RESOLUTION NO. 2016-0256

Adopted by the Sacramento City Council

July 19, 2016

ADOPTING THE UPDATED JACINTO CREEK PLANNING AREA FINANCE PLAN AND REDUCTION OF THE AMOUNT OF THE JACINTO CREEK IMPACT FEE

BACKGROUND

A. On June 20, 1995, the City Council adopted Resolution No. 1995-351, which amended the South Sacramento Community Plan and created the Jacinto Creek Planning Area ("Plan Area") to provide for the orderly development of the area bounded by Sheldon Road on the South, West Stockton Boulevard on the East, Bruceville Road on the West, and Cotton Lane on the North. The Plan Area was established as primarily residential with City-owned public improvements including parks, an extensive drainage basin system, and roadways.

B. On January 7, 1997, the City Council adopted Resolution No. 1997-012, which established the amount of the Jacinto Creek Infrastructure Fees in accordance with the Mitigation Fee Act to fund drainage, water, and roadway improvements. The initial fees were described in the Jacinto Creek Planning Area Finance Plan and Nexus Study (Finance Plan) dated November 20, 1996, and approved by Resolution No. 1997–011 on January 7, 1997. A finance plan identifies the public infrastructure needed to support new development, as well as the means of financing that infrastructure. A nexus study identifies how much of the cost to construct the public infrastructure is properly and proportionally attributable to the properties that will pay the cost through development-impact fees.

C. On June 28, 2005, by Resolution No. 2005-547, City Council updated the nexus findings, fees and the Finance Plan to reflect a change in the pace of development and to actual changes in land uses.

D. The Finance Plan has again been updated in 2016 (Updated Plan) to reflect the higher than anticipated development densities without the need for new Finance Plan facilities. In addition, some improvements have been funded by sources other than the fees. As a result of these factors, the remaining costs are less than anticipated and can be allocated to a larger base resulting in a total fee reduction.

E. On July 19, 2016, the City Council conducted a noticed public hearing and received and considered evidence concerning the Updated Plan and the setting of the amount of the fee.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Findings.

The City Council hereby finds as follows:

A. The recitals set forth in the Background above are true and correct and are incorporated herein by reference as findings.

B. The Updated Plan sets forth a rational, fair, and equitable method by which the cost of necessary public infrastructure in the Plan Area is to be allocated to the various land uses.

C. The Updated Plan properly and reasonably allocates the burden of financing public infrastructure among development projects within the Plan Area. The burden is allocated in a manner that achieves proper proportionality in light of the impacts that may reasonably be anticipated from those projects.

D. The Updated Plan (1) properly and reasonably identifies the purpose of the fee and its intended use; (2) establishes a reasonable relationship between the fee's use and the type of development on which the fee is imposed; (3) establishes a reasonable and rational relationship between the need for the public infrastructure and the type of development activity on which the fee is imposed; and (4) forms the basis for the further finding that the imposition of the fee described therein is necessary in order to protect the public health, safety, and welfare within the Plan Area and the city.

E. The Updated Plan may be revised over time under future circumstances in order to achieve the purposes and policies of the Plan Area.

F. The findings, conclusions, and methodologies set forth in the Updated Plan are consistent with the Plan Area.

Section 2. Adoption of the Updated Plan and Establishment of the Fee Amount.

The Updated Plan, attached hereto as Exhibit B, and other supporting data referred to in the Updated Plan are hereby approved and adopted. The amount of the fee is hereby established pursuant to the Updated Plan as shown in Exhibit A.

Section 3. Adjustment of Fee Amount.

The Fee amounts shall be adjusted annually as provided in City Code 18.28.130 and as provided in the Updated Plan.

Table of Contents:

Adopted by the City of Sacramento City Council on July 19, 2016, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer and Warren

Noes: None

Abstain: None

Absent: Mayor Johnson

Attest:

Shirley Concolino

Digitally signed by Shirley Concolino
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2016.07.25 08:15:58 -07'00'

Shirley Concolino, City Clerk

Exhibit A – Jacinto Creek Impact Fee

	Drainage	4% Admin	Total Drainage	Channel	4% Admin	Total Channel	PFF Fee Components				Total PFF	Total Fees	
							Water	Roadways	Developer & City Planning	City Admin (4% of fees)			
Watershed 1													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	$ 621	$ 25	$ 646	NA	NA	NA	$ 720	$ 214	$ (0)	$ 37	$ 972	$ 1,617	per unit
Medium Density	$ 500	$ 20	$ 520	NA	NA	NA	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 1,282	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 2 (see note 1)													
Low-Density	$ -	$ -	$ -	NA	NA	NA	$ 946	$ 226	$ (0)	$ 47	$ 1,218	$ 1,218	per unit
Medium/Low Density	$ -	$ -	$ -	NA	NA	NA	$ 720	$ 214	$ (0)	$ 37	$ 972	$ 972	per unit
Medium Density	$ -	$ -	$ -	NA	NA	NA	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 762	per unit
Office/Commercial	$ -	$ -	$ -	NA	NA	NA	$ 6,068	$ 3,863	$ (0)	$ 397	$ 10,328	$ 10,328	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 3													
Low-Density	$ 1,235	$ 49	$ 1,285	$ 971	$ 39	$ 1,010	$ 946	$ 226	$ (0)	$ 47	$ 1,218	$ 3,513	per unit
Medium/Low Density	$ 993	$ 40	$ 1,033	$ 781	$ 31	$ 812	$ 720	$ 214	$ (0)	$ 37	$ 972	$ 2,817	per unit
Medium Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Office/Commercial	$ 12,666	$ 507	$ 13,172	$ 9,953	$ 398	$ 10,351	$ 6,068	$ 3,863	$ (0)	$ 397	$ 10,328	$ 33,852	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 4													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium Density	$ 1,041	$ 42	$ 1,083	NA	NA	NA	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 1,845	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 5													
Low-Density	NA	NA	NA	NA	NA	$ -	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	$ -	NA	NA	NA	NA	NA	NA	per unit
Medium Density	NA	NA	NA	NA	NA	$ -	NA	NA	NA	NA	NA	NA	per unit
Office/Commercial	$ 22,361	$ 894	$ 23,255	$ 9,953	$ 398	$ 10,351	$ 6,068	$ 3,863	$ (0)	$ 397	$ 10,328	$ 43,935	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 6													
Low-Density	NA	NA	NA	NA	NA	NA	NA	$ 226	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	NA	NA	$ 214	NA	NA	NA	NA	per unit
Medium Density	$ 1,852	$ 74	$ 1,927	$ 628	$ 25	$ 654	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 3,342	per unit
Office/Commercial	$ 29,339	$ 1,174	$ 30,513	$ 9,953	$ 398	$ 10,351	$ 6,068	$ 3,863	$ (0)	$ 397	$ 10,328	$ 51,193	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 7													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	$ 844	$ 34	$ 878	$ 783	$ 31	$ 814	$ 720	$ 214	$ (0)	$ 37	$ 972	$ 2,664	per unit
Medium Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Laguna Vega (see note 2)													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac

Note 1: A portion of the parcels in Watershed 2 have already funded drainage improvements and will not be subject to the drainage fee.
Note 2: Built Out

Harris & Associates℠

SHAPING THE FUTURE ONE PROJECT AT A TIME℠

Finance Plan Update

for

Jacinto Creek Planning Area (JCPA) And Impact Fee

City of Sacramento

Sacramento County, California

Final Report

July 2016

Table of Contents

Section 1 - Introduction

The majority of the JCPA was annexed into the City of Sacramento from Sacramento County in 1992. Under the annexation agreement, existing zoning from the County was laterally transferred into equivalent City zoning designations. The City's General Plan and the South Sacramento Community Plan were amended to include the JCPA in June of 1995. The 2035 General Plan continues to include the JCPA. The JCPA land use plan identifies a mix of uses for the project area including low and medium-density residential housing, supporting community/neighborhood commercial, and office uses in addition to public uses, parks and open space.

To fund the required infrastructure in the JCPA, in November of 1996 Economic & Planning Systems, Inc (EPS) prepared the Jacinto Creek Planning Area Finance Plan for the City of Sacramento and associated Impact Fee. The report identified the backbone infrastructure improvements of project-wide benefit for the Jacinto Creek Planning area and described the financing strategy to fund these improvements. The report established the nexus between the impact fees to be levied as subsets to the Impact Fee and the benefit to the properties. All findings were made in accordance with A.B. 1600 guidelines.

The Impact Fee was updated using ENR on an annual basis between 1996 and 2003. In 2004, Harris and Associates was hired to do a thorough review of the Finance Plan and update the project costs based on recent bids. In 2005, the City hired Harris to again review the program and update the Finance Plan. The Impact Fee has been updated by the Engineering News Record Construction Cost Index (ENR CCI) on an annual basis between 2005 and 2015.

In 2015, the City again hired Harris and Associates to review the remaining projects and costs and to update the Finance Plan with the remaining costs. All costs have been updated to March 2016 dollars.

All facilities that have been completed or are under agreement to be completed have been considered as "completed" and the final costs taken into account. For facilities that have not been completed, estimates have been updated to reflect recent bids seen within Sacramento and the greater San Joaquin Valley. The land use was looked at in detail and an estimate of the number of units remaining was determined. The cost of the remaining infrastructure and outstanding reimbursements less the current fund balance was spread to the remaining units. Interest on fees collected to date was accounted for in the fund balance.

Parks are no longer covered under this fee study. Park facilities were removed from the Impact Fee prior to the 2004 update and are now collected through a separate fee program. Therefore, this update does not update the park fees.

The City and Developer Planning Cost component of the Impact Fee has been reduced to zero. This fee was established to recover the cost that went into establishing the JCPA. Based on the City's current fund balance and outstanding credits owed, no additional money needs to be collected. Table 1 summarizes the Impact Fee and the fee components. The sections that follow contain the back-up for the components.

Table 1 – Proposed Impact Fee

	Drainage	4% Admin	Total Drainage	Channel	4% Admin	Total Channel	PFF Fee Components				Total PFF	Total Fees	
							Water	Roadways	Developer & City Planning	City Admin (4% of fees)			
Watershed 1													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	$ 621	$ 25	$ 646	NA	NA	NA	$ 720	$ 214	$ (0)	$ 37	$ 972	$ 1,617	per unit
Medium Density	$ 500	$ 20	$ 520	NA	NA	NA	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 1,282	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 2 (see note 1)													
Low-Density	$ -	$ -	$ -	NA	NA	NA	$ 946	$ 226	$ (0)	$ 47	$ 1,218	$ 1,218	per unit
Medium/Low Density	$ -	$ -	$ -	NA	NA	NA	$ 720	$ 214	$ (0)	$ 37	$ 972	$ 972	per unit
Medium Density	$ -	$ -	$ -	NA	NA	NA	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 762	per unit
Office/Commercial	$ -	$ -	$ -	NA	NA	NA	$ 6,068	$ 3,863	$ (0)	$ 397	$ 10,328	$ 10,328	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 3													
Low-Density	$ 1,235	$ 49	$ 1,285	$ 971	$ 39	$ 1,010	$ 946	$ 226	$ (0)	$ 47	$ 1,218	$ 3,513	per unit
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Watershed 4													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium Density	$ 1,041	$ 42	$ 1,083	NA	NA	NA	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 1,845	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Watershed 5													
Low-Density	NA	NA	NA	NA	NA	$ -	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	$ -	NA	NA	NA	NA	NA	NA	per unit
Medium Density	NA	NA	NA	NA	NA	$ -	NA	NA	NA	NA	NA	NA	per unit
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Medium Density	$ 1,852	$ 74	$ 1,927	$ 628	$ 25	$ 654	$ 560	$ 173	$ (0)	$ 29	$ 762	$ 3,342	per unit
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Medium Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
Laguna Vega (see note 2)													
Low-Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium/Low Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Medium Density	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per unit
Office/Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac
School	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	per ac

Note 1: A portion of the parcels in Watershed 2 have already funded drainage improvements and will not be subject to the drainage fee.
Note 2: Built Out

Table 2 illustrates which land use category and associated fee would apply to city zoning categories regardless of whether a particular zoning is present in the JCPA area. This table may change consistent with changes to the Zoning Code.

Table 2 – Land Use Category

X= Fee Applies	RESIDENTIAL (1)			
	Low Density (6 Units/ Acre)	Medium/Low Density (9 Units/Acre)	Medium Density (13 Units/Acre)	Office/ Commercial (Per Acre)
1. Dormitory				X
2. Dormitory (inside central city)				
3. Dormitory (outside central city)				X
4. Dwelling, duplex	X	X	X	
5. Dwelling, multi-unit				X
6. Dwelling, single-unit	X	X	X	
7. Farm worker housing				X
8. Fraternity house; sorority house				X
9. Mobilehome park				X
10. Model home temporary sales office				X
11. Residential care facility				X
12. Residential hotel				X
13. Temporary residential shelter				
Commercial and Institutional Uses				
1. Adult entertainment business				X
2. Adult-related establishment				X
3. Alcoholic beverage sales, off-premises consumption				X
4. Amusement center, indoor				X
5. Amusement center, outdoor				X
6. Assembly – cultural, religious, social 6.a Ballroom 6.b Banquet/Conference Room 6.c Bowling Alley 6.d Community Center 6.e Hall and Lodges 6.f Pool Hall 6.g Comfort Station: Public 6.h Church:Fixed Seat 6.i Church:School (per occupant)				X
7. Athletic club; fitness studio (Gym/Hlth Studio- Util)				X
8. Auto – sales, storage, rental				X
9. Auto service, repair				X
10. Bar; nightclub 10.a Dance Club/Discotheque				X
11. Bed and breakfast inn				X
12. Cemetery				
13. Check-cashing center				X
14. Childcare center				X
15. Cinema				X
16. Cinema (inside arts and entertainment district)				X
17. Cinema (outside arts and entertainment district)				X
18. Cleaning plant, commercial (Laundrymat Industrial-Util)				X
19. College campus				X
20. College extension				X
21. Commercial service 21.a General Commercial 21. b Barbershop 21.c Bank/Financial Institution 21.d Car Wash: In Bay 21.e Car Wash: Coin Operated 21.f Dry Cleaner 21.g Massage Parlor 21.h Studio: Picture, Recording, etc 21.i Mini-Mall				X
22. Community market 22.a Market: w Garbage Disposal 22.b Market: w/out Garbage Disposal				X
23. Correctional facility (Jail Util)				X
24. Drive-in theater (Aud/Theater-Util)				X
25. Equipment rental, sales yard				X

Table 2– Land Use Category (Continued)

X= Fee Applies	RESIDENTIAL (1)			Office/ Commercial (Per Acre)
	Low Density (6 Units/Acre)	Medium/Low Density (9 Units/Acre)	Medium Density (13 Units/Acre)	
26. Gas station 21.e Gas Station: Self Service 21.f Gas Station: 4 Bays Max				X
27. Golf course; driving range				X
28. Gun range; rifle range				X
29. Hotel; motel				X
30. Kennel				X
31. Laundromat, self-service				X
32. Library; archive 32.a Library: Public Area 32.b Library: Stacks/Storage				
33. Major medical facility 33.a Clinic: Medical/Dental 33.c Hospital: Convalescent & Nonprofit 33.d Hospital: Surgical				X
34. Medical marijuana dispensary				X
35. Mini storage; locker building				X
36. Mobilehome sales, storage				X
37. Mortuary; crematory 37.a Mortuary Chapel 37.b Mortuary Living				X
38. Museum 38.a Museum: Sales 38.b Museum: Exhibit Area				X
39. Non-profit organization, food preparation for off-site consumption				X
40. Non-profit organization, food storage and distribution				X
41. Non-profit organization, meal service facility				X
42. Non-residential care facility				X
43. Office				X
44. Outdoor market				X
45. Parking lot; garage				X
46. Plant nursery				X
47. Restaurant 47.a Bar: Fixed Seat 47.b Bar: Juice (No food) 47.c Bar: Public Areas (Tables) 47.d Cafeteria: Fixed Seats 47.e Rest. Dine-In 47.f Rest. Drive-Up 47.g Rest. Drive-Thru 47.h Rest.Take-Out				X
48. Retail store 48.a General Retail 48. b Bakery 48.c Donut Shop				X
49. School – dance, music, art, martial arts				X
50. School, K-12 50.a Elementary & Junior High School (per student) 50.b High School (per student)				X
51. School, vocational				X
52. Sports complex				X
53. Stand-alone parking facility				X
54. Superstore				X
57. Temporary Commercial Building				X
58. Theater (Aud/Theater-Util)				X
59. Tobacco retailer				X
60. Towing service; vehicle storage yard				X
61. Transit vehicle – service, repair, storage				X
62. Veterinary clinic; veterinary hospital				X
63. Wholesale store 63.a Cold Storage: No Sales 63.b Cold Storage: Retail Sales 63.c Storage Bldg				X
Similar to temporary commercial building?				X
Similar to temporary commercial building?				X

Table 2– Land Use Category (Continued)

X= Fee Applies	RESIDENTIAL (1)			Office/ Commercial (Per Acre)
	Low Density (6 Units/ Acre)	Medium/Low Density (9 Units/Acre)	Medium Density (13 Units/Acre)	
Industrial & Agricultural Uses				
1. Agriculture, general use				
2. Airport				X
3. Animal slaughter				X
4. Antenna; telecommunications facility				X
5. Auto dismantler				X
6. Boat dock, marina (per comfort station)				X
7. Community garden (not exceeding 21,780 gross square feet)				X
8. Community garden (exceeding 21,780 gross square feet)				X
9. Contractor storage yard				X
10. Fuel storage yard				X
11. Hazardous waste facility				X
12. Heliport; helistop				X
13. High voltage transmission facility				X
14. Junk yard				X
15. Laboratory, research 15.a Lab: commercial				X
16. Livestock yard				X
17. Lumber yard, retail				X
18. Manufacturing, service, and repair				X
19. Passenger terminal				X
20. Produce stand				X
21. Produce stand (not exceeding 120 square feet)				X
22. Produce stand (exceeding 120 square feet)				X
23. Public utility yard				X
24. Railroad ROW				X
25. Railroad yard, shop				X
26. Recycling facility				X
27. Riding stables				X
28. Solar energy system, commercial (city property)				X
29. Solar energy system, commercial (non-city property)				X
30. Solid waste landfill				X
31. Solid waste transfer station				X
32. Surface mining operation				X
33. Terminal yard, trucking				X
34. Tractor or heavy truck sales, storage, rental				X
35. Tractor or heavy truck service, repair				X
36. Warehouse, distribution center				X
37. Well – gas, oil				X
Might be exempt from most fees (except water taps)				
These might be exempt from most fees (except water taps)				
Accessory Uses				
1. Accessory antenna				
2. Accessory drive-through facility				
3. Childcare, in-home (family day care home)				
4. Common area				
5. Dwelling unit, secondary				X
6. Family care facility				X
7. Family day care facility				X
8. Home occupation				X
9. Personal auto storage				X
10. Recycling, convenience				X
11. Tasting Room, on-site				X
12. Watchperson's quarters				X
PARKS***				
Areas that are outdoor open space would pay no fee for building square footage, but would pay the drainage fee by acre. Club houses would pay the commercial fee. This seems reasonable to me.				

1. Expected densities. Low Density would apply up to < 8 units/acre, Medium/Low 8-11 units acre, Medium >11

Section 2 - Traffic Improvements

The traffic costs included for Jacinto Creek include a portion of the improvements on Sheldon Road from West Stockton Blvd to Bruceville Road and on Bruceville Road from Sheldon Road to Cosumnes River College Blvd including several traffic signals.

At this time almost all of the roadway improvements have been completed. Two signals have been constructed but are not in their final configuration. Table 3 shows the estimated remaining cost for these improvements.

Table 3 – Remaining Improvements

Location	Remaining Cost	Notes
Roadways:		
Bruceville Road Widen to 4 lanes (Sheldon to Cosumnes River Boulevard)	Constructed	
Sheldon Road Widen to 4 lanes (Bruceville to 800' W of SR 99)	Constructed	
Signals:		
Sheldon/Road B	Constructed	
Sheldon/Whitehouse	$ 206,960	Signal Modificaton required when NW corner Develops and is widened
Sheldon/Bruceville	Constructed	
Bruceville/Damascus	Constructed	
Bruceville/Jacinto	$ 103,480	North Leg to be completed and signal timing.
Bruceville/Calvine	Constructed	
Bruceville/Cosumnes College East Entrance	Constructed	Northest Leg will be finished by developer
Total:	**$ 310,440**	

There are no outstanding credits for traffic improvements.

The existing fund balance was subtracted from the remaining costs and this balance spread to the remaining land uses. Table 4 shows the remaining cost to spread.

Table 4 – Cost to Spread

Remaining Cost	
Remaining Cost =	**$ 310,440**
Less Fund Balance =	**$ (13,663)**
Remaining Cost to Spread =	**$ 296,777**

Based on the assumptions above, the traffic fees are calculated based on the daily trip factor for each land use, which represents the proportionate impact of that land use. Table 5 shows the updated traffic fees.

Table 5 – Roadway Fee Calculation

Land Use	Developable Acres	Units	Common Use Factor (daily trips/ac)	Total Use	Percent Share	Cost Share	Fee
Low-Density	26.38	158	5.7	150.37	12.01%	$ 35,643	$ 226 (per unit)
Medium/Low Density	33.96	305	8.1	275.08	21.97%	$ 65,202	$ 214 (per unit)
Medium Density	21.38	278	9.5	203.11	16.22%	$ 48,137	$ 173 (per unit)
Office/Commercial	38.26	N/A	16.3	623.64	49.80%	$ 147,795	$ 3,863 (per acre)
Total:	**119.98**	**741.13**		**1252.20**	**100.00%**	**$ 296,777**	

Section 3 - Storm Drainage

The Jacinto Creek planning area is divided into eight different sheds. Each shed pays separate fees. Five of the watersheds drain into the Jacinto Creek Channel and will be required to participate in the funding of channel improvements. A separate Channel Fee has been established for those five sheds.

Table 6 shows the outstanding credits for storm drainage facilities. The outstanding credits have been adjusted by inflation as of July 1, 2016.

Table 6 – Storm Drainage Outstanding Credits

LANDOWNER	Agreement #	CIP #	Beginning Credit Balance 07/01/14	Credit Balances at 7/1/15	Inflation Posted effective 7/1/16 3.48%	Credit Balances at 7/1/16
Drainage Credits:						
J&L Properties-Shed 3	RA #2000-032	W0A1	$4,354.76	$4,465.80	$155.41	$4,621.21
J&L Properties-Shed 3	RA #2000-143 (1)	W0A2	$0.00	$0.00	$0.00	$0.00
Beazer Homes-Shed 3	A&A#2000-663	N/A	$65,863.89	$67,543.42	$2,350.51	$69,893.93
J&L Properties-Shed 3 (1)				$112,400.00	$3,911.52	$116,311.52
D.R. Horton -Shed 7	RA#2002-212	W0A4	$0.00	$0.00	$0.00	$0.00
Woodside Laguna Vista - Shed 6	RA #2003-006	W0A7	$81,808.33	$83,894.44	$2,919.53	$86,813.97
Centex Homes - Shed 4	RA #2005-0259	W0A8	$112,078.14	$114,936.13	$3,999.78	$118,935.90
Centex Homes - Shed 5	RA #2005-0259	W0A9	$0.00	$0.00	$0.00	$0.00
Centex Homes - Shed 7	RA #2005-0259	W0B1	$0.00	$0.00	$0.00	$0.00
Total Drainage Credits			$264,105.11	$383,239.79	$13,336.74	$396,576.53
Channel Credits:						
Raymus Development	RA #2002-011	W0A3	$102,853.18	$105,475.94	$3,670.56	$109,146.50
D.R. Horton	RA #2002-212	W0A5	$0.00	$0.00	$0.00	$0.00
Woodside Laguna Vista	RA #2003-006	W0A6	$245,867.44	$252,137.06	$8,774.37	$260,911.43
Total Channel Credits:			$348,720.62	$357,613.00	$12,444.93	$370,057.93

(1) Approved but no credits authorized to date

Figure 1 shows all storm drainage facilities, built and remaining. The cost estimates for the remaining facilities are shown in Table 7. The unit costs of the various pipe sizes have been updated to reflect current unit prices. Many of the facilities have already been built. Only a few sheds have remaining facilities.

The following forms the basis of the cost estimates:

1. The channel is complete.
2. There is one more detention basin to complete in Shed 5.
3. All Channel land has been purchased.
4. No costs were included for Detention Basin land.
5. Original mark-ups were used (25% for engineering and Administration and 20% for contingency)
6. The 4.6-acre Mobile Home property has paid their fees for the Storm Drainage and channel improvements. Their acreage has been excluded from the calculation of fees due for storm and channel improvements.

Figure 1 – Drainage Facilities

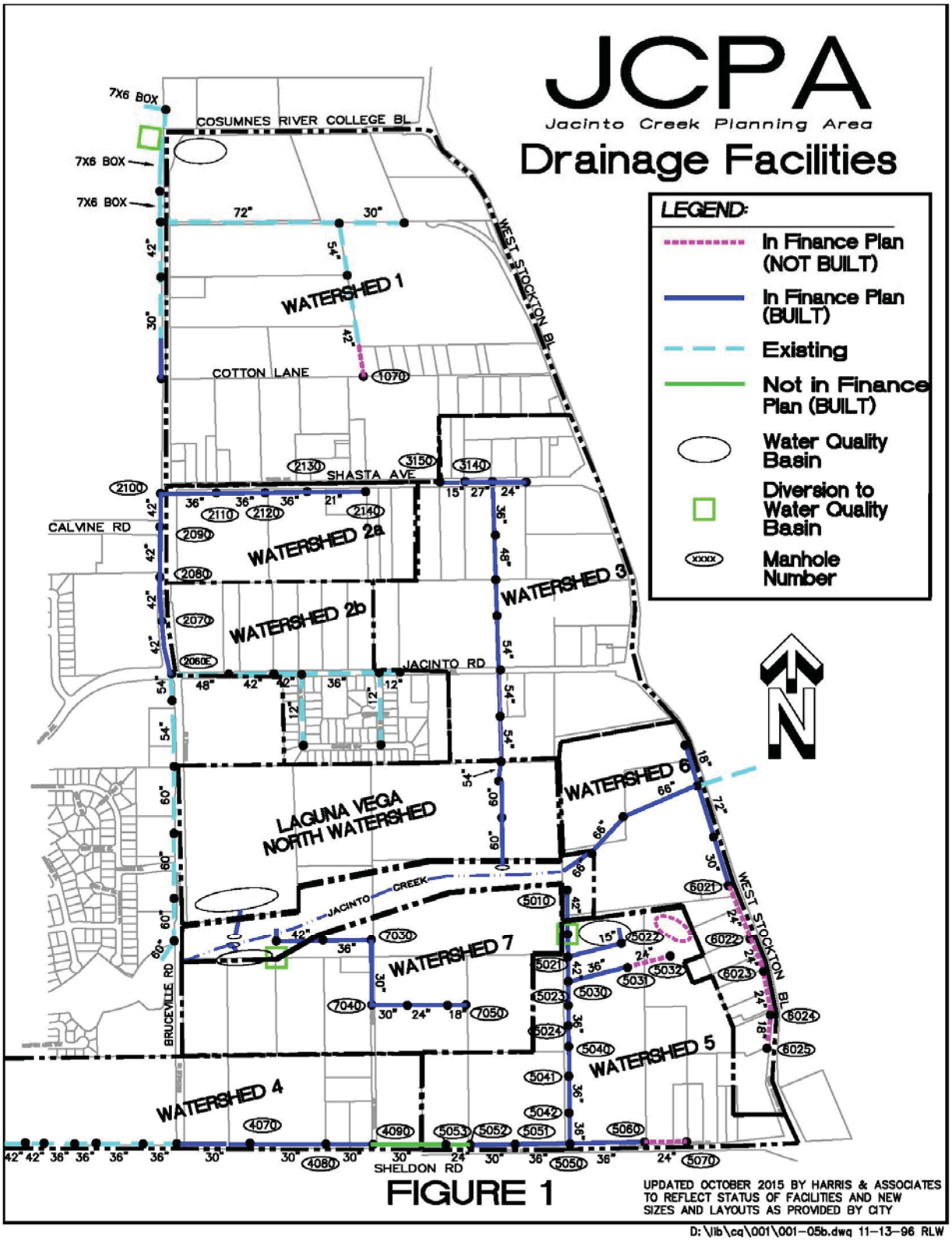


Table 7 – Cost to Complete

Street	Manhole		Size	Quantity	Unit Cost	Total Construction Cost	Engineering (25%)	Contingency (20%)	Total Cost
Shed 1:	Mh 1070	north	42"	360	258.70	$ 93,132	$ 23,283	$ 23,283	$ 139,698
See note 1									
Subtotal Shed 1:						**$ 93,132**	**$ 23,283**	**$ 23,283**	**$ 139,698**
Shed 3:						$ -	$ -	$ -	$ -
Subtotal Shed 3:						**$ -**	**$ -**	**$ -**	**$ -**
Shed 5:									
	MH5031	MH5032	24"	300	155.22	$ 46,566	$ 11,642	$ 11,642	$ 69,850
	MH5070	MH5060	24"	300	155.22	$ 46,566	$ 11,642	$ 11,642	$ 69,850
	Manholes			2	4967.04	$ 9,934	$ 2,484	$ 2,484	$ 14,902
	Water Quality Basin					$ 465,660	$ 116,415	$ 116,415	$ 698,490
Subtotal Shed 5:						**$ 568,726**	**$ 142,183**	**$ 142,183**	**$ 853,092**
Shed 6:									
	MH6025	MH6024	18"	270	134.52	$ 36,320	$ 9,080	$ 9,080	$ 54,480
	MH6024	MH6023	24"	310	155.22	$ 48,118	$ 12,030	$ 12,030	$ 72,178
	MH6023	Mh6022	24"	220	155.22	$ 34,148	$ 8,537	$ 8,537	$ 51,222
	MH6022	MH6021	24"	360	155.22	$ 55,879	$ 13,970	$ 13,970	$ 83,819
			MH	4	4967.04	$ 19,868	$ 4,967	$ 4,967	$ 29,802
Subtotal Shed 6:						**$ 194,333**	**$ 48,584**	**$ 48,584**	**$ 291,501**
Watershed Totals:						**$ 856,191**	**$ 214,050**	**$ 214,050**	**$ 1,284,291**
Channel Improvements:						**$ -**	**$ -**	**$ -**	**$ -**
Total:						**$ 856,191**	**$ 214,050**	**$ 214,050**	**$ 1,284,291**

Table 8 shows a reconciliation of each watershed. The cost to complete the remaining facilities was added to the outstanding reimbursements owed. The fund balance was subtracted out to determine the balance to spread to the remaining properties.

Table 8 – Watershed Reconciliation

Improvement	Outstanding Reimbursements	Cost to Complete	Outstanding Reimbs + Cost to Complete	Fund Balance (1,2)	Balance To Spread
Watershed 1	$ -	$ 139,698	$ 139,698	$ 18,236	$ 121,462
Watershed 2	$ -	$ -	$ -	$ -	$ -
Watershed 3	$190,826.66	$ -	$ 190,827	$ 7,013	$ 183,814
Watershed 4	$118,935.90	$ -	$ 118,936	$ 56,476	$ 62,460
Watershed 5	$0.00	$ 853,092	$ 853,092	$ 451,942	$ 401,150
Watershed 6	$86,813.97	$ 291,501	$ 378,315	$ 141,045	$ 237,270
Watershed 7	$0.00	$ -		$ (35,454)	$ 35,454
Laguna Vega North	$ -		$ -	$ -	$ -
Subtotal Sheds:	**$ 396,577**	**$ 1,284,291**	**$ 1,680,868**	**$ 639,258**	**$ 1,041,610**
Jacinto Creek Improvements:	**$ 370,058**	**$ -**	**$ 370,058**	**$ (66,330)**	**$ 436,388**
Total Drainage Costs	**$ 766,634**	**$ 1,284,291**	**$ 2,050,925**	**$ 572,928**	**$ 1,477,998**

Notes:

(1) In the 2005 Update: 4.765 park acres in Shed 7 were changed to LD residential and 2.3 park acres in Shed 5 were rezoned to M/L residential. Land use shifts from the original finance plan resulted in Shed 6 absorbing a disproportionate share of park acreage within the planning area. This land use change resulted in a reduction in developable acres in Shed 6 and thus a reduction in the number of units to spread its drainage costs. The result was an unfair burden to Shed 6 properties. Sheds 5 and 7 received benefit of the move in park acreage because their developable acreage increased resulting in a decreased fee to each unit. To offset the burden to Shed 6 and capture the fair share from Sheds 5 and 7, some of the fees will be shifted from Sheds 5 and 7 to Shed 6. The estimated loss of fees in Shed 6 is $105,000 or $15,000 per park acre. This results in an additional cost of $34,500 to Shed 5 and $71,475 to Shed 7. These shifts are reflected in their fund balances

(2) Fund balance reflects fees paid by Mobile Home park for drainage and channel improvements. No additional fees for these facilities were assumed to be collected.

The updated storm drainage fees and channel fees are shown in Table 9.

Table 9 – Storm Drainage Fee Summary

Drainage Allocation									Channel Allocation Balance to Spread = $ 436,388						Total Fee
Land Use	Developable Acres Remaining	Units or Ac	Common use factor	Total Use	Percent Share	Cost Share	Unit Cost		Developable Acres that pay into Channel	Total Use	Percent Share	Cost Share	Unit Cost		
Watershed 1															
Balance to Spread =	**$ 121,462**														
Low-Density	0.00	0	0.5	0.00	0.00%	$ -	NA	(per unit)	0	0	0.00%	$ -	NA	(per unit)	NA
Medium/Low Density	10.59	95	0.6	6.35	48.55%	$ 58,968	$ 621	(per unit)	0	0	0.00%	$ -	$ -	(per unit)	$ 621
Medium Density	9.62	125	0.7	6.73	51.45%	$ 62,494	$ 500	(per unit)	0	0	0.00%	$ -	$ -	(per unit)	$ 500
Office/Commercial	0.00	0	0.85	0.00	0.00%	$ -	NA	(per acre)	0	0	0.00%	$ -	NA	(per acre)	NA
School	0.00	0	0.5	0.00	0.00%	$ -	NA	(per acre)	0	0	0.00%	$ -	NA	(per acre)	NA
Total:	**20.21**	**220.00**		**13.09**	**100.00%**	**$ 121,462**			0	0	**0.00%**	**$ -**			
Watershed 2															
Balance to Spread =	**$ -**														
Low-Density	4	26	0.5	2.20	23.23%	$ -	$ -	(per unit)	0	0	0.00%	$ -	$ -	(per unit)	$ -
Medium/Low Density	1.12	10	0.6	0.67	7.09%	$ -	$ -	(per unit)	0	0	0.00%	$ -	$ -	(per unit)	$ -
Medium Density	5.98	78	0.7	4.19	44.19%	$ -	$ -	(per unit)	0	0	0.00%	$ -	$ -	(per unit)	$ -
Office/Commercial	2.84	2.84	0.85	2.41	25.49%	$ -	$ -	(per acre)	0	0	0.00%	$ -	$ -	(per acre)	$ -
School	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0	0	0.00%	$ -	NA	(per acre)	NA
Total:	**14.34**	**114.00**		**9.47**	**100.00%**	**$ -**			0	0	**0.00%**	**$ -**			
Watershed 3															
Balance to Spread =	**$ 183,814**														
Low-Density (2)	13.04	79	0.5	6.52	52.85%	$ 97,152	$ 1,235	(per unit)	13.04	6.52	17.50%	$ 76,348	$ 971	(per unit)	$ 2,206
Medium/Low Density	7.88	71	0.6	4.73	38.33%	$ 70,450	$ 993	(per unit)	7.88	4.73	12.69%	$ 55,364	$ 781	(per unit)	$ 1,774
Medium Density	0.00	0	0.7	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Office/Commercial	1.28	1.28	0.85	1.09	8.82%	$ 16,212	$ 12,666	(per acre)	1.28	1.09	2.92%	$ 12,740	$ 9,953	(per acre)	$ 22,619
School	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
Total:	**22.20**	**149.56**		**12.34**	**100.00%**	**$ 183,814**			**22.20**	**12.3**	**33.10%**	**$ 144,452**			
Watershed 4															
Balance to Spread =	**$ 62,460**														
Low-Density	0.00	0	0.5	0.00	0.00%	$ -	NA	(per unit)	0	0	0.00%	$ -	NA	(per unit)	NA
Medium/Low Density	0.00	0	0.6	0.00	0.00%	$ -	NA	(per unit)	0	0	0.00%	$ -	NA	(per unit)	NA
Medium Density	4.63	60	0.7	3.24	100.00%	$ 62,460	$ 1,041	(per unit)	0	0	0.00%	$ -	$ -	(per unit)	$ 1,041
Office/Commercial	0.00	0.00	0.85	0.00	0.00%	$ -	NA	(per acre)	0	0	0.00%	$ -	NA	(per acre)	NA
School	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0	0	0.00%	$ -	NA	(per acre)	NA
Total:	**4.63**	**60.00**		**3.24**	**100.00%**	**$ 62,460**			**0**	**0**	**0.00%**	$ -			
Watershed 5															
Remaining Cost =	**$ 401,150**														
Low-Density	0.00	0	0.5	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium/Low Density	0.00	0	0.6	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium Density	0.00	0	0.7	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Office/Commercial	17.94	17.94	0.85	15.25	100.00%	$ 401,150	$ 22,361	(per acre)	17.94	15.2	40.92%	$ 178,562	$ 9,953	(per acre)	$ 32,314
School	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
Total:	**17.94**	**0.00**		**15.25**	**100.00%**	**$ 401,150**			**17.94**	**15.2**	**40.92%**	**$ 178,562**			
Watershed 6															
Balance to Spread =	**$ 237,270**														
Low-Density	0.00	0	0.5	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium/Low Density	0.00	0	0.6	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium Density	1.15	15	0.7	0.81	11.71%	$ 27,786	$ 1,852	(per unit)	1.15	0.81	2.16%	$ 9,426	$ 628	(per unit)	$ 2,481
Office/Commercial	7.14	7.14	0.85	6.07	88.29%	$ 209,484	$ 29,339	(per acre)	7.14	6.07	16.29%	$ 71,067	$ 9,953	(per acre)	$ 39,293
School	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
Total:	**8.29**	**15.00**		**6.87**	**100.00%**	**$ 237,270**			**8.29**	**6.87**	**18.45%**	**$ 80,493**			

Table 9 (Continued)

Drainage Allocation									Channel Allocation Balance to Spread = $ -						Total Fee
Land Use	Developable Acres Remaining	Units or Ac	Common use factor	Total Use	Percent Share	Cost Share	Unit Cost		Developable Acres that pay into Channel	Total Use	Percent Share	Cost Share	Unit Cost		
Watershed 7															
Balance to Spread =	**$ 35,454**														
Low-Density	0.00	0	0.5	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium/Low Density	4.68	42	0.6	2.81	100.00%	$ 35,454	$ 844	(per unit)	4.68	2.81	7.53%	$ 32,881	$ 783	(per unit)	$ 1,627
Medium Density	0.00	0	0.7	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Office/Commercial	0.00	0.00	0.85	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
School*	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
Total:	**4.68**	**42.00**		**2.81**	**100.00%**	**$ 35,454**			**4.68**	**2.81**	**7.53%**	**$ 32,881**			
Laguna Vega															
Balance to Spread =	**$ -**														
Low-Density	0.00	0	0.5	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium/Low Density	0.00	0	0.6	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Medium Density	0.00	0	0.7	0.00	0.00%	$ -	NA	(per unit)	0.00	0	0.00%	$ -	NA	(per unit)	NA
Office/Commercial	0.00	0.00	0.85	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
School	0.00	0.00	0.5	0.00	0.00%	$ -	NA	(per acre)	0.00	0	0.00%	$ -	NA	(per acre)	NA
Total:	**0.00**	**0.00**		**0.00**	**0.00%**	**$ -**			**0.00**	**0**	**0.00%**	**$ -**			
Grand Total:	**92**	**601**		**63.07**					**53**	**37**	**100%**	**$ 436,388**			

Section 4 - Water

The Jacinto Creek Finance Plan financed the water improvements necessary to serve the new development in the area. Many of the improvements have already been constructed however there are a few of facilities still remaining to be built. Table 10 shows the outstanding credits escalated by the ENR CCI.

Table 10 – Water Outstanding Credits

LANDOWNER	Agreement #	CIP #	Beginning Credit Balance 07/01/14	Total Credits as of 06/30/15	Credit Balances at 7/1/15	Inflation Posted effective 7/1/16 3.48%	Credit Balances at 7/1/16
PFF Water Credits:							
J&L Properties	RA #2000-032	Z0A1	($0.00)	($0.00)	($0.00)	($0.00)	($0.00)
J&L Properties	RA #2000-143 (1)	Z0A2	$0.00	$0.00	$0.00	$0.00	$0.00
D.R. Horton	RA #2001-047	Z0A3	$756.51	$756.51	$775.80	$27.00	$802.80
D.R. Horton	RA #2001-047	Z0A5	$0.00	$0.00	$0.00	$0.00	$0.00
Shasta Meadows	RA #2002-276	Z0A4	$0.00	$0.00	$0.00	$0.00	$0.00
Beazer Homes	A&A#2000-663	N/A	($65.71)	($65.71)	($67.38)	($2.34)	($69.73)
D.R. Horton	RA #2002-212	Z0A6	$6,305.02	$6,305.02	$6,465.80	$225.01	$6,690.81
Woodside Laguna Vista	RA #2003-006	Z0A7	$0.00	$0.00	$0.00	$0.00	$0.00
Centex Homes	RA #2005-0259	Z0A8	$134,980.48	$134,980.48	$138,422.49	$4,817.10	$143,239.59
J&L Properties (1)					$120,348.00	$4,188.11	$124,536.11
Total Water Credits			**$141,976.31**	**$141,976.31**	**$265,944.70**	**$5,066.77**	**$275,199.58**

(1) Approved but no credits authorized to date

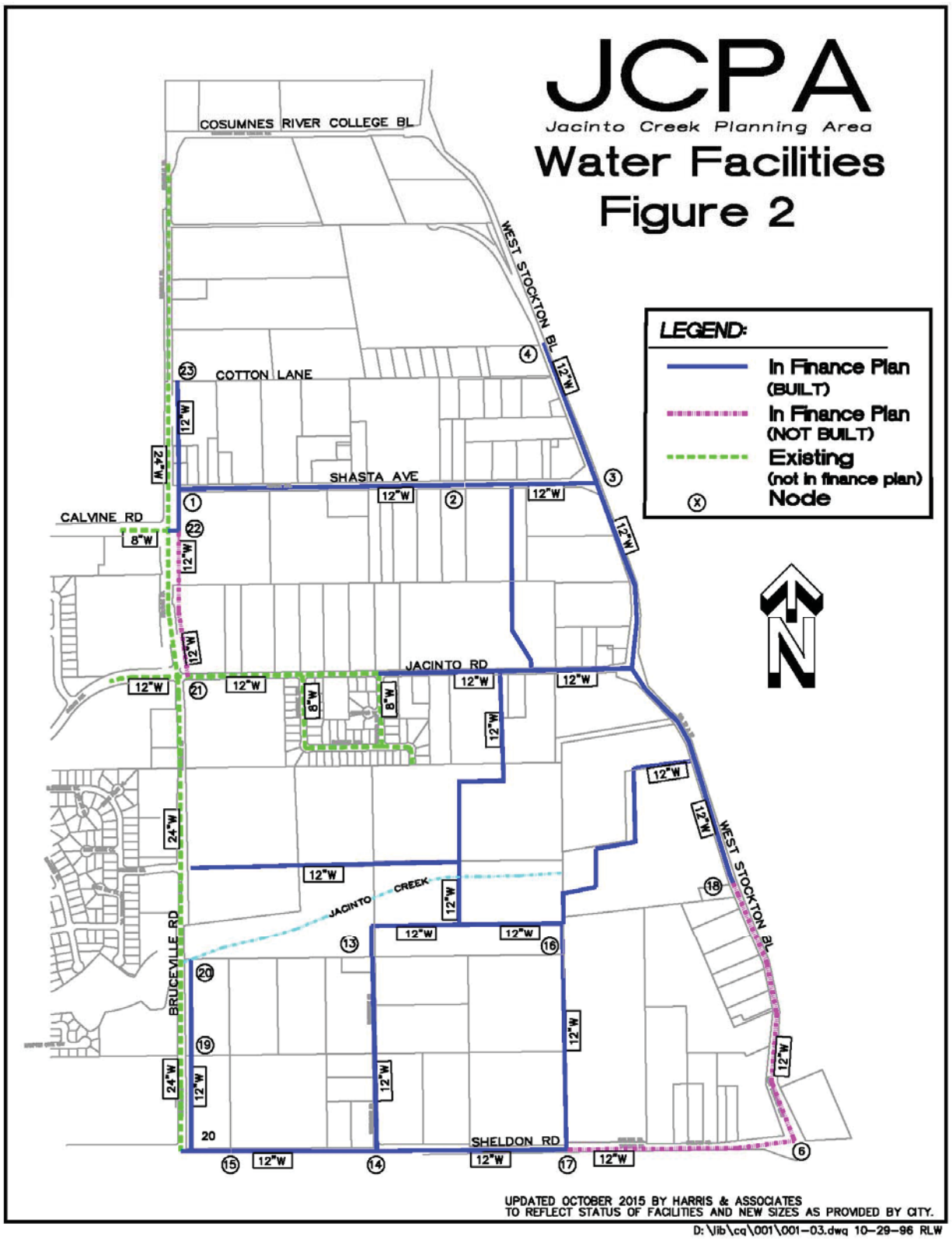
The facilities that are remaining are shown on Figure 2 and the cost estimates for those facilities are shown in Table 11. The unit costs have been updated to reflect current unit prices.

Table 11 – Water Estimate to Complete

Street	Node	Size	Quantity	Unit Cost	Total Construction Cost	Engineering (15%)	Contingency (10%)	Total Cost
West Stockton Blvd	18 to 6	12"	1750	$ 113.83	$ 199,203	$ 29,880	$ 19,920	$ 249,003
Sheldon Road	17 to 6	12"	1860	$ 113.83	$ 211,724	$ 31,759	$ 21,172	$ 264,655
Bruceville	21 to 22	12"	1015	$ 113.83	$ 115,537	$ 17,331	$ 11,554	$ 144,422
Total:			**4625**		**$ 526,464**	**$ 78,970**	**$ 52,646**	**$ 658,080**

Note: All pipe costs include appurtenances such as valves and tees.

Figure 2 – Water Facilities



The remaining cost and outstanding credits are added together and the fund balance subtracted from this amount. This balance is the cost to spread to the remaining properties. This calculation is shown in Table 12.

Table 12 – Water Reconciliation

Remaining Cost:	$ 658,080.00
Outstanding Creditss:	$275,199.58
Total Remaining Cost	$ 933,279.58
Less Fund Balance:	$ (176,204.14)
Cost to Spread:	$ 757,075.44

Based on the cost to spread above, the common use factor which reflects the acre-feet of water per year that each land use is assumed to require, is used to divide the share amongst the remaining land uses and the water fee is calculated. This fee is shown in Table 13.

Table 13 – Water Fees

Land Use	Developable Acres Remaining	Units	Common Use Factor (ac ft/ac/yr)	Total Use	Percent Share	Cost Share	Total Fee
Low-Density	26.38	158	2.8	73.9	19.73%	$ 149,407	$ 946 (per unit)
Medium/Low Density	33.96	305	3.2	108.7	29.03%	$ 219,814	$ 720 (per unit)
Medium Density	21.38	278	3.6	77.0	20.56%	$ 155,685	$ 560 (per unit)
Office/Commercial	38.26	N/A	3.0	114.8	30.67%	$ 232,169	$ 6,068 (per acre)
School*	0.00	N/A	2.5	0.0	0.00%	$ -	NA (per acre)
Total:	**119.98**			**374.3**	**100.00%**	**$ 757,075**	

* The school has already been constructed. No schools remaining.

Section 5 - Planning Costs

Table 14 identifies the total cost of planning for both the work undertaken by the City and for the work undertaken by the developers. At the end of each fiscal year, the City reviews the outstanding credit balances and does an ENR adjustment on the outstanding balances.

Table 14 – Planning Costs

Funding Source	Amount
City Costs	
Transportation & Development	$ 63,097
Planning	$ 178,345
Utilities:	$ 93,432
Special Districts:	$ 41,265
Developer Costs:	$ 224,217
Total Cost:	**$ 600,356**

The fund balance is subtracted from the outstanding credits and City Expenditures to determine the amount to spread. This calculation is shown in Table 15.

Table 15 – Planning Fee Calculation

Outstanding Credits:	$	200,920
Remaining City Expenditures:	$	43,295
Less Fund Balance:	$	(244,215)
Cost to Spread:	**$**	**(0)**

Based on the cost to spread above, Table 16 shows that no additional fees are needed to be collected.

Table 16 – Planning Fees

Land Use	Developable Acres Remaining	Units	Common Use Factor	Total Use	Total Fees to Be Collected
Low-Density	26.38	158	1.00	158.0	$ -
Medium/Low Density	33.96	305	0.67	204.4	$ -
Medium Density	21.38	278	0.46	127.9	$ -
Office/Commercial	38.26	N/A	6.00	229.6	$ -
School*	0.00	N/A	0.00	0.0	$ -
Total					**$ -**

* The school has already been constructed. No schools remaining.

Section 6 - General Information

Land Use

The City performed a thorough review of the JCPA area and summarized the remaining acreage by land use type. The acreage was converted to the number of units using the same assumptions that were used in the 1996 and 2005 reports as follows: 6 units per acre for low density, 9 units per acre for medium/low density and 13 units/acre for medium density. Table 17 identifies the land uses that are still anticipated to develop and that will be paying the updated Impact Fees. These assumptions form the basis of all fee calculations used in this report.

Table 17 – Remaining Land Use Summary

Watershed	Left to Build										
	LD RES Units Left	M/LD RES Units Left	MD RES Units Left	Total RES Units Left	LD RES Acres Left	M/LD RES Acres Left	MD RES Acres Left	Total RES Acres Left	COM/OFF Acres Left	CRH Acres Left (3)	Total Acres Left
1	0	95	125	**220**	0.00	10.59	9.62	**20.21**	0.00		**20.21**
2a	26	10	78	**114**	4.40	1.12	5.98	**11.50**	2.84		**14.34**
2b [2]	26	87	0	**113**	4.38	9.69	0.00	**14.07**	9.06		**23.13**
3 [1]	106	71	0	**177**	17.60	7.88	0.00	**25.48**	1.28		**26.76**
4	0	0	60	**60**	0.00	0.00	4.63	**4.63**	0.00		**4.63**
5 [1]	0	0	0	**0**	0.00	0.00	0.00	**0.00**	17.94		**17.94**
6 [1]	0	0	15	**15**	0.00	0.00	1.15	**1.15**	7.14		**8.29**
7 [1]	0	42	0	**42**	0.00	4.68	0.00	**4.68**	0.00		**4.68**
LVN [1,3]	0	0	0	**0**	0.00	0.00	0.00	**0.00**	0.00		**0.00**
TOTAL	158	305	278	741	26.38	33.96	21.38	81.72	38.26		119.98

Notes:
[1] Pays channel fees.
[2] Exempt from drainage/channel fees. Already built their improvements prior to finance plan being developed
[3] Exempt from Drainage fees. Their entire drainage system is considered internal.

Assumptions:

1. The 4.6-acre Mobile Home property has paid their fees for the Storm Drainage and channel improvements. Their acreage is included in the calculations for other fees but has been excluded for storm and channel improvements.

Administration Fee

An administrative fee of 4% is included in the JCPA Impact Fee. This administrative component funds operational administrative costs, oversight, implementation, and updates to the Finance Plan. The administrative cost is determined by an evaluation of the work involved in a typical transaction and in the update process through time. The JCPA Finance Plan is more complex than most districts because of the existence of multiple sheds, land uses, and fees and the structure of the actual implementation and update process. At the same time, the district is small and therefore not administratively efficient for its complexity.

The City has been administering the North Natomas Finance Plan for 18 years and, during that time, has spent 4.2% of the revenue on administrative costs. The JCPA program is believed to be even more complex than North Natomas, therefore, a 4% administration fee is a reasonable, if not a conservative estimate of the level of effort the City will spend on the JCPA program.

The JCPA Finance Plan is largely a "Reimbursement District", with agreements with various developers that cover the whole of sheds, or parts, or multiple parts of different sheds. Agreement development is expensive, as is typical in all finance plans, but agreement management requires the annual allocation and disbursement of revenue across agreements in accordance with agreement terms. This annual process is unique to finance plans in the City. There are also eighteen agreements, which is a large number for a finance plan of this size. Other, "fixed", costs, such as financial reporting, budgeting, or updating are no different than in larger districts.

Over the estimated thirty-year life of the JCPA Finance Plan, the administrative fee is projected to generate $283,247, as shown in Table 19. The City has reviewed the estimated revenue that will be collected from this program and believes at this time, based on the estimated level of effort for annual administrative duties, that the amount is appropriate to cover the City's cost related to administrative activities.

Table 18 – Administration Fees

Watershed	LD RES		M/LD RES		MD RES		COM/OFF		Total
	Units Left	Fees Due	Units Left	Fees Due	Units Left	Fees Due	Acres	Fees Due	
1	0	$ -	95	$ 62	125	$ 49	0.00	$ -	$ 12,074.28
2a	26	$ -	10	$ 37	78	$ 29	2.84	$ 397	$ 3,788.96
2b	26	$ 47	87	$ 37	0	$ 29	9.06	$ 397	$ 8,077.08
3	106	$ 135	71	$ 108	0	NA	1.28	$ 1,302	$ 23,671.97
4	0	NA	0	NA	60	$ 71	0.00	NA	$ 4,257.64
5	0	NA	0	NA	0	NA	17.94	$ 1,690	$ 30,315.12
6	0	NA	0	NA	15	$ 129	7.14	$ 1,969	$ 15,986.69
7	0	NA	42	$ 102	0	NA	0.00	NA	$ 4,303.18
LVN	0	NA	0	NA	0	NA	0.00	NA	$ -
TOTAL	158		305		278		38.26		$ 102,474.91

Based on the remaining development and the current fund balances, Table 19 shows the amount of funding that remains in the program to cover the City's cost to continue to administer the program. Based on conversations with the City, this cost is reasonable given the unknown timeline for full development of the program.

Table 19 – Administration Fee Reconciliation

Current PFF Admin Fund Balance	$ 64,387.79
Current Drainage Admin Fund Balance	$116,384.58
Remaining to Collect	$102,474.91
Total	$283,247.28

Adjustments to Fee Program

The Impact Fee shall be adjusted automatically to take into consideration inflation on July 1st of each fiscal year, beginning on July 1, 2017, by a factor equal to the percentage increase, if any, of the Construction Cost Index for San Francisco (based on 1913 U.S. average = 100) during the twelve (12) months ending on the preceding March 1st of the prior fiscal year, as published by Engineer News Record/McGraw-Hill Construction Weekly, or any substitute index which the city council adopts by resolution.

Section 7 – Nexus (AB1600) Findings

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created Mitigation Fee Act – Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are made below:

Portion of Impact Fee Related to Roadway Facilities

Requirement #1: Identify the purpose of the fee.

The purpose of the Roadway Facilities portion of the Impact Fee is to provide improvements to major roadway facilities needed to accommodate and mitigate the traffic impacts created by new development within the JCPA development as required by the *JCPA Land Use Environmental Impact Report* traffic mitigation measures.

Requirement #2: Identify the use to which the fee will be put.

The Roadway Facilities portion of the Impact Fee is to be used for the expansion of roadway facilities, intersections and signalization as required by the JCPA's EIR traffic mitigation measures. The Traffic improvements are identified in Table 3. In addition, a 4% administration fee is collected to fund operational administrative costs, oversight, implementation, and updates to the Finance Plan.

Requirement #3: Determine whether there is a reasonable relationship between the fee's use and the type of development on which the fee is imposed.

The development of new residential, office and commercial land uses in the JCPA will generate additional vehicular trips and the need for increased roadway capacity in order to maintain a LOS C on the roadway system. The roadway portion of the Impact Fee will be used to expand roadway capacity as identified in the EIR Traffic mitigation measures to facilitate traffic flow. Each development pays their fair share of the traffic mitigation measures based on the daily peak trips estimated for each land use. By utilizing the daily peak trips, this ensures that each land use pays their fair share of the identified costs.

Requirement #4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development project generates additional trips and adds to the incremental need for roadway capacity as indicated in the JCPA's EIR traffic analysis. If a minimum of LOS of C is to be maintained, the roadway system must be expanded as new development occur. Costs associated with the benefit to areas outside of the JCPA have been excluded from the costs funded by the JCPA land uses. The JCPA planning area only funds the costs associated with their increased traffic share to maintain a LOS C as identified in the mitigation measures. These projects are identified in Table 3. The roadway portion of the Impact Fee for each land use is determined based on the daily peak trips that each land use is expected to generate. This ensures that each project is only funding their fair share of the roadway improvements. This calculation is shown in Table 5.

Requirement #5: 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 roadway portion of the Impact Fee is determined by dividing the cost of the identified improvements by the number of daily peak trips generated by the JCPA. The costs are allocated to each land use based on the daily peak trips generated per acre of new development. This methodology ensures that each acre of new development funds their fair share of the required roadway improvements.

Storm Drainage Portion of Impact Fee

Requirement #1: Identify the purpose of the fee.

The purpose of the storm drainage portion of the Impact Fee is to provide for the collection and conveyance of storm water within each JCPA watershed. New developments increase impervious area and generate the need for storm drainage facilities to convey the storm drainage into the City's system. The storm drainage portion of the Impact Fee will be used to build new storm drainage pipes, manholes and channel improvements necessary to mitigate the impacts of new development

Requirement #2: Identify the use to which the fee will be put.

The storm drainage portion of the Impact Fee will be used to construct new storm drainage facilities including pipes, manholes and channel improvements to serve the JCPA area as identified in the Drainage Master Plan. These improvements are necessary to mitigate the increased storm water run-off that is generated when new development occurs. The improvements that will be funded with the fees are shown in Table 9 and in Figure 1. In addition, a 4% administration fee is collected to fund operational administrative costs, oversight, implementation, and updates to the Finance Plan.

Requirement #3: Determine whether there is a reasonable relationship between the fee's use and the type of development on which the fee is imposed.

All new development within the JCPA area will increase impervious area which generates additional storm water runoff and the associated need for storm drainage facilities. The storm drainage portion of the Impact Fee will fund storm drainage pipes, manholes, and channel improvements as defined in the Drainage Master Plan and shown on Table 9 and in Figure 1. Each land use will fund their fair share of the new facilities based on the increased impervious area the development creates.

Requirement #4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development in the JCPA area generates additional runoff as defined in the Drainage Master Plan. This increased runoff generates the need for new storm drainage infrastructure. If the land did not develop, this infrastructure would not be required. Each

development pays their fair share based on the common use factors shown in Table 9 of the report. The common use factors are based on the estimated impervious area that each new land use is anticipated to generate and thus correlates to each land use's share of the new facilities.

Requirement #5: 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 JCPA has been divided into eight drainage basins. Drainage facilities have been estimated for each watershed based on the drainage flows into the shed. The cost of the drainage facilities within each basin have been identified. Based on the relative amount of impervious surface area associated with a given land use, a common use factor is applied, as shown in Table 9. This common use factor is used to determine the percentage of total runoff generated by each type of land use. This is then used to determine the cost share per acre in each watershed. These costs have been allocated to the various land uses within each water shed based on the relative amount of impervious surface area associated with a given land use.

Portion of Impact Fee Related to Water

Requirement #1: Identify the purpose of the fee.

New development creates the need for additional water infrastructure in order to provide adequate water pressure to all new land uses in the JCPA. The water portion of the impact fee is used to fund new water facilities per the JCPA Infrastructure and Utilities Plan. These facilities are summarized in Table 11.

Requirement #2: Identify the use to which the fee will be put.

The water portion of the impact fee will be used to construct new water facilities per the JCPA Infrastructure and Utilities Plan. These facilities are summarized in Table 11 and shown on Figure 2. In addition, a 4% administration fee is collected to fund operational administrative costs, oversight, implementation, and updates to the Finance Plan.

Requirement #3: Determine whether there is a reasonable relationship between the fee's use and the type of development on which the fee is imposed.

New development within the JCPA area will generate increased water usage. The existing water system is not sufficient to provide adequate water pressure to all new development. The storm drainage portion of the impact fee will be used to fund the construction of a looped water system needed for all new development in the JCPA. The cost of the facilities is divided to each land use based on the annual water usage of each land use.

Requirement #4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development will add incremental usage of water in the JCPA. In order to maintain adequate water pressure through the buildout of the JCPA, a looped-water system must be constructed. Each new development will pay for their fair share of the required system based on the project's estimated annual water usage.

Requirement #5: 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 cost of thee needed water facilities is spread to each land use within the JCPA based on the estimated annual water usage of each land use. This calculation is shown in Table 13. The use of the water use factor ensures that each new development is paying for only their fair share of the required water facilities.

Portion of Impact Fee Related to Planning

Requirement #1: Identify the purpose of the fee.

The purpose of the planning portion of the Impact Fee is to provide funding for Planning, Studies, and City staff time used to prepare the JCPA Land Use Plan, the Land Use Plan EIR, the Financing Plan, and related technical studies.

Requirement #2: Identify the use to which the fee will be put.

The planning portion of the Impact Fee will be used to reimburse funds spent on city staff time, engineering, land planning, facilities planning, and financing plan studies needed for facilities to serve new development in the JCPA. In addition, a 4% administration fee is collected to fund operational administrative costs, oversight, implementation, and updates to the Finance Plan.

Requirement #3: Determine whether there is a reasonable relationship between the fee's use and the type of development on which the fee is imposed.

The development of land in the JCPA generates the demand for public facilities and the related need for engineering, planning and financing for these facilities. The planning portion of the Impact Fee is used to fund the engineering and planning studies required to accommodate the new development in the JCPA.

Requirement #4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development project generates additional demand for public facilities and the related need for engineering, planning and financing of these facilities. Current public facilities are only adequate to serve existing residents and businesses; therefore, the City must plan for new facilities to meet the needs of new development in the JCPA.

Requirement #5: 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.

New development throughout the JCPA benefits equally from the necessary planning studies, therefore a common use factor of 1 is applied to each acre. Based on this, the total cost of the studies and City staff time have been allocated equally to each acre of development.