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DRAFT DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF UPLAND

Report Date: September 13, 2024

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CITY OF UPLAND



DEVELOPMENT IMPACT FEE STUDY UPDATE

Prepared for:

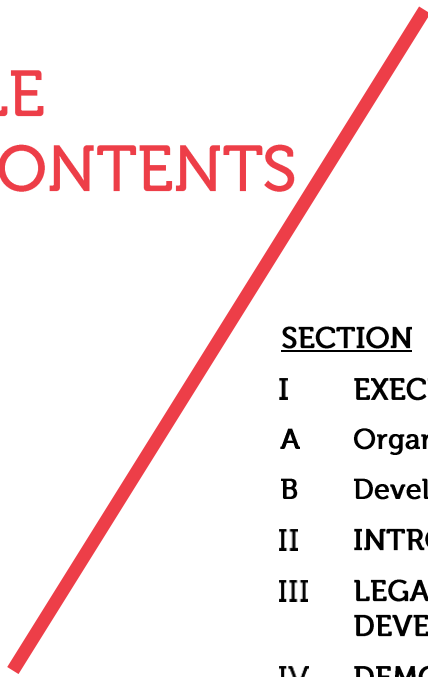
City of Upland

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Attention: Stephen Parker

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City of Upland, CA (the "City") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in September of 2006 with the current fees based on the findings of that study. The categories of development impact fee ("DIFs" or "Fees") to be determined by this Fee Study include General Facilities, Police, Parks and Recreation, Transportation, Water, Sewer, and Storm Drains at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to establish a nexus between the anticipated development and public facilities needs for the City through 2040. It is important to note that the City is approximately 95% built-out and much of new development will be infill development. This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the development fee program.

A Organization of the Fee Study

This Fee Study will be presented in the following seven sections:

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.
- Section II is an Introduction that includes a brief description of City surroundings and background information on development impact fee funding.
- Section III provides an overview of the legal requirements for implementing and imposing the development impact fee amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.
- Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2040.

- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.
- Section VI presents the calculation of the Fees for each land use.
- Section VII presents a summary of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the findings presented in this Fee Study, as noted below:

- **Appendix A** includes the calculations used to determine the various Fee levels.
- **Appendix B** includes the Facilities Inventory and Needs List used to determine the various Fee levels.
- **Appendix C** includes the Inventory List for the purpose of estimating the land acquisition costs.

B Development Impact Fee Summary

Per the results of this Fee Study, the total fee amounts required to finance new development’s share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study represent the maximum DIFs that may be imposed by the City under the statutory requirements of Government Code Section 66000 *et. seq.* Residential fees are listed on a per-square-foot basis. Residential fees are listed on a per-square-foot basis and non-residential fees are listed on a per-1,000-square-foot basis. Based on the findings in this Fee Study, the following recommendations are presented.

Table ES-1: DIF Summary (Includes 2.0% Administrations Cost)

Land Use	Residential (per Square Foot)		Non-Residential ² (per 1,000 Square Feet)		
	Single-Family ¹	Multi-Family ¹	Commercial	Office	Industrial
General Facilities	\$0.78	\$0.78	\$1,305	\$2,022	\$669
Police	\$0.43	\$0.42	\$721	\$1,118	\$370
Parks and Recreation	\$4.80	\$4.80			
Transportation	\$0.07	\$0.07	\$494	\$296	\$89
Water	\$0.87	\$0.87	\$436	\$611	\$349
Sewer	\$0.05	\$0.05	\$27	\$27	\$27
Storm Drain	\$0.90	\$0.90	\$1,059	\$1,003	\$947

Notes:

1. Residential fees are per square foot to comply with California AB 602.
2. Non-Residential fees are per 1,000 square feet.

There is also an Administrative portion of the DIF which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard.

The cost estimates for facilities used in this Fee Study are in 2024 dollars. Therefore, DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual inflationary adjustment based upon the California Construction Cost Index ("CCCI"). This construction cost index is based upon the Building Cost Index ("BCI") cost indices average for Los Angeles as produced by Engineering News-Record ("ENR").

II INTRODUCTION

Incorporated in 1906, the City of Upland (“the City”) is located at the western edge of San Bernardino County, and just east of Los Angeles County. The City is located at the foot of the highest part of the San Gabriel Mountains and covers approximately 15.8 square miles and is home to a population of over 78,000 people. The City is part of the Inland Empire, and it is bordered by the communities of Rancho Cucamonga to the east, Ontario, and Montclair to the south, and Claremont to the west. The City of Upland sits at the region’s transportation hub, intersected by two major interstate freeways and the Metrolink commuter rail system with a station in the City’s historic downtown.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City to update the existing impact fee program by preparing a new Assembly Bill (“AB”) 1600 fee justification study (the “Fee Study”). The previous justification study was completed in September of 2006 with the currently imposed fees based on the findings of that study. It is important to note that the City is approximately 95% built-out and much of new development will be infill development. The fee amounts to be determined by this Fee Study (“DIFs” or “Fees”) are for the following types of facilities: General Facilities, Police, Parks and Recreation, Transportation, Water, Sewer, and Storm Drains at levels identified by the various City departments as being necessary to meet the needs of new development through 2040.

This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the Appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V.

The purpose of this Fee Study is to ensure that all new development is required to pay its “fair share” of the cost of new infrastructure through the development impact fee program. The Fees generated in this Fee Study are one-time fees typically paid prior to the issuance of a building permit and imposed on development projects by local agencies responsible for regulating land use. These Fee amounts to be determined will be at levels identified as being necessary to meet the needs of new development through 2040.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions:** Identify future growth that represents the increased demand for Future Facilities;

2. **Facility Needs and Costs:** Identify current facilities inventory to determine Level of Services ("LOS") requirements and determine the Future Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation:** Allocate costs of Future Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule:** Calculate the Fee amount per square foot for residential development, and the Fee amounts per thousand square feet for non-residential development.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The City has identified the need to levy DIFs to pay for General Facilities, Police, Parks and Recreation, Transportation, Water, Sewer and Storm Drain. The Fees will finance facilities on the Needs Lists at levels identified by the City as appropriate for new development. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of facilities on the Needs Lists through these Fees. The Fees are established pursuant to AB 1600, as described below.

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional General Funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of impact fees grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of impact fees have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources.

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's existing LOS for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et. seq.* of the Government Code, was enacted by the State of California in 1987. This Fee Study is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, use of the fees, and development projects on which the fees are imposed.

A Government Code Section 66001

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but can fund costs used to maintain the existing LOS or meet an adopted LOS that is consistent with the General Plan. Section 66000 *et seq.* of the Government Code requires all public agencies to satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Identify the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee’s use and type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Determine how there is a reasonable relationship between the need for the public facility and type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The sections below present each of the five requirements listed above as they relate to the imposition of the proposed fees.

A.1 Purpose of the Fee [Government Code Section 66001(A)(1)]

New residential and non-residential development within the City will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

This Fee Study has been prepared in response to the projected direct and cumulated effect of future development. Each new development will contribute to the need for new public facilities. Without future development, many of the new public facilities on the Needs Lists would not be necessary as the existing facilities are adequate for the City’s present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact fee will be charged to all future development, irrespective of location, in the City. Even future “infill” development projects contribute to impacts on public facilities because they are an interactive component of a much greater network of development located throughout the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on City facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to

utilize their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development. Third, the availability of residents, employees, and customers throughout the City has a growth-inducing impact without which some of the “infill” development would not occur. As a result, all development projects in the City contribute to the cumulative impacts of development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and appropriate administrative costs to mitigate the direct and cumulative impacts of new development in the City.

A.2 *The Use to Which the Fee is to be Put [Government Code Section 66001(A)(2)]*

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

A.3 *Determine That There is a Reasonable Relationship Between the Fee’s Use and the Type of Development Project Upon Which the Fee is Imposed (Benefit Relationship) [Government Code Section 66001(A)(3)]*

It is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct many of the public facilities on the Needs Lists. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Even future “infill” development projects, which may be adjacent to existing facilities, further burden existing public facilities. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

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

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

A.4 *Determine How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project Upon Which the Fee is Imposed (Impact Relationship) [Government Code Section 66001(A)(4)]*

As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Needs Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within the City.

A.5 *The Relationship Between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development Upon Which the Fee is Imposed ("Rough Proportionality" Relationship) [Government Code Section 66001(A)]*

As set forth above, all new development in the City impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the Fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the facilities on the Needs Lists would not be necessary as existing City facilities are adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analysis in Section IV. Thus, there is a reasonable relationship between the amount of the Fee and the cost of the facilities.

Identifying these items will enable an impact fee to meet the nexus and rough proportionality requirements established by previous court cases. These findings are discussed in the nexus test for each proposed Fee element as presented in Section IV. Current State financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other

sources. Therefore, a key element to establish legal impact fees is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed, and equitable fees can be assigned.

B Assembly Bill AB 602

The impact fees included herein were circumscribed by the requirements of AB 602, which was approved by the California State Legislature and signed by Governor Newsom in 2021. Among the significant impacts of AB 602 are the following:

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, Nexus Studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a “local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development.” This would also apply to multi-family residences.
- The bill also requires the Department of Housing and Community Development (“HCD”), on or before January 1, 2024, to create an impact fee Nexus Study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template include a method of calculating the feasibility of housing being built with a given fee level. The template must be completed by 2024. Local jurisdictions will have the option (it will not be required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.
- If a Nexus Study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus Study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a Capital Improvement Plan (“CIP”) as part of the Nexus Study.

- Nexus Studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Importantly, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees, and (iii) Mello-Roos or other taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information of future land use development within the City through 2040. For the purpose of this Fee Study, DTA categorized developable residential land uses as single-family and multi-family residences. Developable non-residential land uses within the City’s commercial and industrial zones are categorized commercial, office, and industrial and are summarized in detail in the following section.

Elements from the City’s 2015 General Plan (the “General Plan”) demographics, numbers from the California Department of Finance, US Census, and total square footage generated by the CoStar Real Estate Software Platform (“CoStar”) were used as estimates for the number of housing units and non-residential building square feet to be built within the City. The City’s land use decisions will also affect properties within its sphere of influence (“SOI”). California law requires that a General Plan “cover the territory within the boundaries of an adopted City, as well as any land outside its boundaries which in the planning agencies judgement bears relation to its planning.”

In addition, information from the General Plan and estimates produced by DTA were used to project the additional land uses resulting from new development. It’s important to note that the City is approximately 95% built-out and much of the new development will be infill development. Notably, DTA attempted to utilize metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with the projections found in the General Plan.

Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately service. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Inventory and Facility Needs List (presented throughout Section VI and in the Appendix), as reviewed and approved by the City staff, will need to be constructed.

For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit (“EDU”) and Equivalent Benefit Unit (“EBU”) discussion in Section V].

In addition, DTA has determined that utilizing a Persons Served population, comprised of all residents and 50% of employees is common practice in quantifying the impact of a new development in a given service area and this metric will be used in both residential and non-residential employee population and calculations throughout this Fee Study.

Table 1 presented provides a summary of the land uses covered in this Fee Study. As previously indicated, the Fee Study will determine Fees for four (4) specific land use categories; residential, commercial, office, and industrial. Notably, the table shown below

is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the City’s potential land uses.

A Existing Residential Land Uses

Demographic data provided by the Nielsen Company (a leading information, measurement, and data analytics company), the California Department of Finance, and the US Census Bureau, were used to estimate the existing number of housing units and population in the City. Notably, DTA attempted to utilize metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with DTA’s projections.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	Includes single-family detached homes and single-family attached homes. Also includes buildings with attached residential units including apartments, town homes, condominiums, mobile homes, and all other residential units not classified as Single-Family. For purposes of determining the impact fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee.
Commercial	Includes but is not limited to buildings used as the following: <ul style="list-style-type: none"> ▪ Retail and commercial lodging; ▪ Service-oriented business activities, wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ▪ Shopping Centers; ▪ Entertainment centers; ▪ Assisted Living, houses of worship; ▪ Subregional and regional shopping centers; ▪ Hotel. Motels, spas and resorts; and ▪ Grocery stores, storage facilities.
Office	Includes but is not limited to buildings used as the following: <ul style="list-style-type: none"> ▪ Business/professional offices; ▪ Medical/dental offices; ▪ Office park, research park, business park; and ▪ General office buildings.
Industrial	Includes but is not limited to buildings used as the following: <ul style="list-style-type: none"> ▪ Light manufacturing, warehouse/distribution, and logistics wholesaling; ▪ Wholesale and warehouse retail; ▪ Food processing; ▪ Industrial park; and ▪ Industrial/light industrial.

According to the information provided by the California Department of Finance, the US Census Bureau, and the Nielsen Company, there are currently 78,285 existing residents residing in 29,248 residential single-family, multi-family, and mobile home housing units in the City. The residential persons-per-unit figure of 2.68 was also derived from 2024 data published by the California Department of Finance. Notably, the 2.68 residents per unit estimate for the City included units in the City that are currently vacant. As a result, this figure is lower than the California Department of Finance 2.72 residents per unit figure, which includes only occupied housing units. Table 2 presented below summarizes the existing demographics for the City’s residential land uses.

Table 2: Estimated Existing Residential Development ¹

Residential Land Use	Existing Residents	Existing Housing Units	Residents per Unit
Residential	78,285	29,248	2.68
Total	78,285	29,248	2.68

Note:

1. Numbers may not sum due to rounding.

B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land uses was based on information published in Nielsen Company *Employment Profiles* by NAICS Codes 2024. The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The number of non-residential building square footage presented below in Table 3 is considered “existing non-residential development”.

As reflected in Table 3 below, the City has approximately 14,596,622 total square feet of existing non-residential development; including approximately 7,112,985 square feet of commercial development, 2,614,538 square feet of office space and 4,869,099 square feet of industrial development.

Per the Nielsen Company’s *Employment Profiles* (2024), the City has 29,584 employees in these non-residential sectors, specifically 15,403 commercial, 8,772 office employees and 5,409 industrial employees. These numbers were based on existing employee data and existing square footage data, generating employees-per-thousand-square-foot factors (“EPSFs”) of 2.17 for commercial, 3.36 for the office sector and 1.11 for the industrial sector. These EPSF numbers are presented in detail in Appendix A.

Table 3: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Employees	Persons Served	Existing Building Square Footage
Commercial	15,403	7,702	7,112,985
Office	8,772	4,386	2,614,538
Industrial	5,409	2,705	4,869,099
Total	29,584	14,792	14,596,622

C Future Residential Land Uses (2040)

Using population projections from the Southern California Association of Governments (“SCAG”), Demographics and Growth Forecasts technical Report dated September 2020. DTA determined that the City is expected to grow by 7,594 residential units by the end of the 2040 build-out period in this Study. The projected residential growth rates by SCAG were used over the build-out period to generate the number of future housing units shown below. As indicated in **Table 4**, given the assumed projected growth rates, DTA determined that the City is expected to grow by 2,837 residential units by the end of the 2040 build-out period.

Table 4: Future Residential Development ¹

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Residential	7,594	2,837	2.68
Total	7,594	2,837	2.68

Note:

1. Numbers may not sum due to rounding.

To comply with AB 602, DTA worked with the City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information from 2017 to 2022, DTA calculated that the combined average residential square foot unit was 2,059 square feet across single-family and multi-family residences. Based on the total anticipated future residential development of 2,837, this results in a total of 5,842,858 sq. ft. of future residential development, as shown in the table below.

Table 5: Future Residential Development Sq. Ft.

Category	Total
Total Residential Units	2,837
Average Sq. Ft. per Unit	2,059
Total Residential Sq. Ft.	5,842,858

D Future Non-Residential Land Uses (2040)

Using employment projections from the SCAG Study cited earlier, DTA determined that the City's non-residential is assumed to grow at an average annualized growth rate of 0.5%. This growth rate was discussed with City staff and acknowledged that any future growth will be infill development. Based on the EPSF derived above, this translates to the development of approximately 1,212,558 square feet of non-residential development over the build-out period. This includes approximately 590,884 square feet of commercial, 217,193 feet of office, and 404,482 square feet of industrial development.

Table 6: Future Non-Residential Development

Non-Residential Land Use	Future Employees	Persons Served	Future Building Square Feet
Commercial	1,280	640	590,884
Office	729	364	217,193
Industrial	449	225	404,482
Total	2,458	1,229	1,212,558

V METHODOLOGY USED TO CALCULATE FEES

There are many methods used in calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies.

A Standards-Based Fee Methodology

The methodology used to establish the Development Impact Fees outlined in this Study for General Facilities, Police, and Parks and Recreation facilities are based on “standards,” where costs are based on existing Level of Service (LOS). This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility.

B Plan-Based Fee Methodology

The methodology used to establish the Development Impact Fees outlined in this Study for Transportation, Water, Sewer and Storm Drain is based on a “plan,” such as a Master Plan of Facilities, Capital Improvement Plan, or General Plan, which identifies a finite set of improvements to be implemented. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency’s legislative body. Using this plan-based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population, units, and residential and non-residential square footage numbers, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facilities costs attributed to future development can then be allocated to each land use class in proportion to the demand caused by each type of development.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the “capacity” of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset. However, it requires that the capacity used by a particular land use

type be measurable or estimable and the information to be available. Capacity-based impact fees are assessed based on the demand rate per unit. Although this methodology is not used to calculate any of the fees generated in this Study, the description is provided so that the City understands the various methodologies available for calculating fees.

D Summary of Fee Methodology

In this Fee Study, the Standards-based LOS methodology is used to generate fees for Police, General Facilities, and Parks and Recreation and a Plan-based methodology is used to generate the Transportation, Sewer, Water, and Storm Drain Fees. This is summarized in Table 7 below.

Table 7: Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
General Facilities	Standards-Based	Existing Standard
Police		Existing Standard
Parks and Recreation		Adopted Standard
Transportation	Plan-Based	Needs List
Water		Needs List
Sewer		Needs List
Storm Drain		Needs List

For Fee calculations using the Plan-Based approach, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the “Needs List”). For the purposes of the City’s DIF program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the imposition of a DIF on new development within the City. The Needs List is organized by facility element (or type) and includes cost information, as outlined in Table 8 below.

Table 8: Description of Needs List Cost Sections

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost, including engineering, design, construction, land acquisition, and equipment (as applicable).	City
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	City
Net Cost to City	The difference between the total cost and the offsetting revenues (column 1 plus column 2).	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost allocated to new development based on new development's share of facilities.	Calculated by DTA and the City
Net Cost Allocated to New Development	The net cost to the City multiplied by the percentage cost allocated to new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	City General Plan, CIP, City Staff

The facilities included on the Needs List for each Fee (presented in **Appendix B**) are provided by the City and reflect either the City's goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, Capital Improvement Plan, or other official policy or document etc. Specific estimated facility costs are provided by the City and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed City staff and comparable development on the required facilities needed to serve new development as a starting point for its fee calculations.

E Allocation of Benefit

E.1 Equivalent Dwelling Units ("EDUs") and Equivalent Benefit Units ("EBUs")

The methodologies employed in this Fee Study use EDUs and EBUs as the method of identifying and quantifying benefits of certain facilities and ensuring that an equitable portion of the total facilities costs are allocated to future growth, based on the proportion of need generated by that growth. Specifically, EDUs are generated in the demographic portion of this Fee Study and are used to generate the land use calculations. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. In this Study, EDUs are used as a basis of allocation for General Facilities and Police. In contrast, for Parks and Recreation, Transportation, Water, Sewer, and Storm Drain, EBUs are used to allocate costs to future growth and generate fees. This is explained further in this section and in detail in **Appendix A**.

Table 9: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of Benefit (EBU Factor)
General Facilities	Persons Served
Police	Persons Served
Parks and Recreation	Recreation Hours per Week per Person
Transportation	PM Peak Hour Trips
Water	Water Usage Rates (Gallons per Day)
Sewer	Sewer Generation Rates (Gallons per Day)
Storm Drain	Stormwater Runoff Coefficients

E.2 Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and number of employees per 1,000 sq. ft. generated by each land use class. Based on years of performing a variety of fiscal and economic impact studies and with experience in a variety of both public and private sectors, DTA has determined that utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees is common fiscal practice in quantifying the impact of a new development in each service area. This number suggests that a resident generally has twice the fiscal impact of an employee.

E.3 Recreation Hours per Week per Person

This analysis assumes that each employed person living in the City has 3 hours of potential park usage during weekdays (i.e., 1 hour before work, 1 hour during lunch, and one hour after work), and 12 hours per day on weekends. This potential usage amounts to 39 hours per week. In addition, it is also assumed that each non-working person living in the City has 12 hours per day of potential park usage, 7 days a week, or 84 hours per week.

E.4 PM Peak Hour Trips

Transportation Impact Fees were calculated for each of the four (4) land use categories based on the number of PM Peak Hour Trips (“PHTs”) generated by each land use. Peak Hour Trips are published by the Institute of Transportation Engineers (“ITE”) Publication Trips Generation, 10th Edition. These PM Peak hour Trips define daily trip generation per dwelling unit (for residential units) and daily trip generation per 1,000 building square feet of each category of non-residential development. Per the ITE, a trip or trip end is a single or one-direction person or vehicle movement with either the origin or the destination existing or entering) inside a Study Site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is the

trips entering and existing a single site. Specifically Peak hour trips are total vehicular trips entering and leaving a development project during the period between 4:00 pm and 6:00 pm which experiences the highest sum of traffic volumes entering or leaving the development. The PM peak hour measurement was used over other measurements such as average trip rates or weekend trips rates because transportation analyses are based on congestion, which is largely a result of more people trying to use the transportation system during the busiest hours, and it is usually the period for which road improvements were designed.

E.5 Water Usage Rate

The water demand factors were calculated for each of the four (4) land use categories based on flow generation rates (i.e., gallon per day per acre) published in the City's Water System Master Plan. Applying the density factors in the General Plan, of 5 dwelling units per acre for single-family (representing the mid-point of the densities published in the General Plan), 20 units per acre for multi-family, and 21,780 sq. ft. per acre (floor area ratio of 0.5), DTA generated gallon per day per unit for residential, and gallon per day per 1,000 sq. ft. for non-residential.

E.6 Sewer Flow Rate

Similar to the water demand factors, sewer generation rates were calculated for each of the four (4) land use categories based on flow generation rates (i.e., gallon per day per acre) published in the City's latest Sewer Master Plan. Again, applying the density factors in the General Plan, of 5 dwelling units per acre for single-family (representing the mid-point of the densities published in the General Plan), 20 units per acre for multi-family, and 21,780 sq. ft. per acre (floor area ratio of 0.5), DTA generated gallon per day per unit for residential, and gallon per day per 1,000 sq. ft. for non-residential.

E.7 Stormwater Runoff Coefficients

The methodology used to allocate drainage costs to future development is relative runoff contribution. The Rational Method for computing runoff rates was used in the form of $Q = C \times I \times A$ where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area studied, "I" is rainfall intensity, and "A" is Area, in acres of the City. A runoff factor, "C" of 1.00, indicates a totally impervious site, where every drop of rain would find its way to the public streets as run-off. Only the relative contribution of runoff between land uses needs to be considered. Thus, the "unit runoff", or runoff per storm intensity (Q/I) can be computed using only the runoff factor and acreage data. To estimate the acreage for purposes of applying the runoff factor, again density factors in the General Plan, of 5 dwelling units per acre for single-family (representing the mid-point of the densities published in the General Plan), 20 units per acre for multi-family, and 21,780 sq. ft. per acre (floor area ratio of 0.5), DTA generated gallon per day per unit for residential, and gallon per day per 1,000 sq. ft. for non-residential.

The table below summarizes the EBUs and associated EDUs for each Fee category.

Table 10: EDUs

Land Use	EBU/EDU Factor	Residential	Commercial	Office	Industrial
General Facilities	Persons Served per Res Unit/per 1,000 Non-Res Sq. Ft.	2.68	1.08	1.68	0.56
	EDU	1.00	0.40	0.63	0.21
Police	Persons Served per Res Unit/per 1,000 Non-Res Sq. Ft.	2.68	1.08	1.68	0.56
	EDU	1.00	0.40	0.63	0.22
Parks and Recreation	Recreation Hours per Week per Person per Res Unit	145	-	-	-
	EDU	1.00	-	-	-
Transportation	PM Peak Hour Trips per Res Unit/per 1,000 Non-Res Sq. Ft	0.99	2.85	1.71	0.52
Water	Gallons per Day per Res Unit/per 1,000 Non-Res Sq. Ft	474	115	161	92
Sewer	Gallons per Day per Res Unit/per 1,000 Non-Res Sq. Ft	241	68.9	68.9	68.9
Storm Drain	Runoff Coefficient per Developed Acre	0.52	0.95	0.90	0.85

Finally, a summary of the EDUs/EBUs applied in the Fee Study is presented in the table below.

Table 11: EBUs

Facility Type	EBU/EDU	EBU/EDU	Existing	Projected	Total
General Facilities	Persons Served	EDU	40,301	3,755	44,056
Police	Persons Served	EDU	40,301	3,755	44,056
Parks and Rec.	Recreation Hours per Week	EDU	-	-	-
Transportation	PM Peak Hour Trips	EBU	50,581	4,526	55,081
Water	Water Usage Rate (GPD)	EBU	15,208,348	1,823,595	17,031,942
Sewer	Sewer Generation Rate (GPD)	EBU	7,732,514	1,088,787	8,821,301
Storm Drain	Total Unit Runoff	EBU	2,839	267	3,106

The following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., General facilities, Police facilities, Parks and Recreation facilities, Transportation facilities, Sewer and Water facilities, and Storm Drain facilities, as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each type of facility are included in **Appendix A**.

VI CALCULATION OF FEES

A General Facilities

A.1 General Facilities (Nexus Requirement AB 1600)

The General Facilities element includes the facilities necessary to provide basic governmental services and public facilities maintenance services, exclusive of public safety, throughout the City. Notably, all furniture, fixtures, and equipment have been consolidated into an integrated unit that includes all department equipment, such as furniture modules, computer hardware and other equipment, to simplify the representation of the data. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth.

Table 12 below illustrates how the General Facilities Fee will meet the requirements of AB 1600 with regard to use of the fee, type of development funded or partially funded by the fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 12: General Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct general facilities that will mitigate the impacts of new residential and non-residential development to the City's general facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction and replacement of new city hall buildings, supporting general facilities, public works office, libraries, garage facilities, vehicles, equipment and parking facilities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for general facilities and services. The equipment, vehicles, buildings and parking used to provide these services will have to be expanded, constructed, or purchased to meet this increased demand and maintain the current level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact demand for general administration facilities. New city hall buildings, supporting government administration facilities, public works office, libraries, garage facilities, vehicles, equipment and parking facilities are needed to mitigate the impacts of the additional residents and employees. If additional general facilities are not constructed, then overall general services provided to the residents and employees in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The general facilities fee is based on the cost to provide new city hall buildings, supporting government administration facilities, public works office, libraries, garage facilities, equipment, vehicles, field operations buildings, and parking facilities. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

Table 13 below identifies the current inventory for General Facilities. Notably, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 13: General Facilities Inventory as of 2024

Facility	Quantity
Buildings (Square Feet)	74,836
Land (Acres)	17.1
Vehicles (Number of Vehicles)	14.0
Furniture, Fixtures, and Equipment (Integrated Unit)	1.0

A.2 Calculation Methodology

The General Facilities Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional public building facilities, vehicles, and equipment. Assuming the City’s growth through 2040, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

A.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary. The level of service used to calculate the General Facilities Impact fees in this section is the existing level of service as defined as the relationship between the replacement cost of General Facilities (as described in this section) and the City’s existing persons served population as discussed in Section IV. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of Persons Served within the City. As indicated below, the existing level of service for every 1,000 persons served is 804 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in Table 14.

Table 14: General Facilities Current LOS as of 2024

Facility Type	Facility Units per 1,000 Persons Served
Buildings (Square Feet)	804
Land (Acres)	0.183
Vehicles (Number of Vehicles)	0.150
Furniture, Fixtures, and Equipment (Integrated Unit)	0.011

The facility units generated in the table above are used to determine future Public Buildings Facility Units funded by new development in 2040 and are presented below in **Table 15**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 15: Future General Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	7,094
Land (Acres)	1.617
Vehicles (Number of Vehicles)	1.327
Furniture, Fixtures, and Equipment (Integrated Unit)	0.095

Notably, it's important to note that construction costs and acquisition costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA was able to determine general cost estimates, on a per square foot basis, for General facilities, based on historical and current data available and input from the City. These cost estimates were then applied to the future facility units.

Table 16: General Facilities Total Costs in 2040 ¹

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	7,094	\$554	\$3,933,133
Land (Acres)	1.62	\$1,097,268	\$1,774,379
Vehicles (Number)	1.33	\$33,475	\$44,422
Equipment (Integrated Unit)	0.09	\$7,483,600	\$709,358
Offsetting Revenue			\$523,365
Total Facilities Cost			\$5,937,927
Total Future EDUs)			3,755
Cost per EDU			\$1,581

Note:

1. Numbers may not sum due to rounding.

A.4 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the General Facilities calculation total. As of the end of June 2024, the City had \$523,365 in its current General Facilities account that needed to be subtracted from the facilities cost total as indicated in Table 16 above.

A.5 General Facilities Fee Calculations

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected General Facilities EDUs to generate a per EDU rate, which equals \$1,581 per EDU as shown above. As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by first multiplying the cost per EDU of \$1,581 by the total number of residential EDUs (2,837), resulting in the total amount funded from residential property of \$4,486,098. This result was then divided by the total anticipated residential square feet of 5,842,858 to generate the Fee per square foot of \$0.77. Details of this calculation are shown in the table below.

Table 17: Residential General Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	2,837		2,837
			[a]	2,837
Total Cost per EDU			[b]	\$1,581
Total Fees			[c] = [a] x [b]	\$4,486,098
Total Residential Sq. Ft.			[d]	5,842,858
Total Cost per Residential Sq. Ft.			[e] = [c]/[d]	\$0.77

Note:

1. Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$1,581 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 18: Non-Residential General Facilities Costs Financed by Fee Summary per Land Use Category ¹

Land Use Type	EDUs per 1,000 Non-Res. Sq. Ft. ¹	Fee per 1,000 Non-Res. SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x EDU	[c]	[d] = [c] x [b]
Commercial	0.81	\$1,279	590,884	\$755,899
Office	1.25	\$1,982	217,193	\$430,484
Industrial	0.42	\$656	404,482	\$265,446
Total				\$1,451,829

Note:

1. Numbers may not sum due to rounding.

A.6 Proposed fees

A summary of the proposed General Facilities Fee is presented in the table below.

Table 19: General Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft. and Non-Res. Sq. Ft	Costs Financed by Fees
Residential	\$0.77	5,842,858	\$4,486,098
Commercial	\$1,279	590,884	\$755,899
Office	\$1,982	217,193	\$430,484
Industrial	\$656	404,482	\$265,446
Total			\$5,937,927

A.7 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City’s costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City’s request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard.

Table 20a: General Facilities Fee Summary with 2.0% Administrative Fee

Land Use	Calculated Fees
Single-Family (Per Sq. ft.)	\$0.78
Multi-Family (Per Sq. ft.)	\$0.78
Commercial (Per 1,000 SF)	\$1,305
Office (Per 1,000 SF)	\$2,022
Industrial (Per 1,000)	\$669

A.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

B Police

B.1 Police Facilities (Nexus Requirement AB 1600)

The Police Facilities element includes those facilities used by the City Police Department to maintain police services. The fees collected from the new development will be used exclusively for Police Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Police Department facilities and creates the need for new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and impact of residential and non-residential development.

Table 20 below illustrates how the police fee will meet the requirements of AB 1600 with regard to use of the fee, type of development funded or partially funded by the fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 21: Police Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire vehicles, property and equipment, and additional facilities that will mitigate the impacts of new residential and non-residential development to the City's Police facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of additional police headquarters, animal shelter, police vehicles, property and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees in the City, thus increasing the need for trained police personnel. Buildings, vehicles, property and equipment used to provide these services will have to be purchased to meet this increased demand and maintain the same level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional residents and employees from new development will impact the demand for police vehicles, property and equipment. New Police headquarters, animal shelter, vehicles and equipment are needed to mitigate the impacts of the additional residents and employees. If additional buildings, vehicles and equipment are not acquired, then overall public safety in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The police fee is based on the cost to provide new buildings, vehicles, property and equipment, and additional facilities. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

The table below identifies the current inventory for Police facilities. Notably, all furniture, fixtures, and equipment have been consolidated into one integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 22: Police Facilities Inventory as of 2024

Facility	Quantity
Buildings (Square Feet)	41,964
Land (Acres)	6
Vehicles (Number of Vehicles)	83
Furniture, Fixtures, and Equipment (One Integrated Unit)	1

B.2 Calculation Methodology

The Police Facilities fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional Police facilities, vehicles and equipment. Assuming the City’s growth generally over the next 16 years, the City will need to acquire or construct additional infrastructure in order to continue to maintain the existing LOS.

B.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary. The level of service used to calculate the Police Facilities Impact fees in this section is the existing level of service as defined as the relationship between the replacement cost of Police Facilities (as described in this section) and the City’s existing persons served population as discussed in Section IV. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of Persons Served within the City. As indicated below, the existing level of service for every 1,000 persons served is 451 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in Table 22.

Table 23: Police Facilities Current LOS as of 2024

Facility Type	Facility Units per 1,000 Persons Served
Buildings (Square Feet)	451
Land (Acres)	0.062
Vehicles (Number of Vehicles)	0.892
Furniture, Fixtures, and Equipment (Integrated Unit)	0.011

The facility units generated in the table above are used to determine future Police Facility Units (buildings, land, vehicles, and equipment) funded by new development in 2040. This is presented below in Table 23. The mathematics behind these calculations are presented in detail in Appendix A.

Table 24: Police Future Facilities in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	3,978
Land (Acres)	0.55
Vehicles (Number of Vehicles)	7.87
Furniture, Fixtures, and Equipment (Integrated Unit)	0.09

Notably, it's important to note that construction and acquisition costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA determined general cost estimates, on a per square foot basis, for Police Facilities, based on historical and current data available. It's also important to note that building costs for public safety facilities are somewhat higher than conventional structures as they must be built to a higher standard and assume a higher level of use (24-hour use). These cost estimates were then applied to the future facility units. Please see Table 24 below for additional detail regarding the costs for Police facilities.

Table 25: Police Total Facilities Costs in 2040 ¹

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	3,978	\$593	\$2,360,339
Land (Acres)	0.550	\$1,097,268	\$603,247
Vehicles (Number)	7.867	\$45,292	\$356,331
Equipment (Integrated Unit)	0.095	\$9,788,004	\$927,788
Offsetting Revenue			\$964,698
Total Facilities Cost			\$3,283,007
Total Future EDUs			3,755
Cost per EDU			\$874

Note:

1. Numbers may not sum due to rounding.

B.4 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Police Facilities calculation total. As of the end of June 2024, the City had \$964,698 in its current Police Facilities account that needed to be subtracted from the facilities cost total as indicated in Table 24 above.

B.5 Police Facilities Fee Calculation

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Police Facilities EDUs to generate a per EDU rate, which equals \$878 per EDU as shown above. As discussed in Section II, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

Again, the Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$874 by the total number of residential EDUs (2,837), resulting in the total amount funded from residential property of \$2,480,308 million. This result was then divided by the total anticipated residential 5,842,858 square feet to generate the Fee per square foot of \$0.42. Details of this calculation are shown in the table below.

Table 26: Residential Police Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	2,837		2,837
			[a]	2,837
		<i>Total Cost per EDU</i>	[b]	\$874
		Total Fees	[c] = [a] x [b]	\$2,480,308
		Total Residential Sq. Ft.	[d]	5,842,858
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	\$0.42

Note:

1. Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was determined by multiplying the cost per EDU of \$874 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 27: Non-Residential Police Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	EDUs per Non-Res. SF ¹	Number of Projected Non-Res. Sq. Ft	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b]= [a] x EDU	[c]	[e] = [c] x [b]
Commercial	0.81	\$707	590,884	\$417,927
Office	1.25	\$1,096	217,193	\$238,009
Industrial	0.42	\$363	404,482	\$146,762
			Total	\$802,698

Note:

1. Numbers may not sum due to rounding.

B.6 Proposed fees

A summary of the proposed Police fees is presented in Table 27 below.

Table 28: Police Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft./Non-Res. Sq. Ft	Costs Financed by Fees
Residential	\$0.42	5,842,858	\$2,480,308
Commercial	\$707	590,884	\$417,927
Office	\$1,096	217,193	\$238,009
Industrial	\$363	404,482	\$146,762
Total			\$3,283,007

B.7 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City’s costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City’s request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard

Table 27a: Police Fee Summary with 2.0% Administrative Fee

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.43
Multi Family (Per Sq. ft.)	\$0.43
Commercial (Per 1,000 SF)	\$721
Office (Per 1,000 SF)	\$1,118
Industrial (Per 1,000)	\$370

B.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

C Parks and Recreation Development Impact Fees

C.1 Parks and Recreation Development Facilities Fees (Nexus Requirement AB 1600)

The Parks and Recreation Development Facilities element will serve the residents of Upland by providing facilities for recreation while enhancing the community's appeal and quality of life. The type of facilities described in this section include Neighborhood Parks and Community Parks. The Fee Study includes a component for the development of new park and recreation facilities to serve new residential development for the City through 2040. Covered in this fee section are park improvements, land acquisition, and parks and recreation renovation. In contrast to the fees covered earlier in this Study, non-residential development will be excluded from the fee calculation.

According to the City's General Plan, in addition to improving the overall quality of life for residents, excellent park and recreation programs are important for the well-being of a city's business community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses.

Table 28 below illustrates how the Parks and Recreation Fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 29: Parks and Recreation Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire land and construct parks and recreation facilities, senior centers, trail facilities, vehicles and equipment that will mitigate the impacts of new residential development to the City's Parks and recreation facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of land and development of parks and recreation facilities, the construction of senior centers and vehicles and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for parks and recreational facilities. Park and recreational facilities and community centers, along with vehicles and equipment used to provide these services will have to be expanded or constructed to meet this increased demand and maintain the same level of service to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional residents from new development will impact demand for parks and recreational facilities. New parks and recreational facilities and senior centers are needed to mitigate the impacts of the additional residents. If additional park and recreational facilities are not constructed, then the level of service will decline and the overall quality of life for residents in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The parks and recreation facilities fee is based on the cost to provide park and recreational facilities, land, vehicles and equipment and community centers. The fee is based on the cost to provide new materials at the same levels as provided to existing residents.

C.2 Calculation Methodology

Park development impact fees in this study have been calculated utilizing the "Standards-Based" methodology introduced in section V. According to the General Plan Update, Final Program Environmental Impact Report, Planning Documents Project dated September 2015 page 5.20-4, the City has established a parkland-to-population requirement of 3.0 acres of parkland per 1,000 Persons. The City currently has 135.46 acres of parkland as shown in the table below.

Table 30: Upland Parks Land Inventory

Park Facility	Acres
Baldy View Dog Park	4.91
Cabrillo Park	19.69
Citrus Park	5.88
Fern Reservoir Park	0.9
Greenbelt Park	14.91
Magnolia Park	1.97
McCarthy Park	5.22
Memorial Park	46.96
Olivedale Park	6.37
San Antonio Park	14.4
Sierra Vista Park	6.85
8th Street Reservoir Park	5.2
13th Street Reservoir Park	2.2
Total	135.46

Source: City of Upland.

The methodology of this Fee Study involves calculating the park facilities demand generated by each residential unit. Specifically, this demand is expressed in terms of potential hours of parks and open space usage associated with the new residents created by future development.

Using the City’s Park Standard of 3.0 acres per 1,000 residents and employing the concept of an “Equivalent Benefit Unit” (“EBU”), DTA links the demand for park facilities (per residential dwelling unit for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks and open space facilities based on the demand resulting from new development, the City can meet the requirements of its Future Park Standard.

DTA calculated the estimated costs of parkland construction and improvements, net of park grants/funding the City has already received. Costs to improve parkland may include construction and installation costs for park improvements or equipment, as well as design, engineering, and project management costs.

To determine a fair and accurate land acquisition cost, DTA utilized the CoStar Real Estate Software Platform and created a comparable land inventory of 18 undeveloped properties ranging from 1.0 acres to 15.0 acres in and around the City. Each of the properties in the inventory were sold between 2015 and 2022 and an average of their sales price was determined. Based on this inventory, DTA used the average of \$1,097,268 per acre as an estimated cost of land acquisition. An inventory listing the subject properties is presented in **Appendix B**.

DTA calculated the estimated costs of parks and recreation construction and improvements, net of park grants/funding the City has already received. Costs to improve parks and recreation may include construction and installation costs for improvements or equipment, as well as design, engineering, and project management costs. In working with City staff, DTA determined that the cost for Parks and Recreation Development was \$140,822 per acre. Combined, the cost per acre, including land and development, is \$1,238,090 per acre as shown below.

Table 31: Parks and Recreation Total Costs by Acres

Category	Cost per Acre
Land Acquisition	\$1,097,268
Park Development	\$140,822
Total Cost per Acre	\$1,238,090

Once the costs were calculated, DTA then proceeded to allocate the costs among the various land use types according to the total demand generated by each category of new development. Total Park facilities demand for each land use type is given by the EBUs associated with the land use type, multiplied by the projected number of dwelling units or thousand square feet of new development through 2040 for the category.

In this Fee Study, demand for park and recreation facilities is quantified in terms of hours per week of potential park facilities usage. The hours per week of potential benefit are calculated per individual (working/non-working resident) and, by extension, per unit of development (i.e., residential dwelling unit). Detailed calculations of potential park facilities usage hours, and the conversion of hours to equivalent Benefit Units (“EBUs”) for each land use class.

C.3 Level of Service (LOS)

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary. As indicated in the section above, per the General Plan the City has established a parkland-to-population requirement of 3.0 acres of parkland per 1,000 Persons. This is the level of service to be maintained in compliance with AB 602. Therefore, it is proposed that there will be no increase in the level of service.

C.4 Calculations and Assumptions

Impact fee calculation methods are based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Accordingly, each of the fee calculations in this Fee Study employs the concept of an EBU, discussed in Section V, to quantify benefit for each land use (i.e., single-family, and multi-family residential).

For purposes of the Fee, EBUs are calculated based on the potential recreation hours generated by each land use class. This analysis assumes that each employed person living in the City has 3 hours of potential park usage during weekdays (i.e., 1 hour before work, one hour during lunch, and one hour after work), and 12 hours per day on weekends: This potential usage amounts to 39 hours per week. In addition, it is assumed that each non-working person living in the City has 12 hours per day of potential park usage, 7 days a week, or 84 hours per week.

The rationale behind the calculation of residential demand per dwelling unit is as follows. According to the latest U.S. Census Bureau, approximately 66.3% of the population of the City is in the civilian labor force. Next, the park facilities demand (i.e., the EBUs) are converted to EDUs in order to quantify the level of benefit in proportion to a single-family residential dwelling unit, such that the ratio of EDUs per single-family unit is 1.0. Therefore, since on a weekly basis there are 145 hours of park demand per residential unit, one EDU is equal to 145 hours. The calculations for this are presented in detail in Appendix A at the end of this Study.

Table 32: Parks and Recreation Facilities Demand per Unit

Land Use Categories	Ave. Household Size per Unit	Weekly Hours Demand per Unit (EBUs)	EDUs per Unit
Residential	2.68	145	1.0

A summary of park and recreation facilities demand metrics is provided in Table 31 above. In this table, the EDUs per unit used throughout the rest of this analysis are highlighted in gray.

Multiplying the EDUs per dwelling unit by the number of units of new development projected over the build-out period yields the total number of EDUs generated by new development, as presented in Table 32 below.

Table 33: Total Parks and Recreation Facilities Created by New Development

Land Use Categories	EDUs per Unit	New Development per Unit	Total EDUs
Residential	1.00	2,837	2,837
Total			2,837

Per the City’s General Plan, the City established a standard of 3.00 acres per 1,000 residents, i.e., 0.003 acres per resident, which the City intends to use as its park standard for future development (“Future Park Standard”) to satisfy the demand created by new development. Based on the population growth projections, new development will generate an additional 7,594 residents. Therefore, the City requires a total of 22.28 acres (7,594 residents multiplied by 0.003 acres per resident) to maintain the current level of service

Table 34: Total Acres to Meet Future Park Standard

Land Use Categories	Park Acres per 1,000 Residents ¹	Projected Population Growth	Total Acres Required ²
Residential	0.003	7,594	22.78
Total		7,594	22.78

Notes:

1. Acres are calculated out and rounded to 3 decimal places.
2. Totals are subject to rounding error.

C.5 Fee Calculation

After determining that the City requires a total of 22.78 acres of new park and recreation facilities to meet the Future Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the required acreage of new facilities. **Table 34**, below, presents the total costs of new parks and recreation facilities (i.e., development and construction costs which equal \$27,513,799 million in projected facility expenditures necessary to meet the Future Park Standard for new development).

Notably, 100% of the park and recreation facilities costs will be allocated to new development as such facilities would satisfy the Future Park Standard and do not reflect any unmet needs or deficiencies pertaining to existing development.

Table 35: Financing Required to Meet Future Parks and Recreation Standards ¹

Facility Type	Number of Acres Required	Cost per Acre	Facilities Cost
Parks Development Facilities	22.78	\$1,238,090	\$28,205,494
Less: Offsetting Revenues			\$691,695
Net Cost of Facilities			\$27,513,799

Note:

1. Numbers may not sum due to rounding.

C.6 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Park Facilities calculation total. As of the end of June 2024, the City had \$691,695 in its current Park Facilities account that needed to be subtracted from the facilities cost total as indicated in Table 34 above.

C.7 Park Facilities Fee Calculations

Based on data presented in Table 35 below the total number of EDUs resulting from new development is 2,837. Dividing the net cost of facilities (i.e., the revenues to be generated by the park fee program) over the 2,837 EDUs yields an allocation cost of \$9,698 per EDU, as shown below.

Table 36: Cost Allocation per EDU ¹

Percentage Allocated to New Development	Total Cost Allocated to New Development	Cost per EDUs
\$27,513,799	2,837	\$9,698

Note:

1. Numbers may not sum due to rounding.

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

To determine the Fee per sq. ft., the cost allocated to new development \$27,513,799 was divided by the total anticipated residential square feet (5,842,858) and resulted in a Fee for Park facilities of \$4.71 per square foot. Details of this calculation are shown in the tables below.

Table 37: Parks and Recreation Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	2,837		2,837
Total Residential		2,837	[a]	2,837
		Total Cost per EDU	[b]	\$9,698
		Total Fees	[c] = [a] x [b]	\$27,513,799
		Total Residential Sq. Ft.	[d]	5,842,858
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	\$4.71

Note:

1. Numbers may not sum due to rounding.

C.8 Proposed Fees

The proposed Park Fee amounts are summarized in Table 37 below.

Table 38: Cost Allocation by Land Use Type ¹

Land Use Categories	EBU's per Unit	Cost Allocation per Sq. Ft.	New Development in Units	Cost Financed	% Cost Financed
Residential	1.00	\$4.71	2,837	\$27,513,799	100.0%
Total				\$27,513,799	100.0%

Note:

1. Numbers may not sum due to rounding.

C.9 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard

Table 37a: Parks Fee Summary with 2.0% Administrative Fee

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$4.80
Multi-Family (Per Sq. ft.)	\$4.80

C.10 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

D Transportation

D.1 Transportation Facilities (Nexus Requirement AB 1600)

The City's goal is to improve the streets on a prioritized list over the build-out horizon. Improvements for each street will focus on interchange improvements, widening lanes and ramps, traffic signal replacement, and Uninterruptible Power Supplies (UPS) installation. This additional infrastructure support is necessary to provide safe and efficient vehicular access throughout the City. The proposed DIF is to help meet the transportation demand of new development through 2040. The City identified the need for the transportation infrastructure and equipment, as shown described in **Table 38** below.

The DIF will provide a source of revenue to the City to allow for the acquisition, installation, and construction of needed transportation facilities, which in turn will both preserve the quality of life in the City and protect the health, safety, and welfare of the existing and future residents and employees.

The table below illustrates how the transportation fee will meet the requirements of AB 1600 with regard to use of fees, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements

Table 39: Transportation Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct various transportation projects including interchange improvements, on/off ramps, traffic signals, and other infrastructure that will mitigate the impacts of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of interchange improvements, on/off ramps, traffic signals, and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new transportation projects upon which new residents and employees will travel. A Fee imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	The additional traffic volumes generated by new development will impact current levels of congestion. New interchange improvements, on/off ramps, traffic signals, and other infrastructure are needed to mitigate the impacts of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes and increase the level of congestion to a condition well below City standards.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	Project costs are allocated to new development based on the percentage of traffic volume generated by new development to the total traffic volume at build-out. The specific fee imposed on the various land uses are based on the relative trip generation rate as compared to a residential unit (baseline rate or EDU factor).

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. Notably, for Transportation Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 39 below provides a summary of the Needs List. The facility costs presented below are based on estimates provided by the City.

Table 40: Transportation Facilities Costs

Transportation Services Facilities	Facility Cost
In Montclair on I-10 at Monte Vista - Interchange	\$2,107,922
In Ontario on I-10 at 4th St/Grove Ave – Interchange	\$505,321
In Ontario on I-10 at Euclid - Widen EB and WB Ramps	\$936,886
Widen Arrow from County Line to Central - 2 to 4 Lanes	\$2,258,000
Traffic Signal Equipment Replacement and UPS Installation	\$4,000,000
Transportation Facilities Subtotal	\$9,808,129
Offsetting Revenue	\$448,794
Total	\$9,359,335

D.2 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Transportation Facilities calculation total. As of the end of June 2024, the City had \$448,794 in its current Transportation Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 39** above.

D.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary.

Level of service for streets and intersections is commonly defined in terms of level of service (LOS) categories A through F as defined in the Highway Capacity Manual published by the Transportation Research Board. The Circulation Element portion of the City’s General plan states “The roadway system should be designed to provide the necessary capacity to accommodate the traffic generated from the future build-out of the Land Use Plan while maintaining Level of Service standards.” The Level of Service for the City’s Transportation System is outlined in Policy CIR-1.1:

Roadway system - Require the City’s roadways to:

- a. *Provide accommodation for transit, bicyclists, and pedestrians within the public right-of-way.*
- b. *Comply with Federal, State, San Bernardino County, and local standards for*
- c. *roadway design, maintenance, and operation.*

- d. *Strive to maintain LOS D at all intersections outside of the Downtown Specific Plan area and the Transit Priority Roadways except where such improvements are physically infeasible or would negatively impact bicyclists, pedestrians, or transit patrons.*
- e. *Strive to maintain LOS E at all intersections within the Downtown Specific Plan area and intersections along the Transit Priority Roadways.*
- f. *Provide future capacity as envisioned with the Future Roadway System map.*

The City's Transportation facilities that have been built to date are consistent with the existing level of service required by the City to serve needs of the population. According to the City, most of the intersections operate at E or better. The list of projects to be built by the City (and presented in detail in the Appendix to this Study) details the planned facilities necessary to provide required services to the City, and it also outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing transportation facilities represents the current level of service which would be applied to new development. Notably, the future facilities have been identified by the City (on their Capital Improvement Plan) as facilities required to serve both new and existing development, and therefore any increase in level of service above and beyond the current level of service would be an increase required to meet the plan approved by the City.

D.4 Calculation Methodology

Transportation Fees were calculated for each of the four (4) land use categories based on the number of PM Peak Hour Trips (PHTs), i.e., the EBU factor (see Section V) generated by each land use. Total PHTs were calculated by applying these trips rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, the Institute of Transportation Engineers ("ITE") uses PM peak hours to define daily trip generation per dwelling unit (for residential units) and daily trip generation per 1,000 building square feet of each category of non-residential development.

All proposed Transportation facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EBUs. As illustrated below in **Table 40**, 91.79% of the costs will be allocated to existing development and 8.21% of the costs will be allocated to new development. Based on this allocation between new and existing development, \$768,766 of the \$9,359,335 in Transportation facilities costs would be funded by the Fee imposed on new development. The remaining \$8,590,569 must be funded through other sources to be determined by the City.

Table 41: Transportation Facilities Cost Allocation Summary

Development Type	Peak Hour Trips (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	50,581	91.79%	\$8,590,569
New Development	4,526	8.21%	\$768,766
Total	55,108	100.00%	\$9,359,335

To calculate the Fees, DTA determined the number of PHTs expected through 2040 based on the expected residential and non-residential growth in the City. The analysis estimates that a maximum of 4,526 additional PHTs would be generated by the land use growth, as detailed in Table 41 below.

Table 42: Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	PHT Generation Rate ¹	Total PHTs (EBUs) ²
Residential	2,837		0.80	2,261
Commercial		590,884	2.85	1,686
Office		217,193	1.71	371
Industrial		404,482	0.52	208
Total				4,526

Notes:

1. Projected PHTs per unit for residential and per 1,000 Square Feet for non-residential.
2. Numbers may not sum due to rounding.

Table 42 presented below summarizes the cost per PHT, which is generated by dividing the cost to new development of \$768,766 by the number of PHTs that will be generated by new development (4,526). When accounting for the 4,526 planned PHTs in the City, the cost per PHT totals \$170 as shown in the table below. The cost per PHT (\$170) was then applied to the various land uses and their respective PHT trip generation rates to determine the proposed Fee.

Table 43: Cost per EBU ¹

Proposed Facilities Costs	Total
Cost Allocated to New Development	\$768,766
Total PHTs Added by New Development	4,526
DIF Cost Per PHT	\$170

Note:

1. Numbers may not sum due to rounding.

D.5 Transportation Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by first multiplying the cost per EDU of \$170 by the total number of residential EBUs (2,261), resulting in the total amount funded from residential property of \$383,924. This result was then divided by the total anticipated residential square feet 5,842,858, to generate the fee per square foot of \$0.07. Details of this calculation are shown in the table below.

Table 44: Residential Transportation Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	PHTs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	0.80	2,837		2,261
Total Residential		2,837	[a]	2,261
Total Cost per EDU			[b]	\$170
Total Fees			[c] = [a] x [b]	\$383,924
Total Residential Sq. Ft.			[d]	5,842,858
Total Cost per Residential Sq. Ft.			[e] = [c]/[d]	\$0.07

Note:

1. Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was determined by multiplying the cost per EBU of \$170 by the total number of non-residential EBUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 45: Non-Residential Transportation Facilities Costs Financed by Fee Summary per Land Use Category ¹

Land Use Type	EBUs per Non-Res. Sq. Ft. ¹	Non-Residential Fee/per 1,000 SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x EBU	[c]	[e] = [c] x [b]
Commercial	2.85	\$485	590,884	\$286,386
Office	1.71	\$290	217,193	\$63,078
Industrial	0.52	\$87	404,482	\$35,379
Total				\$384,842

Note:

1. Numbers may not sum due to rounding.

D.6 Proposed Fees

The proposed Transportation Fee amounts are summarized in Table 45 below.

Table 46: Transportation Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft./ Non-Res. Sq. Ft	Costs Financed by Fees
Residential	\$0.07	5,842,858	\$383,924
Commercial	\$485	590,884	\$286,386
Office	\$290	217,193	\$63,078
Industrial	\$87	404,482	\$35,379
Total			\$768,766

D.7 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City’s costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City’s request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard.

Table 45a: Transportation Fee Summary with 2.0% Administrative Fee

Land Use	Fees
Single Family (Per Sq. ft.)	\$0.07
Multi - Family (Per Sq. ft.)	\$0.07
Commercial (Per 1,000 SF)	\$494
Office (Per 1,000 SF)	\$296
Industrial (Per 1,000)	\$89

D.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

E Water Fees

E.1 Water Facilities (Nexus Requirement AB 1600)

DTA's estimates of new development and increased water demand by the City has provided the basis for calculating the water facilities fee. The need for water facilities improvements is based on the water demand placed on the system by development. In this Study, DTA has determined that a reasonable measure of demand is the flow generation rate, expressed as the number of gallons per day generated by a specific type of land use, both residential and non-residential. Flow generation rates are assumed to be a reasonable measure of demand on the City's system of water improvements because they represent the average rate of demand that will be placed on the system per land use designation. The Water facilities category includes those facilities used by the City to provide basic water supply and distribution services to residents and employees within the City.

Table 46 below illustrates how the water facilities fee will meet the requirements of AB 1600 with regard to use of Fees, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 47: Water Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for construction of water projects including capacity improvements, reservoir infrastructure, treatment projects, pipeline projects and equipment that will mitigate the impacts of new development on the City's Water facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of water projects such as capacity improvements, reservoir infrastructure, treatment projects, pipeline projects, and other equipment within the City limits
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development in the City's Water Service Area will generate additional residents and employees who will increase the demand for water facilities. Water fees collected from new development will be used exclusively for construction-related costs associated with these projects. New water infrastructure is needed to deliver water to new residents and employees. Fees imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	Residential and non-residential growth within the City's Water Service Area will increase the demand for potable water. In order to meet this demand, the City will need to expand their water system to mitigate the impacts of new development in the Water Service Area.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The cost of the proposed potable water facilities is based on increased demand for potable water from new development. Project costs are allocated to new development based on the percentage of relative water demand from new development as compared to total service area demand. The Fees for each land use is based on the relative potable water demands among the various land uses for new development.

Notably, for Water Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 47** below provides a summary of the Needs List. The facility costs presented below are based on estimates provided by the City.

Table 48: Summary Water Facilities Costs

Water Facilities	Facility Cost
9th Street Water Improvements (Benson Ave. to Mountain Ave.)	\$500,000
14th Street Water Improvements (Campus to Grove)	\$500,000
17th Street Water Main (San Antonio Ave. to Euclid Ave.)	\$500,000
19th Street Water Improvements (Mountain Ave. to Euclid Ave.)	\$800,000
Alpine/Vernon/Palm Ave. Water Mains	\$1,600,000
Arrow Highway Water Improvements	\$800,000
Campus Avenue Water Main	\$1,400,000
Foothill Blvd. Water Main (Mountain to San Antonio)	\$750,000
Generator at Plant 2 (24th St.)	\$260,000
Generator at Plant 6 (15th St.)	\$787,890
Grove Avenue Water Main (Foothill Blvd. to 15th St.)	\$1,200,000
Huntington Drive Water Main (Benson Ave. to West End)	\$1,200,000
Mulberry Ave. Water Main (Foothill Blvd. to 13th St.)	\$450,000
Reservoir 16 Improvements	\$5,000,000
Other Reservoir Improvements	\$20,000,000
Generators for back-up power supply	\$2,500,000
Water Main Improvements	\$10,000,000
Reservoir Projects	\$400,000
Reservoir Projects	\$450,000
Reservoir Projects	\$275,000
Reservoir Projects	\$100,000
Reservoir Projects	\$400,000
Reservoir Projects	\$475,000
Reservoir Projects	\$475,000
Reservoir Projects	\$400,000
Reservoir Projects	\$3,500,000
Treatment Plan Projects	\$2,925,000
Treatment Plan Projects	\$700,000
Treatment Plan Projects	\$200,000
Treatment Plan Projects	\$600,000
Treatment Plan Projects	\$550,000
Treatment Plan Projects	\$400,000
Treatment Plan Projects	\$450,000
Treatment Plan Projects	\$200,000
Pipeline Projects	\$500,000
Pipeline Projects	\$2,500,000
Water Facilities Subtotal	\$63,747,890
Offsetting Revenues	\$272,083
Total	\$63,475,807

E.2 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Water Facilities calculation total. As of the end of June 2024, the City had \$272,083 in its current Water Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 47** above.

E.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary. This section looks at the Level of Service for water facilities, a system that involves several considerations related to water supply, gallons per day, water quality, storage capacity, water pressure and citywide reliability.

The City's 2010 Water Master Plan update identifies and itemizes all existing and planned facilities necessary to provide required service to the City and it also outlines the criteria used to design a system needed to serve both existing and future development. The list of projects to be built by the City (and presented in detail in the Appendix to this Study) details the planned facilities necessary to provide required services to the City, and it also outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing transportation facilities represents the current level of service which would be applied to new development. Notably, the future facilities have been identified by the City (on their Capital Improvement Plan) as facilities required to serve both new and existing development, and therefore any increase in level of service above and beyond the current level of service would be an increase required to meet the plan approved by the City.

E.4 Calculation Methodology

Water Fees were calculated for each of the four (4) land use categories based on the water usage, measured in terms number of gallons per day ("GDP"), (i.e., the EBU factor - see Section V) generated by each land use. Total GDPs were calculated by applying these water usage rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, flow generation rates (i.e., gallon per day per acre) per for residential units and non-residential development, are published in the City's Water System Master Plan.

All proposed Water facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated

between existing development and new development based on their percentage of build-out EBUs. As illustrated in **Table 48** below, 91.28% of the costs will be allocated to existing development and 8.72% of the costs will be allocated to new development. Based on this allocation between new and existing development, \$5,533,150 of the \$63,475,807 in Water Facilities costs would be funded by the Fee imposed on new development. The remaining \$57,942,658 must be funded through other sources to be determined by the City.

Table 49: Water Facilities Cost Allocation Summary ¹

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	91.28%	\$57,942,658
New Development	8.72%	\$5,533,150
Total	100.00%	\$63,475,807

Note:

1. Some figures may not sum due to rounding.

To determine the Water Fees, DTA calculated the number of GPDs expected through 2040 based on the expected residential and non-residential growth in the City. As shown in **Table 49** below, the analysis estimates that a maximum of 1,484,665 additional GPDs would be generated by the land use growth.

Table 50: Water Usage by Land Use

Land Use Type	Projected Development (Units/Sq. Ft.)	Water Usage Rate	Total GPDs (EBUs) ^{1 2}
Residential	2,837	474	1,344,796
Commercial	590,884	115	67,824
Office	217,193	161	34,902
Industrial	404,482	92	37,142
Total			1,484,665

Notes:

1. Projected GPDs per unit for residential and per 1,000 Square Feet for non-residential.
2. May not sum due to rounding.

Table 50 presented below summarizes the cost per 1,000 GPD (note, per 1,000 GPDs is used to avoid rounding significant figures), which is generated by dividing the cost to new development of \$5,533,150 by the number of GPDs that will be generated by new development (1,484,665) and multiplying by 1,000. When accounting for the 1,484,665 planned GPDs in the City, the cost per GPD totals \$3,730 as shown in the table below. This cost was then applied to the various land uses and their respective GPD generation rates to determine the proposed Fee.

Table 51: Cost per EBU ¹

Proposed Facilities Costs	Calculation	Total
Cost Allocated to New Development	[a]	\$5,533,150
Total GPDs Added by New Development	[b]	1,484,665
Multiplier	[c]	1,000
DIF Cost Per 1,000 GPDs	$([a]/[b]) \times [c]$	\$3,730
Cost per EBU	[c]/1,000	\$3.73

Note:

- Numbers may not sum due to rounding.

E.5 Water Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Water Fee per sq. ft. was determined by first multiplying the cost per EBU of \$3.73 by the total number of residential EBUs (1,344,796), resulting in the total amount funded from residential property of \$5,011,876. This result was then divided by the total anticipated residential square feet (5,842,858) to generate the residential Fee per square foot of \$0.86. Details of this calculation are shown in the table below.

Table 52: Residential Water Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	GPDs per Unit	Number of Projected Units	Calculation	Total GPDs
Residential	474	2,837		1,344,796
Total Residential			[a]	1,344,796
Total Cost per EBU			[b]	\$3.73
Total Fees			$[c] = [a] \times [b]$	\$5,011,876
Total Residential Sq. Ft.			[d]	5,842,858
Total Cost per Residential Sq. Ft.			$[e] = [c]/[d]$	\$0.86

Note:

- Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was determined by multiplying the cost per EBU of \$3.73 by the total number of non-residential EBUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 53: Non-Residential Water Facilities Costs Financed by Fee Summary per Land Use Category ¹

Land Use Type	EBUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res. SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x EBU	[c]	[e] = [c] x [b]
Commercial	115	\$428	590,884	\$252,772
Office	161	\$599	217,193	\$130,077
Industrial	92	\$342	404,482	\$138,425
Total				\$521,753

Note:

- Numbers may not sum due to rounding.

E.6 Proposed Fees

The proposed Water Fee amounts are summarized in **Table 53** below.

Table 54: Water Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft. Non-Res. Sq. Ft	Costs Financed by Fees
Residential	\$0.86	5,842,858	\$5,011,876
Commercial	\$428	590,884	\$252,772
Office	\$599	217,193	\$130,077
Industrial	\$343	404,482	\$138,425
Total			\$5,533,150

Note:

- Numbers may not sum due to rounding.

E.7 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard

Table 53a: Water Fee Summary with 2.0% Administrative Fee

Land Use	Fee Schedule
Single Family (Per Sq. ft.)	\$0.87
Multi-Family (Per Sq. ft.)	\$0.87
Commercial (Per 1,000 SF)	\$436
Office (Per 1,000 SF)	\$611
Industrial (Per 1,000)	\$349

E.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

F Sewer Facilities

F.1 Sewer Facilities (Nexus Requirement AB 1600)

The Sewer Facilities category includes those facilities used by the City to provide basic sanitary sewer services to residents and employees within the City. These elements consist of downstream collectors conveying wastewater from local drainage areas such as residential tracts and business parks to county trunk sewer lines and treatment facilities. These proposed facilities have Citywide benefit by ensuring that there will be sufficient system-wide capacity to collect wastewater from new and existing development to year 2040. This section of the study takes into consideration existing and future needs to accommodate City staff at build-out and addresses the need for expansion of City sewer facilities.

In order to serve future development through General Plan build-out, the City has identified the need for landfill flare modifications, trunk main upgrades, manhole projects, and numerous Sewer rehab projects.

Table 54 below illustrates how the Sewer Facilities Fee will meet the requirements of AB 1600 with regard to the use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for the facilities, and proportionality requirements.

Table 55: Sewer Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for construction of sewer facilities such as landfill flare modifications, trunk mains, sewer rehabilitation, manholes, and equipment that will mitigate the impacts of new development on the City's Sewer facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Revenue from this fee will be used to construct and expand new sewer facilities such landfill flare modifications, trunk mains, sewer rehabilitation, manholes and equipment that will be used to provide general sewer collection and treatment services.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the Fee is imposed.	New residential and non-residential development will generate additional residents and employees that will increase the demand for Sewer facilities. Sewer Fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	New residential and non-residential development City's Sewer Service Area will generate additional residents and employees that will increase the need to collect and treat sewage generated by such new development. New sewer infrastructure such manholes, landfill flare modifications, trunk mains, sewer rehabilitation, and equipment are needed to collect and treat sewer generated from new development in the City's Sewer Service Area.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	The cost of the proposed facilities is based on projected sewer generation from the various land uses. The amount of the fee for each land use is calculated based on the relative contribution of Citywide sewer flow from each land use.

Notably, for Sewer Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 55** below provides a summary of the Needs List. The facility costs presented below are based on estimates provided by the City.

Table 56: Sewer Facilities Needs List

Sewer Facilities	Facility Cost
Landfill Flare Modifications	\$445,000
Richland Street Trunk Main Upgrades	\$75,000
Manhole Adjustments to Grade for City/County Shared Roadway Project	\$150,000
Citywide Sewer Rehab 2021/2022	\$400,000
Citywide Sewer Rehab 2022/2023	\$500,000
Citywide Sewer Rehab 2023/2024	\$300,000
Citywide Sewer Rehab 2024/2025	\$300,000
Citywide Sewer Rehab 2025/2026	\$300,000
Citywide Sewer Rehab 2026/2027	\$300,000
Citywide Sewer Rehab 2027/2028	\$300,000
Citywide Sewer Rehab 2028/2029	\$300,000
Citywide Sewer Rehab 2029/2030	\$300,000
Citywide Sewer Rehab 2030/2031	\$300,000
Subtotal	\$3,970,000
Offsetting Revenues	\$561,286
Sewer Facilities Total	\$3,408,714

The reasonable relationship used to allocate sewer costs between existing and future development is relative to wastewater generation. Wastewater generation used in sewer facilities is directly related to water demand. Interior water usage (excluding landscape irrigation since it is considered a component of water demand) generally constitutes half (and often times more) of the total water demand for a residential unit.

F.2 Offsetting Revenues

According to the City Staff there are offsetting revenues that need to be considered in the Sewer Facilities calculation total. As of the end of June 2024, the City had \$561,286 in its current Sewer Facilities account that needed to be subtracted from the facilities cost total as indicated in Table 55 above.

F.3 Level of Service

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary. This section looks at the Level of Service for sewer facilities to ensure that there will be sufficient system-wide capacity to collect wastewater from new and existing development by the year 2040. The City’s 2006 Plan identifies and itemizes all existing and planned facilities necessary to provide required service to the City and it also outlines the

criteria used to design a system needed to serve both existing and future development.

In the City's Wastewater/Sewer section of the current General Plan, it states "*Ensure that all wastewater collection and conveyance facilities are constructed to serve the ultimate build-out of all developments.*" As stated, the City's 2006 Sewer Master Plan update identifies and itemizes all existing and planned facilities necessary to provide required service to the City and it also outlines the criteria used to design a system needed to serve both existing and future development. The list of projects to be built by the City (and presented in detail in the Appendix to this Study) details the planned facilities necessary to provide required services to the City, and it also outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing transportation facilities represents the current level of service which would be applied to new development. Notably, the future facilities have been identified by the City (on their Capital Improvement Plan) as facilities required to serve both new and existing development, and therefore any increase in level of service above and beyond the current level of service would be an increase required to meet the plan approved by the City.

F.4 Calculation Methodology

Sewer Fees were calculated for each of the four (4) land use categories based on the wastewater generation, measured in terms number of gallons per day ("GDP"), (i.e., the EBU factor - see Section V) generated by each land use. Total GDPs were calculated by applying these wastewater generation rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, flow generation rates (i.e., gallon per day per acre) per for residential units and non-residential development, are published in the City's Sewer System Master Plan.

All proposed sewer facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EBUs. As illustrated **Table 56 below**, 91.30% of the costs will be allocated to existing development and 8.70% of the costs will be allocated to new development. Based on this allocation between new and existing development, \$296,482 of the \$3,408,714 in sewer facilities costs would be funded by the Fee imposed on new development. The remaining \$3,112,232 must be funded through other sources to be determined by the City.

Table 57: Sewer Facilities Cost Allocation Summary

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	91.30%	\$3,112,232
New Development	8.70%	\$296,482
Total	100.00%	\$3,408,714

Sewer generation is directly related to water demand. Interior water usage (excluding landscape irrigation since it is considered a component of water demand) generally constitutes half (and often times more) of the total water demand for a residential unit. To determine the Sewer Fees, DTA calculated the number of GPDs expected through 2040 based on the expected residential and non-residential growth in the City. As shown in **Table 57** below, the analysis estimates that a maximum of 767,256 additional GPDs would be generated by the land use growth. This is explained in detail in **Appendix A**.

Table 58: Sewer Generation by Land Use ¹

Land Use Type	Projected Development (Units/Sq. Ft.)	Wastewater Generation Rate ¹	Total GPDs (EBUs) ¹
Residential	2,837	241	683,746
Commercial	590,884	69	40,694
Office	217,193	69	14,958
Industrial	404,482	69	27,857
Total			767,256

Notes:

1. Projected GPDs per unit for residential and per 1,000 Square Feet for non-residential.
2. Total may not sum due to rounding

Table 58 presented below summarizes the cost per 1,000 GPD (note, per 1,000 GPDs is used to avoid rounding significant figures), which is generated by dividing the cost to new development of \$296,482 by the number of GPDs that will be generated by new development (767,256) and multiplying by 1,000. When accounting for the 767,256 planned GPDs in the City, the cost per GPD totals \$386 as shown in the table below. This cost was then applied to the various land uses and their respective GPD generation rates to determine the proposed Fee.

Table 59: Cost per EBU ¹

Proposed Facilities Costs	Calculation	Total
Cost Allocated to New Development	[a]	\$296,482
Total GPDs Added by New Development	[b]	767,256
Multiplier	[c]	1,000
DIF Cost Per 1,000 GPDs	$([a]/[b]) \times [c]$	\$386
Cost per EBU	[c]/1,000	\$0.39

Note:

- Numbers may not sum due to rounding.

F.5 Sewer Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by first multiplying the cost per EBU of \$0.39 by the total number of residential EBUs (683,746), resulting in the total amount funded from residential property of \$264,212. This result was then divided by the total anticipated residential square feet (5,842,858) to generate the Fee per square foot of \$0.05. Details of this calculation are shown in the table below.

Table 60: Residential Sewer Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	GPDs per Unit	Number of Projected Units	Calculation	Total GPDs
Residential	241	2,837		683,746
Total Residential			[a]	683,746
<i>Total Cost per EBU</i>			[b]	\$0.39
Total Fees			$[c] = [a] \times [b]$	\$264,212
Total Residential Sq. Ft.			[d]	5,842,858
Total Cost per Residential Sq. Ft.			$[e] = [c]/[d]$	\$0.05

Note:

- Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was determined by multiplying the cost per EBU of \$0.05 by the total number of non-residential EBUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 61: Non-Residential Sewer Facilities Costs Financed by Fee Summary per Land Use Category ¹

Land Use Type	EBUs per 1,000 Non-Res. Sq. Ft. ¹	Fee per 1,000 Non-Res. SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x EBU	[c]	[e] = [c] x [b]
Commercial	69	\$27.00	590,884	\$15,725
Office	69	\$27.00	217,193	\$5,780
Industrial	69	\$27.00	404,482	\$10,764
Total				\$32,270

Note:

- Numbers may not sum due to rounding.

F.6 Proposed Fees

The proposed Sewer Fee amounts are summarized in Table 61 below.

Table 62: Sewer Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft./ Non-Res. Sq. Ft	Costs Financed by Fees
Single-Family	\$0.05	5,842,858	\$264,212
Commercial	\$27	590,884	\$15,725
Office	\$27	217,193	\$5,780
Industrial	\$27	404,482	\$10,764
Total			\$296,482

Note:

- Numbers may not sum due to rounding.

F.7 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard.

Table 61a: Sewer Fee Summary with 2.0% Administrative Fee

Land Use	Fee Schedule
Single-Family (per DF)	\$0.05
Multi-Family (per SF)	\$0.05
Commercial (per 1,000 SF)	\$27
Office (per 1,000 SF)	\$27
Industrial (per 1,000)	\$27

F.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

G Storm Drain Fees

G.1 Storm Drain Facilities (Nexus Requirement AB 1600)

The Storm Drain Facilities element will serve the residents of City by providing facilities that ensure proper water drainage in those areas susceptible to storm water runoff. Storm Drain Facilities include those used by the City to provide storm drainage services to both residents and employees within the City. The Storm Drain Fee will include facilities and improvements necessary to handle the storm drain runoff created by new development through build-out by the year 2040. The City identified the need for facilities and improvements as shown below in **Table 62**.

Table 62 below illustrates how the Storm Drain Facilities Fee will meet the requirements of AB 1600 with regard to the use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for the facilities, and proportionality requirements.

Table 63: Storm Drain Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct and expand storm drain improvements that will mitigate the impacts of new development on the City's storm drain system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction and expansion of storm basins, laterals, tributary drains, and related projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct and expand storm drain basins, laterals, tributary drains and related improvements. Storm drain fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such new development and any resulting increase in LOS above and beyond the current LOS that is required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and type of development project on which the Fee is imposed.	Storm Drain Fee revenue will go towards new facilities and improvements necessary to handle the storm drain runoff created by new development. The construction and expansion storm drain basins, laterals, tributary drains and related improvements is needed to ensure proper drainage of storm water runoff to protect from flooding.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and cost of the public facility.	Project costs are allocated to new development based on the storm water runoff generated by new development. The specific Fee imposed on the various land uses are based on stormwater runoff coefficients as compared to a residential unit (baseline rate or EDU factor).

For Storm Drain Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 63** below provides a summary of the Needs List. The facility costs presented below are based on estimates provided by the City.

Table 64: Storm Drain Facilities Costs

Storm Drain Facilities	Facility Cost
MN 1-5+B22:H62B22:G62 (Storm Drain Project)	\$1,184,374
WS A-02: Campus Ave (Arrow to Foothill)	\$2,089,097
WS A-02: Foothill Blvd. segment (Campus to Euclid)	\$5,833,139
WS A-02: Euclid Ave segment (Foothill to 18th St)	\$4,202,889
WS A-02: 11 laterals	\$7,565,043
WS A-03: Euclid Ave (SRPP to Foothill Blvd)	\$2,613,482
WS A-03: San Antonio Ave (13th St to 18th St)	\$2,863,728
WS A-03: 11 laterals	\$5,761,705
WS A-04: Foothill Blvd. (San Antonio to Mountain)	\$4,851,987
WS A-04: 12 laterals	\$3,310,146
WS A-04: Mountain Ave (Foothill to 18th St.)	\$4,613,345
WS B: West Cucamonga Tributary drains	\$13,194,479
WU A2: 1th Street, from Benson to Cabrillo Park	\$1,166,985
WU A3: Greenbelt Park Aviation corridor drain	\$2,283,403
WU A3-1: 14th Street alignment City Yard drain	\$390,615
WU B-1: Foothill Blvd. (Benson Ave. west)	\$605,981
WU B-2: Foothill Blvd. (Benson Ave. east)	\$452,939
WU B-3: 13th Street (Benson Ave. west)	\$488,524
WU B-4: 13th Street (Benson Ave. east)	\$745,684
WU D: Benson Ave (9th St. to 7th St.) connecting to Montclair System	\$2,403,005
WU D-1: 7th Street (Benson Ave east)	\$1,429,813
WU D-2: 8th Street (Benson Ave east)	\$821,795
WU D-3: ATSF RR (Benson Ave east)	\$937,039
WU H: 16th Street (Wilson Ave to Benson to Holliday Pit)	\$2,530,813
WU H-1: Northerly lateral along Benson Avenue (16th St north)	\$1,199,127
WU H-2: Easterly lateral along 16th St (Benson Ave east)	\$524,655
Arrow Hwy Storm Drain (Benson to Fairwood)	\$1,500,000
Storm Drain Facilities Subtotal	\$75,563,793
Offsetting Revenues	\$1,639,563
Storm Drain Facilities Total	\$73,924,230

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable LOS. Therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

G.2 *Offsetting Revenues*

According to the City Staff there are offsetting revenues that need to be considered in the Storm Drain Facilities calculation total. As of the end of June 2024, the City had \$1,328,830 in its current General Facilities account that needed to be subtracted from the facilities cost total as indicated in **Table 63** above.

G.3 *Level of Service*

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. Among these new requirements is that when applicable, a nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary. This section looks at the Level of Service for Storm Drain facilities to ensure that there will be sufficient system-wide capacity to direct storm drain runoff at storm recurrence intervals as dictated by City policy from new and existing development.

The list of projects to be built by the City (and presented in detail in the Appendix to this Study) details the planned facilities necessary to provide required services to the City, and it also outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing transportation facilities represents the current level of service which would be applied to new development. Notably, the future facilities have been identified by the City (on their Capital Improvement Plan) as facilities required to serve both new and existing development, and therefore any increase in level of service above and beyond the current level of service would be an increase required to meet the plan approved by the City.

G.4 *Calculation Methodology*

Storm Drain Fees were calculated for each of the five (5) land use categories based on the runoff rates, measured in terms relative contribution of runoff, (i.e., the EBU factor - see Section V) generated by each land use. Specifically, the reasonable relationship used to allocate storm drain costs between existing, converted use and future development is relative runoff contribution. A rational method of computing runoff rates was used in the form of $Q = C \times I \times A$, where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area studied, "I" is rainfall intensity, and "A" is Area, in acres of the study area. A runoff factor, "C" of 1.00, indicates a totally impervious site, where every drop of rain would find its way to the public streets as runoff. However, it can be shown that only the relative contribution of runoff needs to be considered if a unit of runoff is computed (Q/I), where only the runoff factor and acreage are considered. This is the assumption used in this calculation.

Total Runoff was calculated by applying these runoff factors to the estimated acreage attributable to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, runoff factors per acre for residential units and non-residential development, are based on numbers provided by the City Staff and from the 2020 Cal Trans Design Highway Design Manual Chapter 810 Hydrology.

All proposed Storm Drain facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build-out EBUs. As illustrated in **Table 64** below, 91.41% of the costs will be allocated to existing development and 8.59% of the costs will be allocated to new development. Based on this allocation between new and existing development, \$6,352,897 of the \$74,924,230 in Storm Drain facilities costs would be funded by the Fee imposed on new development. The remaining \$67,571,333 must be funded through other sources to be determined by the City.

Table 65: Storm Drain Facilities Cost Allocation Summary

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	91.41%	\$67,571,333
New Development	8.59%	\$6,352,897
Total	100.00%	\$73,924,230

Notes:

1. Some figures may not sum due to rounding.

To determine the Storm Drain Fees, DTA calculated the total runoff expected through 2040 based on the anticipated residential and non-residential growth in the City. As shown in **Table 65** below, the analysis estimates that new development will generate a total runoff of approximately 267 EBUs.

Table 66: Storm Drain Usage by Land Use

Land Use Type	Projected Development (Units/Sq. Ft.)	Developed Acreage	Runoff Rate Coefficient "C" (per Acre)	Total Runoff (EBUs) ^{1 2}
Residential	2,837	416	0.52	216
Commercial	590,884	27	0.95	26
Office	217,193	10	0.90	9
Industrial	404,482	19	0.85	16
Total		471		267

Notes:

1. There are 267 total acres susceptible to runoff.
2. Totals may not sum due to rounding.

Table 66 presented below summarizes the cost per unit runoff which is generated by dividing the cost to new development of \$6,379,601 by the unit runoff that will be generated by new development (267). When accounting for the anticipated unit runoff from new development, the cost per unit runoff totals \$23,898 as shown in the table below. This cost was then applied to the various land uses and their respective total runoff rates to determine the proposed Fee.

Table 67: Cost per EBU ¹

Proposed Facilities Costs	Calculation	Total
Cost Allocated to New Development	[a]	\$6,352,897
Total Runoff Added by New Development	[b]	267
DIF Cost Per Unit Runoff	[a]/[b]	\$23,798

Note:

1. Numbers may not sum due to rounding.

G.5 Storm Drain Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Storm Drain Fee per sq. ft. was determined by first multiplying the cost per EBU of \$23.798 by the total number of residential EBUs (216), resulting in total amount funded from residential property of \$5,150,316. This result was then divided by the total anticipated residential square feet (5,842,858) to generate the residential Fee per square foot of \$0.88. Details of this calculation are shown in the table below.

Table 68: Storm Drain Facilities Costs Financed by Fees Summary per Land Use Category 1

Land Use Type	Unit Runoff Per Acre	Number of Developed Acres	Calculation	Total Runoff
Residential	0.52	416		216
Total Residential	N/A	562	[a]	216
<i>Total Cost per EBU</i>			[b]	\$23,798
Total Fees			[c] = [a] x [b]	\$5,150,316
Total Residential Sq. Ft.			[d]	5,842,858
Total Cost per Residential Sq. Ft.			[e] = [c]/[d]	\$0.88

Note:

1. Numbers may not sum due to rounding.

Similarly, the Fee per 1,000 sq. ft. was determined by multiplying the cost per EBU of \$23,798 by the total number of non-residential EBUs applicable with each land use type. The table below summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 69: Storm Drain Facilities Costs Financed by Fee Summary per Land Use Category ²

Land Use Type	EBUs per Acre	Fee per Acre	Fee per 1,000 Non-Res. SF. ¹	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] EBU	[c] = ([b]/43,560/0.5 x 1,000)	[d]	[e] = [c] x [d]/1,000
Commercial	0.95	\$22,608	\$1,038	590,884	\$613,341
Office	0.90	\$21,418	\$983	217,193	\$213,582
Industrial	0.85	\$20,228	\$929	404,482	\$375,659
Total					\$1,207,581

Notes:

1. Based on the assumed Floor Area Ratio of 0.5, and 43,560 sq. ft. per acre.
2. Numbers may not sum due to rounding.

G.6 Proposed fees

The proposed Storm Drain Fee amounts are summarized in Table 69 below.

Table 70: Storm Drain Facilities Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Res Sq. Ft./Non-Res. Sq. Ft	Costs Financed by Fees
Residential	\$0.88	5,842,858	\$5,150,316
Commercial	\$1,038	590,884	\$613,341
Office	\$983	217,193	\$213,582
Industrial	\$929	404,482	\$375,659
Total			\$6,352,897

Note:

1. Numbers may not sum due to rounding.

G.7 Administrative Fee

There is also an Administrative portion of the DIF which is an administrative fee that funds the City's costs of implementing and collecting the DIFs, including but not limited to calculation and collection of the fees, revenue and cost accounting of the fees collected, fee justification analysis, and preparation of any mandated reports. Per the City's request, the administrative component of the DIF is calculated at 2% of

the total impact fees collected in addition to the fees charged to new development, which is a customary industry standard

Table 69a: Storm Drain Fee Summary with 2.0% Administrative Fee

Land Use	Fee Schedule
Single-Family (per DF)	\$0.88
Multi-Family (per SF)	\$0.88
Commercial (per 1,000 SF)	\$1,059
Office (per 1,000 SF)	\$1,003
Industrial (per 1,000)	\$947

G.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2024 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual adjustment based on the current CCCI. This construction cost index is based upon the BCI cost indices average for Los Angeles as produced by ENR.

VII IMPLEMENTATION OF FEE SCHEDULE

In addition to the legal requirements covered in Section III, there are a number of recommendations for the adoption and administration of the DIFs presented in this report. All recommendations presented in this section are based on the Mitigation Fee Act (Government Code §66000 et seq.), also referred to as the “Act,” which provides specific requirements for establishing and administering DIF programs. The Act also mandates procedures for administering impact fee programs, such as the collection and accounting of impact fees, refunds, mandatory updates, and reporting requirements.

At the time the City imposes an impact fee, Government Code 66020 requires a written statement of the amount of the fee and a written notice of a 90-day period during which the imposition of the fee can be protested. Prior to the enactment of Section 66020, a developer could not challenge the validity of fees imposed on a residential development without refusing to pay them. Under these circumstances, developers were required to pay disputed fees before they could be challenged. Section 66020 was drafted to correct that problem.

The various subparts of Section 66020 allow for a procedure that permits a developer to pay the fees under protest, obtain the relevant building permit, and then proceed with the project while pursuing an action to challenge the fees. If the action is successful, the fees will be refunded with interest. However, failure to protest imposition of the fee during the allowed period may deprive the fee payer of the right to any subsequent legal challenges. Any challenges to be filed must be submitted within 90 days of enactment. The subsequent sections provide specific guidelines in implementing DIFs.

A The Collection of DIFs

According to Government Code Section 66007, any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the Certificate of Occupancy is issued, whichever occurs first.

However, utility service fees may be collected at the time an application for utility service is received. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when (i) it receives its final inspection or Certificate of Occupancy, (ii) on a pro rata basis when a certain percentage of the dwellings have received their final inspection or Certificate of Occupancy, or (iii) on a lump sum basis when the first dwelling in the development receives its final inspection or Certificate of Occupancy, whichever of the three occur first.

An exception allows DIFs to be collected at an earlier time if they will be used to reimburse the agency for expenditures previously made or for public improvements or facilities for which money has already been appropriated. If any fee or charge specified is not fully paid prior to the issuance of a building permit for construction, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion.

Statutory restrictions in place for residential development at the time at which fees may be collected do not apply to non-residential development. In cases where the fees are not collected upon the issuance of building permits, Sections 6607(c)(1) and (2) provide that the City may require the property owner of a non-residential development to execute a contract to pay the fee, and subsequently record that contract as a lien against the property owner.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, the water capital improvement fee, water supply fee, and sewer capital improvement fee shall not be applicable to any ADU created within the existing space of a single family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure. Please note that for purposes of this Fee Study, future ADUs are included in the buildout projections, but some of these units may not be required to pay an impact fee. As a result, the City may not collect the full amount of costs as shown in the Needs Lists included herein.

B The Assignment and Expenditure of Fee Revenue

According to Section 66006, if a local agency requires the payment of a fee specified in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement to be funded in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected.

Any interest income earned in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements, but not for individual projects). DTA recommends the continuation of that approach.

Development Impact fee revenue should not be spent on any infrastructure, property or equipment needed to mitigate an existing deficiency.

C Exemptions, Reductions and Waivers.

If a project has characteristics that indicate its impact on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly. The City may decide to voluntarily waive or reduce the fees that would otherwise apply to a project to promote goals such as affordable housing or economic development. However, the implementation of this policy may not result in increased costs for other development projects and is allowed only if such costs are offset from other revenue sources.

D Developer Improvement Credits

If the City maintains a policy that requires a developer, as a condition of project approval, to construct facilities for which impact fees have been or will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for such dedication or construction. Furthermore, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of the facilities or improvements constructed by the developer. If circumstances allow a developer to dedicate land, buildings, or other valuable considerations in lieu of paying fees, the City maintains the discretion to accept or reject such offers and may negotiate the terms under which an offer would be accepted.

E Existing Development Credit

If a project involves the replacement, redevelopment, or intensification of previously existing development, impact fees should be applied only to the portion of the project which represents a net increase in demand for relevant facilities, applying the measure of demand used in this study to calculate that particular fee. Since residential service demand is normally estimated on the basis of demand per dwelling unit, an addition to a single-family dwelling unit typically would not be subject to an impact fee if it does not increase the number of dwelling units in the structure. In any project that results in a net increase in the number of dwelling units, the added units would normally be subjected to impact fees. A similar analysis can be applied to non-residential development using a measure of demand on which impact fees are based.

F Annual Reporting and Accounting of Fees.

AB 1600 requires that both general law and charter cities account for every fee that they collect under its terms. Funds collected for each capital facility or service shall be deposited in separate accounts and not commingled with any other funds for other impact fees. While funds are accruing for individual capital facilities, the City must keep track of each fund and provide an annual report. Section 66006 requires that for each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

1. A brief description of the type of fee in the account or fund;

2. The amount of the fee;
3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected, and the interest earned;
5. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Paragraph (2) of Subdivision (a) of Section 66001, and the public improvement remains incomplete;
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and
8. The amount of refunds made pursuant To Subdivision (e) of Section 66001 and any allocations pursuant to Subdivision (f) of Section 66001.

The City must review the information made available at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public. Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting.

G Refunding Policy

Under the Mitigation Fee Act, Govt. Code §66000 et seq., each DIF must be deposited in a separate capital facilities account and may be expended only for the purposes for which it was collected. For all unexpended fees, the agency must make findings every 5 years that:

1. Identify the purpose to which the fee will be put;
2. Demonstrate a reasonable relationship between the unexpended balance and the purpose for which the fee was charged;
3. Ascertain the sources and funding for any as-yet-incomplete public improvements; and
4. Designate the approximate date the agency expects the funding for uncompleted improvements to be deposited in the account [§66001(d)(1)]. The Act provides that "if the findings are not made as required by [the Act], the local agency shall refund the moneys in the account" to the current owners of the properties for which the fees were paid [§66001(d)(2)].

Failure to make the findings specified in Mitigation Fee Act requires a refund of all unexpended DIFs. When sufficient funds have been collected to complete financing of the public improvements contained in the CIP, the public agency shall identify "an approximate date by which the construction of the public improvement will be commenced" within 180 days of collection of the required funds (Gov. Code §66001(e)). Failure to comply with this requirement also mandates the return of the collected funds, as stated above.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, as mentioned earlier, the water capital improvement fee, water supply fee, and sewer fee shall not be applicable to any accessory dwelling unit created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure.

This report does not address, nor has DTA been asked to determine, whether any current or proposed development impact fees are valid under the U.S. Constitution's Fifth Amendment Takings Clause. In *Sheetz v. County of El Dorado* (2024) ___U.S.___, the U.S. Supreme Court held that its decisions in *Nollan v. California Coastal Comm'n* (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. But the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue in the case and determine how to apply *Nollan/Dolan* in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

H Annual Update of the CIP

It is common for jurisdictions to prepare a CIP in conjunction with a fee program. In fact, AB 1600 encourages the use of a CIP to assist in scheduling and implementing the services and improvements funded through impact fees (Gov. Code §66002). A good CIP establishes a schedule of improvements necessary to accommodate the projected growth. The CIP must indicate the approximate size, location, time of availability, and estimated costs of all improvements to be financed through fees [Gov. Code §66002(a)]. In order to create a usable CIP, a municipality must have an accurate understanding of its current service baseline and its projected growth. This requires an understanding of when, where, and how growth may occur within the area. The more information collected about future growth, the more comprehensive and accurate the CIP will be. A CIP can also help a municipality determine when new public improvements or the expansion of existing public improvements is needed in relation to the timing of new development.

If the public agency adopts a CIP, it must be updated annually [Gov. Code §66002(b)]. 10 days' published notice is provided pursuant to Government Code §65090 and is also provided to any city or county that may be significantly affected by the CIP. If a CIP is adopted and is used as a basis for identifying the use of impact fees, the CIP must be adopted and updated annually by a resolution of the governing body at a public hearing. In the absence of a CIP, an alternative is to identify improvements in other public documents, such as General Plans, land studies, and other documents.

I Administration Costs of Fee Implementation

The cost of implementing the DIFs is not included in the fees themselves and must be determined by the City. To recover the periodic costs of updating the fees studies, implementing the program, ongoing staff costs, managing the updates, and preparing annual and five-year updates required by the Mitigation Fee Act, an administration fee may be added to the impact fees calculated in this Fee Study. DTA recommends that these fee expenses are handled administratively and pass the costs on to user fees charged to applicants for processing fee applications. The calculation of the administrative cost for each fee in this study is presented in each respective fee section and in the Executive Summary.

J Indexing of Impact Fee Rates.

The DIFs presented in this report are based on current facility costs provided by the City and should be adjusted annually to account for inflation. The purpose of the adjustment is to account for future escalation in costs for land, equipment, vehicles, and construction. DTA recommends that after adoption, the fee should be reviewed each year and adjusted by a reliable index such as the ENR BCI generally used as the primary basis for indexing construction costs. Ordinarily, land costs make up a significant portion of the costs covered by the fees and do not lend themselves to traditional cost indexes. As such, land costs should be adjusted to changes in local land prices.

K Updating the Impact Fee Study

As stated in Section III, AB 602 was signed into law in September of 2021 by the Governor of California, and it provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these requirements are that Nexus Studies shall be updated at least every 8 years as of January 1, 2023. However, DTA concurs with the generally accepted policy that 5 years is a good rule-of-thumb time period for impact fee updates, particularly because the required 5-Year Findings (see above) can be approved at that same time. In some instances, fees may remain valid for a longer period of time if the City's land use and facility plans do not change. A case in point is a municipality at or near full build-out capacity. However, a dynamic, growing municipality facing significant changes in land use would do itself a disservice if it maintained the current fee structure for too long without a fee study to update the current rates.

L Administering an Impact Fee Program.

Creating and administering an impact fee program can be a labor-intensive process requiring considerable preparation and training that should not be undertaken more often than necessary. A well-planned fee program can generate sufficient funds to allow the City to adequately mitigate impacts created by future development. Conversely, a poorly planned fee can result in either collecting too little money and being forced to pay for public facilities required as a result of future development through its General Fund or collecting too much money based on an unsupported fee program, thus exposing the City to a fee challenge or a requirement to refund unexpected proceeds.

All personnel involved in the process, including accounting, capital budgeting, and project management of any other area, must be made fully aware of the difference between impact fees and other fees, such as user fees, and of the guidelines and restrictions placed on the expenditure of impact fee revenues. The building impact fees generated in this report are tied to specific facility improvements and cost estimates provided by the City. The fees must be expended accordingly and must be able to withstand any challenges and show that the funds have been properly directed in accordance with proper AB 1600 guidelines.

VIII SUMMARY OF FEES

The total proposed fee amounts to finance new development’s share of the costs of new facilities are summarized below.

Table 71: Proposed Development Impact Fee Summary (Includes 2.0% Administration cost)

Land Use	Residential per Square Foot		Non-Residential per 1,000 Square Feet		
	Single-Family	Multi-Family	Commercial	Office	Industrial
General Facilities	\$0.78	\$0.78	\$1,305	\$2,022	\$669
Police	\$0.43	\$0.43	\$721	\$1,118	\$370
Parks	\$4.80	\$4.80			
Transportation	\$0.07	\$0.07	\$494	\$296	\$89
Water	\$0.87	\$0.87	\$436	\$611	\$349
Sewer	\$0.05	\$0.05	\$27	\$27	\$27
Storm Drain	\$0.90	\$0.90	\$1,059	\$1,003	\$947

APPENDIX A

City of Upland
Development Impact Fee Justification Study



FEE DERIVATION WORKSHEETS

**APPENDIX A-1
CITY OF UPLAND, CALIFORNIA
GENERAL FACILITIES FEE CALCULATION**

I. Inventory of Existing General Government Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	74,836
Land	Acres	17
Vehicles	Vehicle	14
Equipment	Integrated Unit	1

II. Existing General Government Facilities EDU Calculation					
Land Use Type	Number of Persons Served	Number of Units/ Non-Res 1,000 SF	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res SF	Total Number of EDUs
Residential	78,285	29,248	2.68	1.00	29,248
Subtotal Residential	78,285	29,248			29,248
Commercial	7,702	7,112,985	1.08	0.81	5,755
Office	4,386	2,614,538	1.68	1.25	3,277
Industrial	2,705	4,869,099	0.56	0.42	2,021
Subtotal Non-residential	14,792	14,596,622			11,053
Total	93,077				40,301

III. Existing Facility Standard			
Facility Type [3]	Facility Units	Quantity	Facility Units per 1,000 Persons Served
Buildings	Square Feet	74,836	804
Land	Acres	17	0.183
Vehicles	Vehicle	14	0.150
Equipment	Integrated Unit	1	0.011

IV. Future General Government Facilities EDU Calculation					
Land Use Type	Number of Persons Served	Number of Units/ Non-Res 1,000 SF	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res SF	Total Number of EDUs
Residential	7,594	2,837	2.68	1.00	2,837
Subtotal Residential	7,594	2,837	NA	NA	2,837
Commercial	640	590,884	1.08	0.81	478
Office	364	217,193	1.68	1.25	272
Industrial	225	404,482	0.56	0.42	168
Subtotal Non-Residential	1,229	1,212,558	NA	NA	918
Total	8,823		NA	NA	3,755

V. Future Facility Standard			
Facility Type	Facility Units	Facility Units per 1,000 Persons Served	Facilities Units Funded by New Development
Buildings	Square Feet	804	7,094
Land	Acres	0.183	1.617
Vehicles	Vehicle	0.150	1.327
Equipment	Integrated Unit	0.011	0.095

VI. General Government Summary Cost Data					
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	7,094	\$554	\$3,933,133	\$1,047
Land	Acres	1.617	\$1,097,268	\$1,774,379	\$473
Vehicles	Vehicle	1.327	\$33,475	\$44,422	\$12
Equipment	Integrated Unit	0.095	\$7,483,600	\$709,358	\$189
Offsetting Revenue				\$523,365	\$139
Total				\$5,937,927	\$1,581

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	\$0.77	2,837	\$4,486,098
Commercial (Per 1,000 SF)	\$1,279	590,884	755,899
Office (Per 1,000 SF)	\$1,982	217,193	430,484
Industrial (Per 1,000)	\$656	404,482	265,446
			\$5,937,927

(2.0 % Administration Costs included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.78
Multi-Family (Per Sq. ft.)	\$0.78
Commercial (Per 1,000 SF)	\$1,305
Office (Per 1,000 SF)	\$2,022
Industrial (Per 1,000)	\$669

**APPENDIX A-1
CITY OF UPLAND, CALIFORNIA
POLICE FACILITIES FEE CALCULATION**

I. Inventory of Existing General Government Facilities

Facility	Facility Units	Quantity
Buildings	Square Feet	41,964
Land	Acres	6
Vehicles	Vehicle	83
Equipment	Integrated Unit	1

II. Existing General Government Facilities EDU Calculation

Land Use Type	Number of Persons Served	Number of Units/ Non-Res 1,000 SF	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res SF	Total Number of EDUs
Residential	78,285	29,248	2.68	1.00	29,248
Subtotal Residential	78,285	29,248			29,248
Commercial	7,702	7,112,985	1.08	0.81	5,755
Office	4,386	2,614,538	1.68	1.25	3,277
Industrial	2,705	4,869,099	0.56	0.42	2,021
Subtotal Non-residential	14,792	14,596,622			11,053
Total	93,077				40,301

III. Existing Facility Standard

Facility Type [3]	Facility Units	Quantity	Facility Units per 1,000 Persons Served
Buildings	Square Feet	41,964	451
Land	Acres	6	0.062
Vehicles	Vehicle	83	0.892
Equipment	Integrated Unit	1	0.011

IV. Future General Government Facilities EDU Calculation

Land Use Type	Number of Persons Served	Number of Units/ Non-Res 1,000 SF	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res SF	Total Number of EDUs
Residential	7,594	2,837	2.68	1.00	2,837
Subtotal Residential	7,594	2,837	NA	NA	2,837
Commercial	640	590,884	1.08	0.81	478
Office	364	217,193	1.68	1.25	272
Industrial	225	404,482	0.56	0.42	168
Subtotal Non-Residential	1,229	1,212,558			918
Total	8,823		NA	NA	3,755

V. Future Facility Standard

Facility Type	Facility Units	Facility Units per 1,000 Persons Served	Facilities Units Funded by New Development
Buildings	Square Feet	451	3,978
Land	Acres	0.062	0.550
Vehicles	Vehicle	0.892	7.867
Equipment	Integrated Unit	0.011	0.095

VI. General Government Summary Cost Data

Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	3,978	\$593	\$2,360,339	\$629
Land	Acres	0.550	\$1,097,268	\$603,247	\$161
Vehicles	Vehicle	7.867	\$45,292	\$356,331	\$95
Equipment	Integrated Unit	0.095	\$9,788,004	\$927,788	\$247
Offsetting Revenue				\$964,698	\$257
Total				\$3,283,007	\$874

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	\$0.42	2,837	\$2,480,308
Commercial (Per 1,000 SF)	\$707	590,884	417,927
Office (Per 1,000 SF)	\$1,096	217,193	238,009
Industrial (Per 1,000)	\$363	404,482	146,762
			\$3,283,007

(2.0 % Administration Costs included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.43
Multi-Family (Per Sq. ft.)	\$0.43
Commercial (Per 1,000 SF)	\$721
Office (Per 1,000 SF)	\$1,118
Industrial (Per 1,000)	\$370

**APPENDIX A-1
CITY OF UPLAND, CALIFORNIA
PARKS FACILITIES FEE CALCULATION**

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours per Weekend Day	Number of Weekend Days per Week	Potential Recreation Hours per
Resident non-working	12	5	12	2	84
Resident working	3	5	12	2	39

Total Hours of Potential Parks and Recreations Usage per Week (Single-Family)

Type of Resident	Number per Household	Potential Recreation hours/week per person	Potential Recreation hours/week per household
Resident non-working	0.90	84	76
Resident working [4]	1.77	39	69
Total	2.68		145

NEW DEVELOPMENT (EBU) CALCULATION

Land Use Type	Residents per Unit	Potential Recreation Hours/Week per Unit	EBU per Unit	Number of Units	Number of EBUs
Residential	2.68	145	1.00	2,837	2,837
					2,837

Facilities Standards'

Acres per 1,000 Residents [6]	Proposed Residential Facility Standard (Acres per Resident)	Persons per Household (Residential per Unit)	
3	0.003	2.68	-

Number of Acres Needed to Meet Facility Standards

Land Use Type	Park Acres Required per Unit	Number of Units	Total Number of Park Acres Required
Residential	0.0080298	2,837	22.78
		Total	22.78

Projected Facility Costs Necessary to Meet Facility Standards

	Acres	Cost Per Acre	Facility Costs
Park Improvements	22.78	\$1,238,090	\$28,205,494
Offsetting Revenues			\$691,695
			\$27,513,799

Cost Allocation	
Allocation to New Development	100%
Total Allocated to New Development	\$27,513,799
Cost Per EBU	\$9,698

Land Use Type	EBU per Unit	Allocation Rate per Unit	Number of Units	Cost Financed	% Cost Financed
Residential	1.00	\$9,698	2,837	\$27,513,799	100.0%
				\$27,513,799	100.0%

Land Use Type	Fees	Units
Detached Dwellings	\$9,698	per unit

Land Use	Fees	Units	Costs Financed by DIF
Residential (Per Sq. ft.)	\$4.71	2,837	\$27,513,799
			\$27,513,799

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$4.71
Multi-Family (Per Sq. ft.)	\$4.71

(2.0 % Administration Costs included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$4.80
Multi-Family (Per Sq. ft.)	\$4.80

**APPENDIX A-1
CITY OF UPLAND, CALIFORNIA
TRANSPORTATION FEE CALCULATION**

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Peak Hour Trips EBUs (Per Unit/1,000 SF)
Residential	0.80	29,248		23,304
Commercial	2.85		7,112,985	20,299
Office	1.71		2,614,538	4,471
Industrial	0.52		4,869,099	2,508
Total				50,581

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Peak Hour Trips EBUs (Per Unit/1,000 SF)
Residential	0.80	2,837		2,261
Commercial	2.85		590,884	1,686
Office	1.71		217,193	371
Industrial	0.52		404,482	208
Total				4,526

III. Proposed Facilities Cost

Facility	Facility Cost
Transportation Facilities Cost	\$9,808,129
Offsetting Revenues	\$448,794
Total Facilities Cost	\$9,359,335

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Peak Hour Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	50,581	91.79%	\$8,590,569
New Development	4,526	8.21%	\$768,766
Total Facilities Cost	55,108	100.00%	\$9,359,335

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips	Facility Cost Allocated to New Development	Facilities Cost Per Daily Trip
Transportation Facilities Cost	4,526	\$768,766	\$170
Total Facilities Cost per Daily Trip	4,526		\$170

VI. Transportation Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Estimated Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	0.80	\$135		\$383,924
Commercial	2.85		\$485	\$286,386
Office	1.71		\$290	\$63,078
Industrial	0.52		\$87	\$35,379
Initial Allocation to New Development				\$768,766
Total Allocated to Existing Development				\$8,590,569
Total Facilities Costs				\$9,359,335

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential (Per Sq. ft.)	\$0.07	2,837	\$383,924
Commercial (Per 1,000 SF)	\$485	\$590,884	\$286,386
Office (Per 1,000 SF)	\$290	\$217,193	\$63,078
Industrial (Per 1,000)	\$87	\$404,482	\$35,379
			\$768,766

(2.0 % Administration Costs included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.07
Multi - Family (Per Sq. ft.)	\$0.07
Commercial (Per 1,000 SF)	\$494
Office (Per 1,000 SF)	\$296
Industrial (Per 1,000)	\$89

**APPENDIX A-1
CITY OF UPLAND, CALIFORNIA
WATER FEE CALCULATION**

Land Use	Water Generation Rate (gal/day per DU) [1]	Existing			Future			Total Water volume	FEE SCHEDULE (per DU)	Expected Revenue from New Development
		Dwelling Units (DU)	Density (DU per Acre)	Water Volume (gal/day)	Dwelling Units (DU)	Density (DU per Acre)	Water Volume (gal/day)			
Residential	474	29,248	-	13,863,552	2,837	-	1,344,796	15,208,348	\$1,766.54	\$5,011,876
Total Residential		29,248	-	13,863,552	2,837	-	1,344,796	15,208,348		\$5,011,876
Land Use	Water Generation Rate (gal/day per 1,000 square feet)	Floor Area Ratio	Floor Area (square feet)	Water Volume (gal/day)	Floor Area Ratio	Floor Area (square feet)	Water Volume (gal/day)	Total Water volume	FEE SCHEDULE (per 1,000 square ft. floor area)	Expected Revenue from New Development
Non-Residential	115	0.50	7,112,985	816,458	0.50	590,884	67,824	884,282	427.79	\$252,772
Commercial	161	0.50	2,614,538	420,151	0.50	217,193	34,902	455,053	598.90	\$130,077
Office	92	0.50	4,869,099	447,117	0.50	404,482	37,142	484,259	342.23	\$138,425
Industrial			14,596,622	1,683,726		1,212,558	139,869	1,823,595		\$521,273
TOTALS				15,547,278			1,484,665	17,031,942		\$5,533,150

Total Water Improvement Cost **\$63,747,890**
 Offsetting Revenue **\$272,083**
 Adjusted Water Improvement Cost **\$63,475,807**
 Cost per 1,000 gal/day volume **\$3,726.87**
 Cost Per **\$3.73**

Funded From Other Sources: **\$57,942,658**

Existing Dev	91.28%	\$57,942,658
New Develo	8.72%	\$5,533,150
		\$63,475,807

Land Use	Flow Generation (GPAPD) [1]	DU and 1,000 SF / Acre [2]	Flow Generation / DU & 1,000 SF
Residential			
Single Family	2,800	5.00	560
Multi-family	4,800	15.00	320
Non-Residential			
Commercial	2,500	21.78	115
Office	3,500	21.78	161
Industrial	2,000	21.78	92

GPAPD = Gallons per acre per day
 GPAPD listed based on City of Upland Water System Master Plan Update 2010

	FAR	1,000 SF / Acre
Commercial 43,560 x .50 = 9147.6 / 1000 = 21.0	0.5	21.78
Office 43,560 x .50 = 13,068 / 1000 = 13.07	0.5	21.78
Industrial 43,560 x .50 / 1000 = 10.89	0.5	21.78

Land Use	Water Generation Rate (gal/day per 1,000 square feet)	Water volume	Units / Sq. Ft	FEE SCHEDULE (per sq. ft. / 1,000 sq. ft.)	Expected Revenue from New Development
Residential	474	15,208,348	2,837	\$0.86	\$5,011,876
Commercial	115	884,282	590,884	\$428	\$252,772
Office	161	455,053	217,193	\$599	\$130,077
Industrial	92	484,259	404,482	\$342	\$138,425
Total					\$5,533,150

Land Use	FEE SCHEDULE
Single-Family Detached	\$0.86
Multi-Family Attached	\$0.86
Commercial	\$428
Office	\$599
Industrial / Light	\$342

(2.0 % Administration Costs included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.87
Multi - Family (Per Sq. ft.)	\$0.87
Commercial (Per 1,000 SF)	\$436
Office (Per 1,000 SF)	\$611
Industrial (Per 1,000)	\$349

**CITY OF UPLAND, CALIFORNIA
SEWER FEE CALCULATION**

Land Use	Sewer Generation Rate (gal/day per DU)	Existing			Future			Total sewer volume	FEE SCHEDULE (per DU)	Expected Revenue from New Development
		Dwelling Units (DU)	Density (DU per Acre)	Sewer Volume (gal/day)	Dwelling Units (DU)	Density (DU per Acre)	Sewer Volume (gal/day)			
Residential	241	29,248	-	7,048,768	2,837	-	683,746	7,732,514	\$93.13	\$264,212
Total Residential		29,248	-	7,048,768	2,837	-	683,746	7,732,514		\$264,212

Land Use	Sewer Generation Rate (gal/day per 1,000 square feet)	Floor Area Ratio	Floor Area (square feet)	Sewer Volume (gal/day)	Floor Area Ratio	Floor Area (square feet)	Sewer Volume (gal/day)	Total sewer volume	FEE SCHEDULE (per 1,000 square ft.)	Expected Revenue from New Development
Office	68.9	0.40	2,614,538	180,065	0.40	217,193	14,958	195,023	26.61	\$5,780
Industrial	68.9	0.40	4,869,099	335,337	0.40	404,482	27,857	363,194	26.61	\$10,764
Total Non-Residential			14,596,622	1,005,277		1,212,558	83,510	1,088,787		\$32,270

TOTALS				8,054,045			767,256	8,821,301		\$296,482
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Total Sewer Improvement Cost **\$3,970,000**
Offsetting Revenue \$561,286
 Adjusted Sewer Improvement Cost **\$3,408,714**
 Cost per 1,000 gal/day volume **\$386**
 Total Cost Per EDU **\$0.39**

Funded From Other Sources: **\$3,112,232**

New Development	91.30%	\$3,112,232
Existing Development	8.70%	\$296,482
		\$3,408,714

Land Use	Flow Generation (GPAPD) [1]	DU and 1,000 SF / Acre [2]	Flow Generation / DU & 1,000 SF
Residential			
Single Family	270		270
Multi-family	190		190
Non-Residential			
Commercial	1,500	21.78	69
Industrial	1,500	21.78	69
Office	1,500	21.78	69

New Residential average based on midpoint of dwelling units per acre - per Upland Water system Master Plan 2010			
New-residential based on Floor Area Ratio (FAR) per acre per General Plan			
		FAR	1,000 SF / Acre
Commercial	43,560 x .50 = 9147.6 / 1000 = 21.78	0.5	21.78
Office	43,560 x .50 = 13,068 / 1000 = 13.07	0.5	21.78
Industrial	43,560 x .50 / 1000 = 10.89	0.5	21.78

Land Use	Sewer Generation Rate (gal/day per 1,000 square feet)	Total sewer volume	FEE SCHEDULE (per Sq. Ft./ 1,000 Sq. Ft.)	Expected Revenue from New Development
Residential	241.00	7,732,514	\$0.05	\$295,298
Commercial	68.87	530,569	\$27	\$15,725
Office	68.87	195,023	\$27	\$5,780
Industrial	68.87	363,194	\$27	\$10,764
Total				\$327,568

Land Use	Fee Schedule
Single-Family	\$0.05
Multi-Family	\$0.05
Commercial	\$27
Office	\$27
Industrial	\$27

(2.0 % Administration Costs Included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.05
Multi - Family (Per Sq. ft.)	\$0.05
Commercial (Per 1,000 SF)	\$27.15
Office (Per 1,000 SF)	\$27.15
Industrial (Per 1,000)	\$27.15

**APPENDIX A-1
CITY OF UPLAND, CALIFORNIA
STORM DRAIN FEE CALCULATION**

**Existing EDU Calculation
Service Factor (Residents and Employees)**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	78,285	2.68	1.00	29,248	29,248
Commercial	7,702	1.08	0.40	7,112,985	2,877
Office	4,386	1.68	0.63	2,614,538	1,639
Industrial	2,705	0.56	0.21	4,869,099	1,010
Total	93,077				34,774

**Future EDU Calculation
Service Factor (Future Residents and Employees)**

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	7,594	2.68	1.00	2,837	2,837
Commercial	640	1.08	0.40	590,884	239
Office	364	1.68	0.63	217,193	136
Industrial	225	0.56	0.21	404,482	84
Total	8,823				3,296

Existing	Units/SQ ft.	Units per Acre / FAR	Developed Acreage
Residential	29,248	6.8273	4,284
Commercial	7,112,985	0.5	327
Office	2,614,538	0.5	120
Industrial	4,869,099	0.5	224

I Run off Rate Coefficient Calculation			
Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Current Total Unit Runoff
Residential	0.52	4,284	2,231
Commercial	0.95	327	310
Office	0.90	120	108
Industrial	0.85	224	190
		4,954	2,839

Build out thru 2040	Units/SQ ft.	Units per Acre / FAR	Developed Acreage
Residential	2,837	6.8273	416
Commercial	590,884	0.5	27
Office	217,193	0.5	10
Industrial	404,482	0.5	19

I Run off Rate Coefficient Calculation			
Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Future Total Unit Runoff
Residential	0.52	416	216
Commercial	0.95	27	26
Office	0.90	10	9
Industrial	0.85	19	16
		471	267

II Proposed Facilities

Facility	New Development Facility Costs	Overall Cost Per Unit Runoff	Cost Per Net Acre
Storm Drain Facilities City	\$ 75,563,793		
Offsetting Revenues	1,639,563		
Total	\$ 73,924,230		
		\$276,917	\$156,876

Land Use Category	Runoff Rate Coefficient "C"	Cost Per Unit Runoff Allocation Rate per Acre	Cost Financed
Residential	0.52	\$144,218	\$59,930,631
Commercial	0.95	\$263,071	\$7,137,018
Office	0.90	\$249,225	\$2,485,300
Industrial	0.85	\$235,379	\$4,371,282
			\$73,924,230

Land Use Category	Allocation by Total Unit Runoff (EBUs)	Percentage	New Development Costs
Existing Development	2,839	91.41%	\$67,571,333
New Development	267	8.59%	\$6,352,897
Total	3,106	100.00%	\$73,924,230

Cost per Unit of Runoff

\$23,798

Land Use Category	Per SF/ per 1,000	Number of Units/ Developed Sq. Ft.	New Development
Residential	\$0.88	2,837	\$5,150,316
Commercial	\$1.038	590,884	\$613,341
Office	\$983	217,193	\$213,582
Industrial	\$929	404,482	\$375,659
			\$6,352,897

Fee Schedule (2.0 % Administration Costs Included)

Land Use	Calculated Fees
Single Family (Per Sq. ft.)	\$0.90
Multi - Family (Per Sq. ft.)	\$0.90
Commercial (Per 1,000 SF)	\$1.059
Office (Per 1,000 SF)	\$1.003
Industrial (Per 1,000)	\$947

APPENDIX B

City of Upland
Development Impact Fee Justification Study



INVENTORY AND FACILITIES NEEDS LIST

**APPENDIX B-1
CITY OF UPLAND, CALIFORNIA
GENERAL FACILITIES FACILITIES INVENTORY**

Buildings	Address	(Sq. Ft.)	Cost / Sq. Ft.		Value
City Hall	460 N Euclid Ave.	22,280	\$650		\$14,482,000
Storage Building (Haz - Material)	1370 N Benson Ave	238	\$335		\$79,730
Public Works Office	1370 N Benson Ave	10,664	\$627		\$6,686,328
Public Works Garage #1	1371 N Benson Ave	2,599	\$335		\$870,665
Public Works Garage #2	1372 N Benson Ave	3,816	\$335		\$1,278,360
Shop Building	1373 N Benson Ave	13,692	\$335		\$4,586,820
Library	450 N Euclid Ave	16,105	\$627		\$10,097,835
Carnegie Library	123 E "D" St	5,442	\$627		\$3,412,134
Total		74,836			\$41,493,872

Land	(Acres)	Cost / Acre		Value
City Hall	460 N Euclid Ave.	2.81	\$1,097,268	\$3,083,323
Storage Building (Haz - Material)	1370 N Benson Ave	6.79	\$1,097,268	\$7,450,449
Public Works Office	1370 N Benson Ave	6.46	\$1,097,268	\$7,088,351
Public Works Garage #1	1371 N Benson Ave	0.00	\$1,097,268	\$0
Public Works Garage #2	1372 N Benson Ave	0.00	\$1,097,268	\$0
Shop Building	1373 N Benson Ave	0.00	\$1,097,268	\$0
Library	450 N Euclid	0.50	\$1,097,268	\$548,634
Carnegie Library	123 E "D" St	0.50	\$1,097,268	\$548,634
Total		17.06	\$1,097,267.91	18,719,391

Equipment	Square Feet	Cost per Sq. Ft	Value
Public Facilities	58,731	100	\$5,873,100
Library Facilities	16,105	100	\$1,610,500
Total			\$7,483,600

Vehicles	Vehicle ID	Type	Make	Make	Year	Cost
Pick-Up Trucks	290	Animal Control	Ford	F-250 S.D.	2003	\$17,987
Van	292	Animal Control	Gmc	Savana 2500	2008	\$44,261
Van	293	Animal Control	Ford	250 Mr Cargo Van	2018	\$61,081
Van	294	Animal Control	Ford	250 Mr Cargo Van	2020	\$69,848
SUV	390	Building & Safety	Toyot	Rav4 Hybrid	2020	\$32,681
SUV	391	Building & Safety	Toyot	Rav4 Hybrid	2020	\$32,681
SUV	392	Building & Safety	Toyot	Rav4 Hybrid	2020	\$32,681
Pick-Up Trucks	51	City Hall	Chevy	C-1500	1991	\$13,388
Automobile	25	Customer service	Honda	Civic-Hybrid	2005	\$21,556
Pick-Up Trucks	26	Customer service	Chevrolet	Colorado	2021	\$26,137
SUV	56	Housing	Ford	Escape	2008	\$24,998
SUV	79	IT Services	Ford	Escape/Hybri	2008	\$24,998
SUV	130	omeless Coordinat	Chevrolet	Tahoe	2021	\$38,008
Pick-Up Trucks	12	IT Services	Chevy	Colorado	2018	\$28,340
						\$468,646

**APPENDIX B-1
CITY OF UPLAND, CALIFORNIA
POLICE FACILITIES INVENTORY**

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Police Headquarters	1499 W 13th St	30,010	\$658	\$19,746,580
Police Storage Building	1499 W 13th St	1,954	\$335	\$654,590
Animal Shelter	1275 E San Bernardino	10,000	\$450	\$4,500,000
		41,964		\$24,901,170

Land	(Acres)	Unit Cost / Acre	Value
Police Headquarters	1499 W 13th St	4.80	\$1,097,268
Police Storage Building	1499 W 13th St	0.00	\$0
Animal Shelter	1275 E San Bernardino	1.00	\$1,097,268
	5.80	\$1,097,268	\$6,364,154

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Vehicles	Existing/Proposed	Unit #	Make/Model	Year	Cost
Traffic Sedan	Existing	001 (Police Patrol)	Fleet Maint CROWN VICTOR	2006	\$45,800
Traffic Truck	Existing	061 (Pick-Up Trucks)	Fleet Maint F-150	2003	\$13,596
Truck Code Enforcement	Existing	092 (Pick-Up Trucks)	Fleet Maint C-1500 EX/CB	2005	\$43,500
SUV Detective	Existing	120 (SUV)	Fleet Maint DURANGO	2019	\$43,500
SUV Detective	Existing	121 (Pick-Up Trucks)	Fleet Maint TACOMA SR5	2020	\$43,500
Sedan Detective	Existing	122 (Automobile)	Fleet Maint CAMARY HYBRID	2020	\$43,500
SUV Admin	Existing	123 (SUV)	Fleet Maint DURANGO	2020	\$43,500
SUV Homeless Coordinato	Existing	130 (SUV)	Fleet Maint TAHOE	2021	\$67,000
Truck Code Enforcement	Existing	150 (Pick-Up Trucks)	Fleet Maint COLORADO 2WD EXT CAB	2020	\$45,800
Truck Code Enforcement	Existing	151 (Pick-Up Trucks)	Fleet Maint COLORADO	2020	\$45,800
Truck Code Enforcement	Existing	152 (Pick-Up Trucks)	Fleet Maint COLORADO	2020	\$45,800
Truck PST	Existing	153 (Pick-Up Trucks)	Fleet Maint COLORADO	2022	\$41,000
Truck PST	Existing	154 (Pick-Up Trucks)	Fleet Maint COLORADO	2022	\$41,000
SUV PST	Existing	180 (SUV)	Fleet Maint RAV4 HYBRID	2020	\$41,000
SUV PST	Existing	181 (SUV)	Fleet Maint RAV4 HYBRID	2017	\$41,000
Truck CERT	Existing	183 (Pick-Up Trucks)	Fleet Maint DODGE RAM 2500	2011	\$67,000
SUV Evidence	Existing	189 (SUV)	Fleet Maint TAHOE LS 2WD	2003	\$67,000
Trailer Traffic	Existing	2001T (Trailers)	Fleet Maint ELITE II 102 X 20	2018	\$19,000
Trailer Traffic	Existing	2002T (Traffic Controller)	Fleet Ma MC360	2020	\$15,805
Trailer Traffic	Existing	2003T (Traffic Controller)	Fleet Ma MC360	2020	\$15,805
Police Patrol Car	Existing	201 (Police Patrol)	Fleet Maint CHARGER PURSUIT	2021	\$45,800
Police Patrol Car	Existing	202 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2017	\$45,800
Police Patrol Car	Existing	203 (Police Patrol)	Fleet Maint CHARGER PURSUIT	2017	\$45,800
Police Patrol Car	Existing	204 (Police Patrol)	Fleet Maint TAHOE	2020	\$45,800
Police Patrol Car	Existing	205 (Police Patrol)	Fleet Maint CHARGER PURSUIT	2021	\$45,800
Police Patrol Car	Existing	206*21 (Police Patrol)	Fleet Maint CHARGER	2021	\$45,800
Police Patrol Car	Existing	207 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2019	\$45,800
Police Patrol Car	Existing	208 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2017	\$45,800
Police Patrol Car	Existing	209 (Police Patrol)	Fleet Maint CHARGER PURSUIT	2017	\$45,800
Police Patrol Car	Existing	210 (Police Patrol)	Fleet Maint TAHOE	2020	\$45,800
Police Patrol Car	Existing	211 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2017	\$45,800
Police Patrol Car	Existing	212 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2019	\$45,800
Police Patrol Car	Existing	213 (Police Patrol)	Fleet Maint TAHOE	2020	\$45,800
Police Patrol Car	Existing	214 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2017	\$45,800
Police Patrol Car	Existing	215 (Police Patrol)	Fleet Maint CHARGER	2019	\$45,800
Police Patrol Car	Existing	216 (Police Patrol)	Fleet Maint CHARGER	2014	\$45,800
Police Patrol Car	Existing	217 (Police Patrol)	Fleet Maint CHARGER	2019	\$45,800
Police Patrol Car	Existing	218 (Police Patrol)	Fleet Maint CHARGER	2014	\$45,800
Police Patrol Car	Existing	219 (Police Patrol)	Fleet Maint CHARGER	2021	\$45,800
Police Patrol Car	Existing	220 (Police Patrol)	Fleet Maint TAHOE	2020	\$69,500
Police Patrol Car	Existing	221 (Police Patrol)	Fleet Maint CHARGER	2019	\$45,800
Police Patrol Car	Existing	222 (Police Patrol)	Fleet Maint TAHOE	2015	\$69,500
Police Patrol Car	Existing	223 (Police Patrol)	Fleet Maint EXPLORER INTERCEPTOR	2015	\$45,800
Police Patrol Car	Existing	224 (Police Patrol)	Fleet Maint CHARGER	2017	\$45,800
Police Motorcycle	Existing	231 (Police Motorcycle)	Fleet Main R1200RTP	2018	\$27,480
Police Motorcycle	Existing	234 (Police Motorcycle)	Fleet Main ST1300PA	2012	\$27,480
Police Motorcycle	Existing	235 (Police Motorcycle)	Fleet Main R1200RTP	2018	\$27,480
Police Motorcycle	Existing	237 (Police Motorcycle)	Fleet Main R1200RTP	2018	\$27,480
Sedan Detective	Existing	247 (Automobile)	Fleet Maint CHARGER	2017	\$43,800
SUV Detective	Existing	248 (SUV)	Fleet Maint EXPLORER INTERCEPTOR	2017	\$43,800
SUV Detective	Existing	249 (SUV)	Fleet Maint EXPLORER INTERCEPTOR	2017	\$43,800
Police Patrol Truck	Existing	250 (Police Patrol)	Fleet Maint RAM 2500 CREW CAB	2019	\$67,000
Police Patrol Jailer Vehicle	Existing	251 (Van)	Fleet Maint EXPRESS VAN 3500	2020	\$50,000
Sedan Admin	Existing	254 (Automobile)	Fleet Maint CROWN VIC	2004	\$43,800
Truck Admin	Existing	255 (Pick-Up Trucks)	Fleet Maint DODGE RAM 1500	2011	\$67,000
Sedan Detective	Existing	256 (Automobile)	Fleet Maint FUSION	2014	\$43,500
Sedan Admin	Existing	258 (SUV)	Fleet Maint ESCAPE	2009	\$43,500
Sedan Admin	Existing	260 (Automobile)	Fleet Maint CROWN VIC	2002	\$43,500
Sedan Detective	Existing	261 (Automobile)	Fleet Maint ACCORD HYBRID	2015	\$43,500
Police Admin	Existing	262 (Automobile)	Fleet Maint CROWN VICTOR	2003	\$43,500
Sedan Detective	Existing	263 (Automobile)	Fleet Maint ACCORD-EX	2012	\$43,500
Sedan Detective	Existing	264 (Automobile)	Fleet Maint CAMARY HYBRID	2015	\$43,500
Sedan Admin	Existing	268 (Automobile)	Fleet Maint CROWN VICTOR	2003	\$43,500
Sedan Detective	Existing	270 (Automobile)	Fleet Maint CAMRY	2007	\$43,500
SUV Admin	Existing	272 (SUV)	Fleet Maint ESCAPE	2009	\$43,500
SUV Admin	Existing	273 (SUV)	Fleet Maint HIGHLANDER	2016	\$43,500
Trailer CERT	Existing	275 (Trailers)	Fleet Maint UTILITY	2004	\$22,500
SUV Traffic	Existing	278 (SUV)	Fleet Maint RAV4 HYBRID	2017	\$43,500
Van Detective	Existing	283 (Van)	Fleet Maint ODYSSEY	2011	\$43,500
Sedan Detective	Existing	288 (Automobile)	Fleet Maint CAMARY HYBRID	2015	\$43,500
Truck Detective	Existing	289 (Pick-Up Trucks)	Fleet Maint DODGE RAM 1500	2011	\$43,500
Truck Animal Control	Existing	290 (Pick-Up Trucks)	Fleet Maint F-250 S.D.	2003	\$43,500

Van Animal Control	Existing	292 (Van)Fleet Maint	SAVANA 2500	2008	\$43,500
Van Animal Control	Existing	293 (Van)Fleet Maint	250 MR CARGO VAN	2018	\$43,500
Van Animal Control	Existing	294 (Van)Fleet Maint	250 MR CARGO VAN	2020	\$43,500
Trailer CERT	Existing	504 (Trailers)Fleet Maint	ELITE II	2013	\$15,000
Police Patrol Car	Planned		CHARGER	2022	\$45,800
Police Patrol Car	Planned		CHARGER	2022	\$45,800
Sedan Detective	Planned		Durango	2022	\$43,500
Sedan Detective	Planned		Durango	2022	\$43,500
Sedan Detective	Planned		Tahoe	2022	\$47,500
Sedan Detective	Planned		Explorer	2022	\$43,500
Rescue Vehicle	Planned		LEINCO	2021	\$180,000

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\$3,759,226

Equipment	Year Acquired	Inventory	Cost
Safety Equipment	2004	1	\$6,600
Radio, Portable, Group	2001	1	\$78,000
Radio, Portable, Group	1998	1	\$11,000
Phone Switch	2002	1	\$42,300
Computer Server	1998	1	\$1,100
Computer Server	1998	1	\$1,100
Voice Processor Recorder	1997	1	\$13,900
Voice Processor Recorder	1997	1	\$13,900
Fingerprint System	2001	1	\$28,300
Computer Equipment	2004	1	\$4,200
Conversion Parts	2005	1	\$5,600
Forensic Mapping System	2004	1	\$14,200
Lexar JD256mb USB Flash	2004	1	\$1,500
Office Furniture	2004	1	\$4,400
Air Handler	2004	1	\$4,100
Office Furniture	2005	1	\$47,300
48 Channel Logging Recor	2004	1	\$7,500
48 Channel Logging Recor	2004	1	\$7,500
48 Channel Logging Recor	2005	1	\$7,700
911 Dispatch Consoles	2005	5	\$44,700
911 Setup and MTC	2005	1	\$81,600
911 Setup and MTC	2005	1	\$6,200
CAD Computer Interface fi	2005	1	\$6,400
Wiring of 911 Dispatch Coi	2005	1	\$4,500
GST MPR?TRKR S/W SVC&l	2005	1	\$54,100
Wireless Modem	2002	1	\$13,600
Computer File Server	2002	1	\$3,400
Message Switch	2003	1	\$35,300
Crime Scene Tracking Soft	2003	1	\$79,300
Voicemail Hardware	2004	1	\$7,500
Evidence Tracking Softwar	2003	1	\$7,900
Computer Aided Dispatch/ Records Management System			\$2,500,000
Document Imaging System			\$450,000
Computers			\$1,000,000
Radios			\$1,500,000
Radio System			\$1,500,000
Camera - Canon EOS 90D	2021	1	\$1,600
Camera - Canon EOS 7d	2009	1	\$1,700
Air Science Drying Cabine	2018	1	\$4,000
EVI-PAQ Laser Trajectory .	2021	2	\$577
Air Science DWS	2008	1	\$2,000
911 Setup and MTC	2005	1	\$211,815
911 Setup and MTC	2005	1	\$5,112
Server DC	2017	1	\$9,000
Server I	2017	6	\$96,000
Storage Server	2017	1	\$38,000
Plant CAD Server	2015	1	\$5,000
Backup Server	2020	1	\$50,000
Firewall	2018	1	\$4,500
Firewall licenses	2018	1	\$13,000
Email licenses	2020	1	\$90,000
Switches	2011	1	\$20,000
Voice Recorder			
Phone System	2017	1	\$5,000
Voicemail Server	2018	1	\$5,000
LPR Systems	2021	1	\$785,000
Metrolink Parking lot	2021	1	\$5,000
Wireless Access Points			
Phone and internet connections			
UPS	2021	1	\$50,000
911 Vesta Systems			
Deskphones	2021	1	\$12,000
Cell phones	2021	1	\$120,000
Cell phones monthly cost	2021	1	\$5,000
IPADS	2021	1	\$20,000
Ipad monthly cost	2021	1	\$1,000
Mobile Laptops	2021	33	\$132,000
Desktops	2021	50	\$55,000
Laptops	2021	10	\$10,000
Malware protection	2021	1	\$14,000
Air conditioners			
Surveillance Cameras	2021	1	\$120,000
Surveillance Storage serve	2022	1	\$25,000
Surveillance additional stc	2022	1	\$28,000
Body Camera	2022	1	\$240,000
Storage Server Extension	2017	1	\$9,000
			\$9,788,004

**APPENDIX B-1
CITY OF UPLAND, CALIFORNIA
PARKS FACILITIES LIST**

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Senior Center	250 N 3rd Ave	9,859	\$453	\$4,466,127
Magnolia Park Recreation Building	651 W 15th St.	4,960	\$453	\$2,246,880
Landecena Building Recreation Center	1325 San Bernardino Blvd.	5,084	\$453	\$2,303,052
Total		19,903		\$9,016,059

Land for Sports Park	Address	(Acres)	Unit Cost / Acre	Value
Baldy View Dog Park	W 11th St	4.91	\$1,097,268	\$5,387,585
Cabrillo Park	1465 W 11th St	19.69	\$1,097,268	\$21,605,205
Citrus Park	8th Street	5.88	\$1,097,268	\$6,451,935
Fern Reservoir Park	9th Street	0.9	\$1,097,268	\$987,541
Greenbelt Park	1500 W 15th St	14.91	\$1,097,268	\$16,360,265
Magnolia Park	651 W. 15th St.	1.97	\$1,097,268	\$2,161,618
McCarthy Park	2000 N. San Antonio	5.22	\$1,097,268	\$5,727,738
Memorial Park	1100 E Foothil Blvd.	46.96	\$1,097,268	\$51,527,701
Olivedale Park	500 E 8th St.	6.37	\$1,097,268	\$6,989,597
San Antonio Park	2393 N Mountain	14.4	\$1,097,268	\$15,800,658
Sierra Vista Park	430 E 15th St.	6.85	\$1,097,268	\$7,516,285
8th Street Reservoir Park	8th St. and Campus Ave.	5.2	\$1,097,268	\$5,705,793
13th Street Reservoir Park	13th Street and Campus Ave.	2.20	\$1,097,268	\$2,413,989
Total		135.46		\$148,635,911

Vehicles	ID Number	Type	Make	Model	Year	Cost
Pick-Up Trucks	37	Park Maint	Ford	F150	2015	\$26,012
Pick-Up Trucks	47	Park Maint	Ford	F-350 Supcab	2008	\$29,985
Towed Equipment	359	Park Maint	Kbar	157595AH	2015	\$7,400
Trailers	5001T	Park Maint	Big Tex	90sr-12bk7sir	2020	\$6,865
Dump Trucks	506	Park Maint	Chevy	C 3500	2017	\$51,152
Pick-Up Trucks	700	Park Maint	Dodge	Ram Crew 1500	2019	\$32,402
Traffic Controller	7004T	Parkway Maint	Solar Tech. Inc	Silent Messenger II	2019	\$16,700
Traffic Controller	7005T	Parkway Maint	Solar Tech. Inc	Silent Messenger II	2020	\$16,700
Traffic Controller	7006T	Parkway Maint	Solar Tech. Inc	Silent Messenger II	2020	\$16,700
Traffic Controller	7007T	Parkway Maint	Solar Tech. Inc	Silent Messenger II	2020	\$16,700
Traffic Controller	7008T	Parkway Maint	Solar Tech. Inc	Silent Messenger II	2020	\$16,700
Traffic Controller	7009T	Parkway Maint	Solar Tech. Inc	Silent Messenger II	2020	\$16,700
SUV	8	Recreation Admin	Chevy	S-10 Blazer	2003	\$20,317
Van	40	Recreation Admin	Gmc	Savana 2500	2017	\$27,979
Pick-Up Trucks	41	Recreation Admin	Chevrolet	Colorado	2020	\$28,154
SUV	85	Recreation Admin	Ford	Escape/Hybri	2005	\$16,806
Total	16					\$347,272

Mis Property / Structures / Equipment

Picnic Tables	
Playground	
Park Restroom	
BBQ	
Basketball Court	
Concession Stand	
Soccer Field House / Restroom	
Soccer Field	
Park Restroom	
Park Press Box / Concession	
Playground	
Park Press /Concession Stand	
Ballfields	
Basketball Courts	
Fitness Trail	
Horseshoes	
Picnic Shelters	
Park Concession Stand	
Skate Park	
Community Building	
Amphitheater	
Basketball Courts	
Park Press Box / Concession Stand	
Snack Bar	
Park Press Box	
Total	\$9,712,400

**APPENDIX B-1
UPLAND, CALIFORNIA
TRANSPORTATION FACILITIES**

Project	Type	Agency	Total Cost	Basis
In Montclair on I-10 at Monte Vista	Interchange	SANBAG	\$2,107,922	SANBAG Mitigation Study
In Ontario on I-10 at 4th St/Grove Ave	Interchange	SANBAG	\$505,321	SANBAG Mitigation Study
In Ontario on I-10 at Euclid	Interchange	SANBAG	\$936,886	SANBAG Mitigation Study
Widen Arrow from County Line to Central - 2 to 4 Lanes	Regional Arterials		\$2,258,000	SANBAG Mitigation Study
Traffic Signal Equipment Replacement and UPS Installation	Planned	City	\$4,000,000	
		Subtotal	\$9,808,129	
		Offsetting Revenue	\$448,794	
			\$9,359,335	

**APPENDIX B-1
UPLAND, CALIFORNIA
WATER FACILITIES**

Project	Type	Near Term	Mid Term	Ultimate	Total
9th Street Water Improvements (Benson Ave. to Mountain Ave.)	Capacity Improvements	\$500,000			\$500,000
14th Street Water Improvements (Campus to Grove)	Capacity Improvements	\$500,000			\$500,000
17th Street Water Main (San Antonio Ave. to Euclid Ave.)	Capacity Improvements	\$500,000			\$500,000
19th Street Water Improvements (Mountain Ave. to Euclid Ave.)	Capacity Improvements	\$800,000			\$800,000
Alpine / Vernon / Palm Ave. Water Mains	Capacity Improvements	\$1,600,000			\$1,600,000
Arrow Highway Water Improvements	Water Reliability	\$800,000			\$800,000
Campus Avenue Water Main	Capacity Improvements	\$1,400,000			\$1,400,000
Foothill Blvd. Water Main (Mountain to San Antonio)	Capacity Improvements	\$750,000			\$750,000
Generator at Plant 2 (24th St.)	Water Reliability	\$260,000			\$260,000
Generator at Plant 6 (15th St.)	Water Reliability	\$787,890			\$787,890
Grove Avenue Water Main (Foothill Blvd. to 15th St.)	Capacity Improvements	\$1,200,000			\$1,200,000
Huntington Drive Water Main (Benson Ave. to West End)	Capacity Improvements		\$1,200,000		\$1,200,000
Mulberry Ave. Water Main (Foothill Blvd. to 13th St.)	Capacity Improvements	\$450,000			\$450,000
Reservoir 16 Improvements	Capacity Improvements		\$5,000,000		\$5,000,000
Other Reservoir Improvements	Capacity Improvements			\$20,000,000	\$20,000,000
Generators for back-up power supply	Water Reliability		\$1,000,000	\$1,500,000	\$2,500,000
Water Main Improvements	Capacity Improvements		\$5,000,000	\$5,000,000	\$10,000,000
[Add Planned Projects]					
Res. 2 Evaluation, Air Gaps, Roof Vents, In-Tank Mixer System (Mountain Lane s/o San Antonio Dam)	Reservoir Projects				\$400,000
Res. 3 & 7 Evaluation, Air Gaps, Roof Vents (1090 W. 22nd Street)	Reservoir Projects				\$450,000
Res. 4 Evaluation, New Roof and Hatches (159 N. 6th Avenue)	Reservoir Projects				\$275,000
Res. 9 Seismic Evaluation (467 S. Campus Avenue)	Reservoir Projects				\$100,000
Res. 10 Evaluation, Air Gaps, Roof Vents, In-Tank Mixer System (1335 N. Benson Ave.)	Reservoir Projects				\$400,000
Res. 12 & 12A Evaluation, Air Gaps, Roof Vents (580 E. 15th Street)	Reservoir Projects				\$475,000
Res. 13 & 13A Evaluation, Air Gaps, Roof Vents (401 E. 19th Street)	Reservoir Projects				\$475,000
Res. 14 Evaluation, Air Gaps, Roof Vents (1505 E. 16th St.)	Reservoir Projects				\$400,000
Res. 16 Evaluation, Structural Repairs, Air Gaps, Roof Vents (1285 W. 24th Street)	Reservoir Projects				\$3,500,000
Chino Basin Water Treatment Plant (1258 W. 9th St.)	Treatment Plan Projects				\$2,925,000
Plant 4 CMU Building for Ex. Chlorine Generation, Pump to waste discharge Pipe (300 LF), New Chain Link Fence & Gates, Equipment, and Site clean-up (401 E. 19th Street)	Treatment Plan Projects				\$700,000
Plant 5 Vehicular Gates Replacement, SCADA Antenna Replacement, and Equipment (1505 E. 16th Street)	Treatment Plan Projects				\$200,000
Plant 6 Chlorine Generation, CMU Buildings, Drainage Pipe and Undersidewalk Box Culvert at South End, Plug Valve for Pump Station Bypass, New Chain Link Fence with 1" mesh, and Equipment (580 E. 15th Street)	Treatment Plan Projects				\$600,000
Plant 10 New CMU Building with Removable Roof, Chain Link Fencing with 1" mesh, Waste to Drain Pipe to Benson Avenue, Well Rehab, and Equipment (250 N. Benson Avenue)	Treatment Plan Projects				\$550,000
Plant 11 New Roof, Security Doors & Windows, Chain Link Fencing with 1" mesh, and Equipment (149 N. Benson Avenue)	Treatment Plan Projects				\$400,000
Plant 13 Chlorine Generation, Install AC in Ex. Building, Replace severed sewer line, and Equipment (159 N. 6th Avenue)	Treatment Plan Projects				\$450,000
Plant 14 Evaluate connection with City of Ontario, New Roof for Building, New Chain Link Fence & Gate, and Equipment (467 S. Campus Avenue)	Treatment Plan Projects				\$200,000
9th Street, from Benson Ave. to Mountain Ave.	Pipeline Projects				\$500,000
9th Street, from 8th Ave. to Grove Ave.	Pipeline Projects				\$2,500,000
Total Planned Facilities		\$9,547,890	\$12,200,000	\$26,500,000	\$63,747,890
				Offsetting Revenue	\$272,083
				Total	\$63,475,807

**APPENDIX B-1
UPLAND, CA
SEWER FACILITIES**

Planned Facilities

Project	Type	Total Cost
Landfill Flare Modifications	State Mandate for extraction and control of methane gas generated by landfill debris.	\$445,000
Richland Street Trunk Main Repair	Sewer Reliability	\$75,000
Manhole Adjustments to Grade for City/County Shared Roadway Project	Sewer Reliability	\$150,000
Citywide Sewer Rehab 2021/2022	Sewer Reliability	\$400,000
Citywide Sewer Rehab 2022/2023	Sewer Reliability	\$500,000
Citywide Sewer Rehab 2023/2024	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2024/2025	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2025/2026	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2026/2027	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2027/2028	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2028/2029	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2029/2030	Sewer Reliability	\$300,000
Citywide Sewer Rehab 2030/2031	Sewer Reliability	\$300,000
Total	Subtotal Total	\$3,970,000
	Offsetting Revenue	\$561,286
	Total	\$3,408,714

**APPENDIX B-1
UPLAND, CA
STORM DRAIN FACILITIES**

Storm Drain			
Projects Planned	2006 Status	Current Status	
		Remove / Still Planned	CCI Adjusted Cost
MN 1-5+B22:H62B22:G62	Planned		\$1,184,374
WS A-02: Campus Ave (Arrow to Foothill)	Planned	In Design	\$2,089,097
WS A-02: Foothill Blvd. segment (Campus to Euclid)	Planned	Still Planned	\$5,833,139
WS A-02: Euclid Ave segment (Foothill to 18th St)	Planned	Still Planned	\$4,202,889
WS A-02: 11 laterals	Planned	Still Planned	\$7,565,043
WS A-03: Euclid Ave (SRPP to Foothill Blvd)	Planned	Still Planned	\$2,613,482
WS A-03: San Antonio Ave (13th St to 18th St)	Planned	Still Planned	\$2,863,728
WS A-03: 11 laterals	Planned	Still Planned	\$5,761,705
WS A-04: Foothill Blvd. (San Antonio to Mountain)	Planned	Still Planned	\$4,851,987
WS A-04: 12 laterals	Planned	Still Planned	\$3,310,146
WS A-04: Mountain Ave (Foothill to 18th St.)	Planned	Still Planned	\$4,613,345
WS B: West Cucamonga Tributary drains	Planned	Still Planned	\$13,194,479
WU A2: 1th Street, from Benson to Cabrillo Park	Planned	Still Planned	\$1,166,985
WU A3: Greenbelt Park Aviation corridor drain	Planned	Still Planned	\$2,283,403
WU A3-1: 14th Street alignment City Yard drain	Planned	Still Planned	\$390,615
WU B-1: Foothill Blvd. (Benson Ave. west)	Planned	Still Planned	\$605,981
WU B-2: Foothill Blvd. (Benson Ave. east)	Planned	Still Planned	\$452,939
WU B-3: 13th Street (Benson Ave. west)	Planned	Still Planned	\$488,524
WU B-4: 13th Street (Benson Ave. east)	Planned	Still Planned	\$745,684
WU D: Benson Ave (9th St. to 7th St.) connecting to Montclair system	Planned	Still Planned	\$2,403,005
WU D-1: 7th Street (Benson Ave east)	Planned	Still Planned	\$1,429,813
WU D-2: 8th Street (Benson Ave east)	Planned	Still Planned	\$821,795
WU D-3: ATSF RR (Benson Ave east)	Planned	Still Planned	\$937,039
WU H: 16th Street (Wilson Ave to Benson to Holliday Pit)	Planned	Still Planned	\$2,530,813
WU H-1: Northerly lateral along Benson Avenue (16th St north)	Planned	Still Planned	\$1,199,127
WU H-2: Easterly lateral along 16th St (Benson Ave east)	Planned	Still Planned	\$524,655
Arrow Hwy Storm Drain (Benson to Fairwood)			\$1,500,000
			\$44,183,476
			Offsetting Revenues
			\$1,639,563
			Total
			\$73,924,230

APPENDIX C

City of Upland
Development Impact Fee Justification Study



**PROPERTY
INVENTORY FOR
LAND ACQUISITION
COSTS**

**APPENDIX C-1
CITY OF UPLAND, CALIFORNIA
LAND INVENTORY**

Address / Location	Property Location	County	Proposed Use	Sale Month	Sale Year	Acres	Total Price	Price/Acre
950 Monte Vista Ave	Upland	San Bernardino	Commercial	June	2020	1.54	\$920,000	\$597,403
1701 W 11th St.	Upland	San Bernardino	Industrial	July	2015	3.83	\$1,680,000	\$438,642
2068 W 11th St	Upland	San Bernardino	Industrial	February	2020	4.87	\$5,825,000	\$1,196,099
1231 E 16th St	Upland	San Bernardino	Commercial	June	2017	8.48	\$7,450,000	\$878,538
1155 20th St	Upland	San Bernardino	Commercial	June	2016	10.16	\$3,500,000	\$344,488
1254 Airport Drive	Upland	San Bernardino	Industrial	October	2018	1.18	\$750,000	\$635,593
N Campus	Upland	San Bernardino	Commercial	October	2016	2.00	\$3,500,000	\$1,750,000
365 N Central	Upland	San Bernardino	Commercial	September	2016	1.16	\$640,000	\$551,724
1549 W Foothill Blvd	Upland	San Bernardino	Commercial	January	2019	2.55	\$3,300,000	\$1,294,118
1780 W Foothill	Upland	San Bernardino	Commercial	August	2021	6.3	\$7,800,000	\$1,238,095
1910 Huntington DR	Upland	San Bernardino	Industrial	November	2021	1.38	\$2,425,000	\$1,757,246
210 & Campus	Upland	San Bernardino	Commercial	August	2021	3.06	\$4,850,000	\$1,584,967
W 11th St	Upland	San Bernardino	Residential	March	2020	4.75	\$2,705,738	\$569,629
1525 W 15th St.	Upland	San Bernardino	Residential	July	2016	4.75	\$4,000,000	\$842,105
1130 - 1160 E 19th St	Upland	San Bernardino	Residential	April	2019	4.5	\$11,100,000	\$2,466,667
Baseland Rd	Upland	San Bernardino	Residential	December	2019	15.84	\$21,838,000	\$1,378,662
Campus & Colonies Pkwy	Upland	San Bernardino	Commercial	March	2018	3.05	\$5,050,000	\$1,655,738
2138 W Foothill	Upland	San Bernardino	Residential	March	2020	1.49	\$850,952	\$571,109
							Average	\$1,097,268

The logo for DTA (Development Tax Authority) features the lowercase letters 'dta' in a bold, black, sans-serif font. A white diagonal bar is positioned over the top of the 't'.

www.FinanceDTA.com

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