to California Government Code, prior to increasing an existing fee, an agency must hold at least one open and public meeting. At least ten days prior to that meeting, the agency must make the nexus study and accompanying infrastructure costs and funding sources information available to the public. After adoption of the enabling ordinance or resolution there is a 60-day waiting period before the fees go into effect, unless an urgency ordinance is adopted with findings regarding the urgency being claimed. Fees adopted by urgency go into effect immediately.

It is recommended that the City adopt a resolution that allows for the transfer of fee revenues between the individual fee funds to provide greater flexibility and facilitate the timely construction of improvements by allowing fees to be combined and used as necessary. Any interfund transfers must be documented and must be repaid with interest.

All developers shall pay the amount of the impact fees in effect at the time a building permit is issued unless stated otherwise in a developer agreement with the City.

9.2 FEE STUDY UPDATES AND ADJUSTMENTS

It is recommended that the City update the fees annually by a predetermined index. The Engineering News Record San Francisco Construction Cost Index March to March change is recommended for an annual July 1 update. Periodic review of the DIF program is also recommended whenever estimated costs are revised, facility standards change, or there are changes in demographics or the land use plan.

For purposes of collecting the development impact fee, the City will make the final determination as to which land use category a particular development will be assigned. If the City determines that no land use category adequately captures use of the property development, the City Engineer and Finance Director will jointly determine the appropriate fee on a case by case basis.

9.3 MITIGATION FEE ACT COMPLIANCE

The City must comply with annual and five-year reporting requirements. Within 180 days of the end of a fiscal year, the following is to be furnished for the prior fiscal year:

1. The amount of the fee,
2. The beginning and ending balance of the account or fund,
3. The amount of the fees collected and interest earned,
4. An identification of each public improvement for which fees were expended and the amount of expenditures,
5. An identification of an approximate date by which the construction of a public improvement will commence, if sufficient funds exist for the project,

6. A description of each interfund transfer or loan made from the account or fund, including a description of repayment terms, and
7. Identification of any refunds once it has been determined that sufficient monies have been collected to fund all fee-related projects.

The information is to be available for public review and to be presented at the next regularly scheduled public meeting no less than 15 days after the information has been made available for public review. Every five years, the City must also make the following findings with respect to any remaining funds in the fee account:

1. Identify the purpose to which the fee is to be put,
2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged,
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements, and
4. Designate the approximate dates on which funding of incomplete improvements is expected to be deposited into the fee account.

If the City does not make these findings, the law requires the City to refund monies on a prorated basis to the then current record owners of the development project.

9.4 FEE CREDITS OR REIMBURSEMENTS

The City may provide fee credits or reimbursements to developers who dedicate land or construct facilities. The credit or reimbursement may only be up to the cost of the improvement, as included in the DIF program, or the actual cost paid by the developer, whichever is lower. No credit or reimbursement will be allowed for costs incurred that are higher than estimated in the DIF program. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. Fee credits or reimbursements may be determined by the City on a case-by-case basis.

APPENDIX A
2018 NEXUS STUDY FEE CALCULATIONS
SUPPORTING TABLES

Table A-1
City of Winters 2018 Development Impact Fees Nexus Study
Existing Residential Development Impact Fees

Facility	Rural	Low Density	Medium Density	Medium High Density	High Density
	<i>per unit -- fees effective July 1, 2010</i>				
Water System	\$5,590	\$4,346	\$2,904	\$1,975	\$1,423
Wastewater System	\$7,574	\$5,902	\$5,246	\$3,935	\$2,754
General Storm Drain	\$81	\$63	\$42	\$25	\$22
Streets	\$3,061	\$3,067	\$3,070	\$2,492	\$1,917
Parks and Recreation	\$2,131	\$2,131	\$2,131	\$1,732	\$1,332
Public Safety	\$396	\$394	\$394	\$395	\$933
Fire Protection	\$1,382	\$1,382	\$1,382	\$1,123	\$864
General Capital	\$2,012	\$2,012	\$2,012	\$1,635	\$1,257
Storm Drain-Non-Flood	\$582	\$454	\$303	\$182	\$161
Monitoring Fee	\$1,221	\$1,221	\$1,211	\$1,166	\$1,156
Total Development Impact Fees	\$24,030	\$20,972	\$18,695	\$14,660	\$11,819

Source: City of Winters.

res exdif

Table A-2
City of Winters 2018 Development Impact Fees Nexus Study
Existing Non-Residential Development Impact Fees

Facility	Neighborhood Commercial	Highway Commercial	Business District	Office	Other Commercial	Business Park	Light Industrial	Heavy Industrial	Public / Quasi Public
<i>per Building Square Foot -- fees effective July 1, 2010</i>									
Water System	\$1.40	\$1.40	\$0.50	\$0.00	\$1.03	\$1.17	\$0.82	\$0.91	\$0.92
Wastewater System	\$2.78	\$2.78	\$0.97	\$0.00	\$1.99	\$1.99	\$1.39	\$1.85	\$2.14
General Storm Drain	\$0.03	\$0.03	\$0.01	\$0.00	\$0.02	\$0.02	\$0.02	\$0.02	\$0.00
Streets	\$3.74	\$3.74	\$2.72	\$0.00	\$2.80	\$1.12	\$0.65	\$0.48	\$0.00
Parks and Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Safety	\$0.50	\$0.50	\$0.50	\$0.00	\$0.50	\$0.10	\$0.10	\$0.10	\$0.00
Fire Protection	\$0.79	\$0.79	\$1.02	\$0.00	\$1.03	\$0.65	\$0.55	\$0.51	\$0.00
General Capital	\$1.15	\$1.15	\$1.80	\$0.00	\$1.86	\$0.74	\$0.43	\$0.32	\$0.00
Storm Drain-Non-Flood	\$0.23	\$0.23	\$0.06	\$0.00	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00
Monitoring Fee	\$0.64	\$0.64	\$0.64	\$0.64	\$0.64	\$0.11	\$0.11	\$0.11	\$0.00
Total Fees	\$11.26	\$11.26	\$8.22	\$0.64	\$10.03	\$6.06	\$4.07	\$4.30	\$3.06

Source: City of Winters.

nonres exdif

Table A-3
City of Winters 2018 Development Impact Fees Nexus Study
Existing Employment in Winters

Industry	Number of Employees	Percentage
Agriculture, Forestry, Fishing and Hunting	515	30%
Mining, Quarrying, and Oil and Gas Extraction	0	0%
Utilities	1	0%
Construction	74	4%
Manufacturing	57	3%
Wholesale Trade	32	2%
Retail Trade	113	7%
Transportation and Warehousing	127	8%
Information	13	1%
Finance and Insurance	18	1%
Real Estate and Rental and Leasing	12	1%
Professional, Scientific, and Technical Services	19	1%
Management of Companies and Enterprises	0	0%
Administration & Support, Waste Management and Remediation	22	1%
Educational Services	214	13%
Health Care and Social Assistance	105	6%
Arts, Entertainment, and Recreation	2	0%
Accommodation and Food Services	269	16%
Other Services (excluding Public Administration)	39	2%
Public Administration	57	3%
Total Existing Employees in Winters	1,689	100%

Source: 2015 American Community Survey via Onthemap.com.

emps

Table A-4
City of Winters 2018 Development Impact Fees Nexus Study
Water Project Costs Detail

Description	Estimated Cost
	<i>2018 Dollars</i>
Project Costs that Serve Existing and New Development	
Vehicles	\$140,000
Maintenance Equipment	\$148,000
Estimated Total Project Costs that Serve Existing and New Development	\$288,000
Project Costs that Serve New Development	
Water System Master Plan Update	\$62,500
Urban Water Management Plan	\$90,000
Future Water Wells (3)	\$7,722,000
North Eastern Area Water Mains to 32A	\$1,239,608
Railroad Avenue Water Mains	\$683,049
Total Estimated Project Costs that Serve New Development	\$9,797,157

Source: Ponticello Enterprises.

wnewold

**Table A-5
City of Winters 2018 Development Impact Fees Nexus Study
Wastewater Project Costs Detail**

Description	Estimated Cost
	<i>2018 Dollars</i>
Citywide Projects that Serve New Development	
Wastewater System Master Plan Update	\$125,000
East Street Pump Station	
Railroad/East Abbey to MainStreet Relief Sewer	\$329,940
WWTF Improvements	
Option 2A Improvements	\$6,051,000
Influent Screen	\$1,300,000
Citywide Estimated Total Cost	\$7,805,940
Future Pump Station A	
Future Pump Station A for SW Area	\$2,955,810
Dual Force Mains for Pump Station A	\$3,321,510
Zone of Benefit A Estimated Total	\$6,277,320
Future Pump Station C	
Future Pump Station C for Northeast Area	\$4,502,880
Dual Force Mains to Parallel E St. PS Force Main	\$1,278,360
Northeastern Area Sewers (10" section)	\$429,724
Northeastern Area Sewers (15" section)	\$282,939
Northeastern Area Sewers (18" section)	\$30,879
Zone of Benefit C Estimated Total	\$6,524,782
Future Pump Station D	
Pump Station on Railroad Ave	\$739,350
Parallel Sewers on Neimann St to PS D (#2)	\$270,106
Dutton Street Sewer Upsizing	\$231,225
Neimann/Railroad/Dutton Sewers (10" section)	\$53,547
East Street Pump Station Expansion	\$2,273,700
East Street Pump Station Instrumentation	\$109,710
Parallel E. St. PS Force Main Segment #1	\$1,637,700
50% of Parallel E. St. PS Force Main Segment #2	\$1,926,285
Zone of Benefit D Estimated Total	\$7,241,623

Source: Ponticello Enterprises.

wwnew

Table A-6
City of Winters 2018 Development Impact Fees Nexus Study
Depreciation of Existing Parks and Recreation Assets

Description	Year Acquired	Useful Life	Cost	Annual Depreciation	Elapsed Time	Total Depreciation	Original ENR	ENR CCI Feb. 2018	Estimated Replacement Cost	Replacement Cost New Less Depreciation
		years			years					
Community Facilities										
Community Center Maint Shed	1/1/1987	50	\$16,000	\$320	31.1	\$9,953	4,406	10,889	\$39,542	\$29,589
Community Center	1/1/1980	50	\$800,000	\$16,000	38.1	\$609,753	3,237	10,889	\$2,691,134	\$2,081,380
Swimming Pool	6/1/2007	20	\$925,000	\$46,250	10.7	\$493,798	7,939	10,889	\$1,268,715	\$774,917
Swimming Pool	6/1/2007	20	\$725,000	\$36,250	10.7	\$387,031	7,939	10,889	\$994,398	\$607,367
Pool Cover	5/22/2015	5	\$7,958	\$1,592	2.7	\$4,295	9,979	10,889	\$8,684	\$4,389
Total Community Facilities										\$3,497,642
Neighborhood Facilities										
WPNS Linoleum	9/30/2004	50	\$7,590	\$152	13.3	\$2,026	7,298	10,889	\$11,325	\$9,299
201 First St (Rogers Bldg)	12/3/2010	50	\$210,211	\$4,204	7.2	\$30,132	8,952	10,889	\$255,695	\$225,563
Ampitheater	5/10/2005	50	\$38,833	\$777	12.7	\$9,892	7,398	10,889	\$57,158	\$47,266
Tennis Court Rebuild	4/21/2005	50	\$21,734	\$435	12.8	\$5,559	7,355	10,889	\$32,177	\$26,618
Community Shade Structure	6/30/2006	50	\$93,427	\$1,869	11.6	\$21,670	7,700	10,889	\$132,120	\$110,450
Rotary Park Restroom	6/1/2008	50	\$92,306	\$1,846	9.7	\$17,859	8,185	10,889	\$122,801	\$104,941
Rotary Park Restroom	7/1/2008	50	\$34,259	\$685	9.6	\$6,572	8,293	10,889	\$44,984	\$38,411
City Park Booster Pump	9/30/2014	20	\$14,300	\$715	3.3	\$2,388	9,870	10,889	\$15,776	\$13,388
City Park Play Structure	4/22/2015	50	\$36,538	\$731	2.8	\$2,032	9,992	10,889	\$39,818	\$37,786
City Park Basketball Court Surface	1/21/2015	20	\$28,000	\$1,400	3.0	\$4,242	9,972	10,889	\$30,575	\$26,333
City Park Basketball Court Striping	4/9/2015	20	\$12,250	\$613	2.8	\$1,725	9,992	10,889	\$13,350	\$11,625
North Pank Putah Creek Park	5/7/2013	50	\$1,816,786	\$36,336	4.7	\$172,221	9,516	10,889	\$2,078,918	\$1,906,696
Walnut Park Phase I	3/14/2014	50	\$491,772	\$9,835	3.9	\$38,237	9,702	10,889	\$551,938	\$513,701
City Park Rehabilitation	3/1/2016	50	\$101,662	\$2,033	1.9	\$3,905	10,242	10,889	\$108,084	\$104,179
Rotary Park Parking Lot	7/31/2006	50	\$1,015,446	\$20,309	11.5	\$233,803	7,721	10,889	\$1,432,094	\$1,198,291
Total Neighborhood Facilities										\$4,374,547
Total Existing Community and Neighborhood Facilities										\$7,872,189

Source: City of Winters, Engineering News Record, and HEC.

parkdep

Table A-7
City of Winters Fee Update
Parks and Recreation Community Facilities Costs Detail

Project Description	Estimated Cost
	<i>2018 Dollars</i>
Community Facilities	
Sports Park	\$15,000,000
Community Center	\$12,000,000
Estimated Community Facilities Costs	\$27,000,000

Source: City of Winters.

parkcost

Table A-8
City of Winters 2018 Development Impact Fees Nexus Study
Depreciation of Public Safety Assets

Description	Year Acquired	Useful Life	Cost	Annual Depreciation	Elapsed Time (years)	Accumulated Depreciation	Acquired Year ENR	ENR CCI Feb. 2018	Estimated Replacement Cost	Replacement Cost Less Depreciation
		years			years					
Chief's Car Equipment	6/1/2013	5	\$9,150	\$1,830	4.7	\$8,548	8,865	10,889	\$11,239	\$2,691
Jeep CSI Vehicle	3/5/2013	5	\$21,449	\$4,290	4.9	\$21,072	9,456	10,889	\$24,699	\$3,626
Patrol Vehicle	4/24/2014	5	\$46,407	\$9,281	3.8	\$35,040	9,750	10,889	\$51,828	\$16,788
Patrol Vehicle	7/9/2014	5	\$52,392	\$10,478	3.6	\$37,378	9,835	10,889	\$58,007	\$20,629
Patrol Vehicle	10/28/2015	5	\$49,662	\$9,932	2.3	\$22,477	10,128	10,889	\$53,394	\$30,916
Patrol Vehicle	4/5/2016	5	\$55,467	\$11,093	1.8	\$20,242	10,280	10,889	\$58,753	\$38,511
Radio Tower at Station [1]	1/1/2012	50	\$140,787	\$2,816	6.1	\$17,141	9,176	10,889	\$167,069	\$74,964
In-Car Camera System	11/1/2012	5	\$59,620	\$11,924	5.3	\$62,626	9,398	10,889	\$69,079	\$6,453
Public Safety Facility [1]	10/19/2011	50	\$43,963	\$879	6.3	\$5,531	9,147	10,889	\$52,336	\$23,402
Public Safety Facility [1]	10/19/2011	50	\$8,339,048	\$166,781	6.3	\$1,049,121	9,147	10,889	\$9,927,178	\$4,439,028
Total Depreciated Assets Value									\$4,657,010	

Source: City of Winters, Engineering News Record, and HEC.

poldep

[1] Shared facility with Fire Department, replacement cost new less depreciation reduced by 50%.

Table A-9
City of Winters Fee Update
Public Safety Projects Costs Detail

Project Description	Estimated Price	Quantity	Estimated Cost
Per Police Officer Costs			
Patrol Vehicle with Equipment	\$35,000	2	\$70,000
Primary Handgun	\$800	2	\$1,600
Secondary Handgun	\$450	2	\$900
Rifle	\$1,200	2	\$2,400
Less Lethal	\$450	2	\$900
Taser	\$1,060	2	\$2,120
Ballistic Helmet	\$400	2	\$800
Crowd Control Helmet	\$150	2	\$300
Duty Gear	\$600	2	\$1,200
Portable Radio	\$8,500	2	\$17,000
Ballistic Vest and Cover	\$1,000	2	\$2,000
Gas Mask Kit	\$500	2	\$1,000
Miscellaneous Equipment	\$1,525	2	\$3,050
Total Police Officer Estimated Costs			\$103,270
Per Community Service Officer			
Duty Gear	\$250	1	\$250
Portable Radio	\$8,500	1	\$8,500
Miscellaneous Equipment	\$740	1	\$740
Total Community Service Officer Estimated Costs			\$9,490
Total Public Safety Projects Estimated Cost			\$112,760

Source: City of Winters Police Department.

polproj

Table A-10
City of Winters 2018 Development Impact Fees Nexus Study
Depreciation of Fire Assets

Description	Year Acquired	Useful Life	Cost	Annual Depreciation	Elapsed Time	Total Depreciation	Original ENR	ENR CCI Feb. 2018	Estimated Replacement Cost	Replacement Cost New Less Depreciation
		years			years					
Fire Department UTV	12/23/2014	10	\$13,367	\$1,337	3.1	\$4,156	9,936	10,889	\$14,649	\$10,492
Shower at Fire Station	8/17/2004	50	\$12,600	\$252	13.5	\$3,393	7,188	10,889	\$19,088	\$15,694
Brush Truck	6/30/2014	5	\$87,691	\$17,538	3.6	\$62,993	9,800	10,889	\$97,435	\$34,442
Pierce Fire Engine	2/19/2014	5	\$563,578	\$112,716	4.0	\$445,304	9,681	10,889	\$633,902	\$188,598
G26 Engine Replaced	11/4/2015	5	\$25,576	\$5,115	2.2	\$11,478	10,092	10,889	\$27,596	\$16,118
Radio Tower at Station [1]	1/1/2012	50	\$140,787	\$2,816	6.1	\$16,000	9,176	10,889	\$166,348	\$75,174
Public Safety Facility [1]	10/19/2011	50	\$43,963	\$879	6.3	\$5,174	9,147	10,889	\$52,110	\$23,468
Public Safety Facility [1]	10/19/2011	50	\$8,339,048	\$166,781	6.3	\$981,495	9,147	10,889	\$9,884,329	\$4,451,417
TOTAL										\$4,815,404

Source: City of Winters, Engineering News Record, and HEC.

firedep

[1] Shared facility with Police Department, replacement cost new less depreciation reduced by 50%.

Table A-11
City of Winters Fee Update
Fire Protection Projects Costs Detail

Project Description	Estimated Price	Quantity	Estimated Cost
Training Tower Conex Systems/Facility	\$395,000	1	\$395,000
Property, Infrastructure, Utilities	\$100,000	1	\$100,000
Type I Engine and Equipment	\$625,000	1	\$625,000
Type III Engine and Equipment	\$435,000	1	\$435,000
Type VI Engine and Equipment	\$120,000	1	\$120,000
Command Vehicles and Equipment	\$75,000	3	\$225,000
Rescue Squad Vehicle and Equipment	\$345,000	1	\$345,000
Fire Prevention Vehicles and Equipment	\$50,000	2	\$100,000
Utility Pickup	\$45,000	1	\$45,000
SCBA Air Pack & Spare Bottles	\$7,000	25	\$175,000
Total Projects Estimated Cost			\$2,565,000

Source: City of Winters Fire Department.

fireproj

Table A-12
City of Winters 2018 Development Impact Fees Nexus Study
Depreciation of General Facilities Assets

Description	Year Acquired	Useful Life	Cost	Annual Depreciation	Elapsed Time	Total Depreciation	Original ENR	ENR CCI Feb. 2018	Estimated Replacement Cost	Replacement Cost New Less Depreciation
		years			years					
City Council Sound System	4/25/2013	10	\$16,328	\$1,633	4.8	\$7,793	8,865	10,889	\$20,056	\$12,264
City Server	10/4/2012	10	\$18,027	\$1,803	5.3	\$9,606	9,376	10,889	\$20,936	\$11,330
Miles Vehicle	1/17/2013	5	\$8,801	\$1,760	5.0	\$8,873	9,437	10,889	\$10,155	\$1,282
F250	12/10/2014	5	\$35,993	\$7,199	3.1	\$22,641	9,936	10,889	\$39,445	\$16,804
F250	10/8/2014	5	\$35,263	\$7,053	3.3	\$23,399	9,886	10,889	\$38,841	\$15,442
F250	10/8/2014	5	\$35,039	\$7,008	3.3	\$23,250	9,886	10,889	\$38,593	\$15,343
Kubota Tractor	12/14/2014	10	\$22,000	\$2,200	3.1	\$6,895	9,936	10,889	\$24,110	\$17,215
Forklift	5/14/2009	10	\$5,613	\$561	8.7	\$4,896	8,574	10,889	\$7,128	\$2,232
HVAC at City Hall	2/10/2011	20	\$21,000	\$1,050	7.0	\$7,327	8,998	10,889	\$25,413	\$18,086
Gas Pump Keylock System	6/2/2009	20	\$7,187	\$359	8.7	\$3,116	8,578	10,889	\$9,123	\$6,007
Office Building	6/18/2009	20	\$17,522	\$876	8.6	\$7,559	8,578	10,889	\$22,243	\$14,684
Fencing at Detention Pond	1/2/2005	50	\$5,375	\$108	13.1	\$1,407	7,297	10,889	\$8,021	\$6,614
Total General Facilities										\$137,302

Source: City of Winters, Engineering News Record, and HEC.

gendep

Table A-13
City of Winters Fee Update
General Facilities Projects Costs Detail

Project Description	2003 Cost	2018 Cost
		[1]
Corporation Yard	\$2,016,100	\$3,273,339
Remodel Old Police Station	\$520,600	\$845,246
Total General Facilities Estimated Costs		\$4,118,585

Source: City of Winters and HEC.

gencost

[1] Engineering News Record (ENR) 20-City Construction Cost Index (CCI) change:

<u>Year</u>	<u>Index</u>	<u>Inflation Factor</u>
July 2003	6,695	1.624
December 2017	10,870	