www.FinanceDTA.com

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF REDLANDS

March 7, 2024

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Irvine | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa

www.FinanceDTA.com

18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

CITY OF REDLANDS

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

Prepared for:

City of Redlands

35 Cajon Street

Redlands, CA 92373

TABLE OF CONTENTS

APPENDICES

I INTRODUCTION

The City of Redlands ("City"), a political subdivision of the State of California, authorized DTA to prepare a nexus study (the "Fee Study") to justify proposed Development Impact Fees ("DIFs") to be imposed on new development. The fees to be collected will provide a source of revenue to fund public improvements that will mitigate the impacts of such new development. This Fee Study will meet the requirements of California Government Code Section 66001 known as the "Mitigation Fee Act" and will achieve the following goals related to said section:

- Ensure the DIFs do not exceed the estimated reasonable cost of providing the service for which the fee is imposed; and
- Provide a clear and concise document that will serve as the basis for the proposed fee levels.

A DIF is a one-time charge imposed by a local agency on new development to recover, or partially recover, the estimated reasonable cost of providing public facilities needed to mitigate the impacts of such new development. Further discussion on the legal limitations related to imposing DIFs is discussed in Section II, "Legal Requirements."

This Fee Study and the resulting fee structure will focus on the justification for imposing impact fees to fund, or partially fund, police, fire, library, park, general government, transportation, storm drain, water, water supply, sewer, and solid waste facilities necessary to mitigate the impacts of new development. All fees will be charged to new development within the City limits. In addition, fees for water facilities, water supply, and sewer facilities will also be charged to property within the area in the unincorporated County known as the "Donut Hole" which consists of predominantly non-residential development. Fees for water facilities, water supply, and sewer facilities will also be changed to customers outside of the City limits within the City's sphere of influence ("SOI"). Customers within the sphere of influence are located within the eastern portions of the Cities of San Bernardino and Loma Linda, western portions of the City of Yucaipa and certain unincorporated areas of the County near Mentone and Crafton. Appendix D herein includes a map of the SOI as well as the City's service area for water services ("Water Service Area") and service area for sewer services ("Sewer Service Area). Fees are charged to the Donut Hole area and the City's SOI since the City is providing services to such areas.

This Fee Study uses a planning horizon of 2035 for all projections of demographic growth and the future facilities needed. To ensure the proposed fee structure meets the nexus requirements of Section 66001 and ensure the fees are proportionate to the impacts generated by the various land uses, this Fee Study uses an Equivalent Dwelling Unit ("EDU") method to fairly allocate costs to new development and determine the appropriate fee levels that will provide a source of funds to pay for the proposed facilities. A more detailed discussion regarding the EDU methodology can be found in Section III(C).

Application of the EDU methodology depends upon reasonable choices of variables that

adequately measure demand for respective facilities ("demand variable"). For instance, transportation impacts can be considered to be proportional to traffic volumes generated on public streets. Therefore, the demand variable is the standard trip generation rates for various land uses. Another example is that the demand for police facilities can be measured by the number of residents and employees requiring police protection services from the various land uses.

In addition, the fees for residential property is calculated on a per square foot basis pursuant to AB 602 which was approved by the California State Legislature and signed by Governor Newsom in 2021. A more detailed discussion regarding AB 602 can be found in Section II(B).

Table I-1 summarizes the demand variables used in this Fee Study.

Table I-1: Demand Variables

Facility Category	Demand Variable
Police	Population and Employees
Fire	Population and Employees
Library	Population
Parks	Population
General Government	Population and Employees
Transportation	Average Daily Trips
Storm Drain	Runoff Coefficient
Water	Water Usage
Water Supply	Water Usage
Sewer	Sewer Generation
Solid Waste	Waste Volume

Section IV of this Fee Study provides detailed analyses of facility needs (the "Needs List") for each fee category, allocation of costs to new development and calculation of fee structures for police, fire, library, park, general government, transportation, storm drain, water, water supply, sewer, and solid waste facilities. Section VI also adds an administrative component of 2.0% of the total fee amounts to pay for the City's overhead costs incurred in the administration of the Fee program. Table I-2 summarizes the proposed Fee structure, including the administrative component.

Table I-2: Fee Summary

Land Use	Residential Property (Fee per Building Sq. Ft.)	Non-Residential (Fee per 1,000 Sq. Ft.)									Fee per Room
		Retail	Commercial	Food Service and Entertainment	Office	Warehousing – Standard	Warehousing – High Cube	Manufacturing and Assembly	Industrial/Other	Institutional and Health Care	Hotel/Motel
Police	$0.5197	$765	$190	$3,814	$2,397	$1,029	$206	$277	$2,837	$636	$165
Fire	$0.4503	$663	$165	$3,305	$2,077	$891	$178	$240	$2,458	$551	$143
Parks	$1.1794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Library	$0.5997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Government	$0.7145	$1,052	$261	$5,243	$3,296	$1,414	$283	$381	$3,900	$874	$226
Transportation	$1.3954	$7,382	$7,150	$14,979	$4,312	$1,522	$563	$833	$2,729	$6,462	$2,253
Storm Drain	$0.5113	$611	$611	$611	$611	$611	$611	$611	$645	$645	$351
Water	$2.3657	$438	$951	$951	$1,141	$190	$190	$951	$951	$3,139	$1,902
Water Supply	$0.6633	$123	$267	$267	$320	$53	$53	$267	$267	$880	$533
Sewer	$0.2696	$450	$450	$450	$450	$480	$480	$480	$480	$150	$392
Solid Waste	$0.0702	$60	$60	$60	$60	$60	$60	$60	$60	$60	$10
Subtotal	***$8.7393***	***$11,542***	***$10,105***	***$29,680***	***$14,665***	***$6,250***	***$2,624***	***$4,099***	***$14,326***	***$13,397***	***$5,975***
Administration (2%)	$0.1891	$231	$202	$594	$293	$125	$52	$82	$287	$268	$119
Grand Totals	***$8.9141***	***$11,773***	***$10,307***	***$30,273***	***$14,958***	***$6,375***	***$2,677***	***$4,181***	***$14,612***	***$13,665***	***$6,094***

II LEGAL REQUIREMENTS

The City has identified the need to levy impact fees to pay for police, fire, library, park, general government, transportation, storm drain, water, water supply, sewer, and solid waste facilities. These 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 level of service 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. Actual fees will be collected as proscribed in the Redlands Municipal Code.

Assembly Bill ("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, the use of the fees, and the 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 level of service or meet an adopted level of service 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 the 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 the type of development project on which the fee is to be imposed. [Government Code Section 66001(a)(4)]
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

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

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 "in fill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater universe 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 "in-fill" 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.

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.

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 it is the increased demands for public facilities created by the future residents and employees that 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.

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.

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 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 Sections IV(A)-IV(F). 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 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 Level of Service ("LOS") for each public facility, identify the proposed new LOS, and (if 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 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, and 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.

The Parks, Libraries, General Government, Transportation, Storm Drain, Water, Water Supply, Sewer, and Solid Waste Facilities impact fees included herein are based on the City's current LOS, while the Police, Fire, and Park and Recreation impact fees are based on the City's list of needed facilities ("Needs List").

For purposes of complying with AB 602, the Needs List shown herein is considered to be the CIP.

In addition, DTA worked with the City to determine the average square footage for residential property. Using building permit data provided by City staff from 2020 to 2023, DTA calculated the average residential square footage for residential units constructed in the City within the past three years, as shown in Table II-1 below. Once the Fees per dwelling unit were calculated for the residential land use category, the average square footage estimate shown in Table II-1 was divided into the Fees per dwelling unit to generate Fee levels per residential square foot, as now required under AB 602. The Fee levels per residential square foot can be found in Section VII.

Table II-1: Future Residential Development Average Sq. Ft. Calculation (2020-2023)

Land Use Type	Total Square Footage	Total Units	Average Sq. Ft. per Unit
All Residential Property	2,649,534	1,366	1,940

Table II-2 below shows the calculation of the total estimated future residential building square footage which is used in the calculation of the cost per square foot for the fee categories included herein.

Table II-2: Future Residential Development Total Sq. Ft. Calculation

Land Use Type	Average Sq. Ft. per Unit	Total Future Units	Total Sq. Ft.
All Future Residential Property	1,940	11,200	21,728,000

III DEMOGRAPHICS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with projections of future population, employees and development within the City. For purposes of projecting future population and employment growth, the City categorizes developable land uses as residential property and non-residential property. Residential and non-residential property is further categorized into subclasses as shown in Table 3. Based on these designations, DTA established fees for these land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable. A summary of the land use classes utilized in this Fee Study are included in Table 3. However, not all fees will apply to all land uses.

Table III-1: Summary of Land Use Categories

Land Use Classification for Fee Study	Definition
Residential Property	Includes but is not limited to buildings used as the following: ▪ Single-family detached homes; ▪ Single-family attached homes; Buildings with attached residential units including apartments, town homes, condominiums, except for units within a Transit-Oriented Development ("TOD"); and ▪ A 2nd residential unit on property zoned and entitled for single-family residential use (an Accessory Dwelling Unit, or "ADU") unless collection of DIF is prohibited by California law; ▪ Multi-family residential units located within TOD zones identified in the City General Plan and conforming to TOD development requirements; ▪ Note: Retail and Commercial development within TOD zones will be assessed at the standard DIF rates for Retail and Commercial; and ▪ Attached or detached single-family residential units which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.
Retail	Includes but is not limited to buildings used as the following: ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ▪ Neighborhood shopping center; and ▪ Subregional and regional shopping centers.

Land Use Classification for Fee Study	Definition
Commercial	Includes but is not limited to buildings used as the following: ▪ Automobile sales and services; ▪ Entertainment and cultural facilities; ▪ Business Parks; and ▪ Service-oriented business activities unless specifically listed elsewhere.
Food Service and Entertainment	Includes but is not limited to buildings used as the following: ▪ Theatres; ▪ Full-service restaurants; ▪ Fast Food restaurants; ▪ Coffee shops and all other limited food/beverage businesses; ▪ Bars and tasting rooms; and ▪ Bowling alleys, etc.
Office	Includes but is not limited to buildings used as the following: ▪ Business/professional office; ▪ Professional medical offices not located on the same property/development as a hospital; and ▪ Service oriented business activities where the focus in on customer service delivery in an office environment.
Warehousing - Standard	Includes but is not limited to buildings used as the following: ▪ Warehouse facilities, or portions of other buildings, used for storage and distribution of materials not qualifying as High Cube warehousing.
Warehousing – High Cube	Includes but is not limited to buildings used as the following: ▪ >200,000 SF warehouse over 24 feet high used for storage and consolidation of manufactured goods prior to distribution to other warehouse facilities utilizing a high level of on-site automation and logistics management.
Manufacturing and Assembly	Includes but is not limited to buildings used as the following: ▪ Facilities used for manufacturing and assembly of products.
Industrial - Other	Includes but is not limited to buildings used as the following: ▪ Rock, Sand, and Gravel Production; ▪ Storage Facilities; ▪ Redlands Municipal Airport; ▪ Parking lots; and ▪ Utility Facilities.

Land Use Classification for Fee Study	Definition
Public/Institutional and Health Care	Includes but is not limited to buildings used as the following: ▪ Public schools and educational facilities; ▪ Private schools; ▪ Universities; ▪ Community Centers; ▪ Post offices; ▪ Religious buildings; and ▪ Hospitals.
Hotel/Motel Rooms	Includes but is not limited to buildings used as the following: ▪ Short-term and intermediate term housing with room rental businesses defined as hotel or motel in the Redlands Municipal Code.

The time horizon used for all fees is through the year 2035. The City was able to utilize available data from the City's General Plan (the "General Plan") to generate existing and future development projections through 2035.

The following sections summarize the existing and future development figures used in calculating the impact fees:

- Subsection A below summarizes the existing development in the City;
- Subsection B below summarizes the future development in the City through the year 2035;
- Subsection C below summarizes the total development in the City in the year 2035; and
- Lastly, Subsection D below summarizes the EDU methodology used in all fee calculations.

Note that the City also provides public services to the unincorporated area, or "Donut Hole" and the City's SOI. The Donut Hole consists mainly of existing commercial and industrial development. Customers within the sphere of influence are located within the eastern portions of the Cities of San Bernardino and Loma Linda, western portions of the City of Yucaipa and certain unincorporated areas of the County near Mentone and Crafton. The City-wide demographic data used herein does not include data within the Donut Hole or the SOI. Demographic data for the Donut Hole and SOI is not available from the City at this time. It is assumed that the inclusion of development data from the Donut Hole and SOI will have a negligible impact on the calculation of the amount of the fees for the various land uses.

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 described

in Section V herein, 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. In addition, 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.

A Existing Development Within the City

A.1 Residential Development

The City estimates there were 73,737 residents residing in 27,406 residential units within the City as of January 1, 2022.

Table III-2 summarizes the existing residential development within the City.

Table III-2: Estimated Existing Residential Development

Residential Property	Existing Number of Residents (2022)	Existing Number of Residential Units (2022)
Existing Residential Property	**73,737**	**27,406**

A.2 Non-Residential Development

In terms of non-residential development, the City has estimated there are approximately 268 Hotel/Motel rooms and 30.3 million square feet of other non-residential development within the City as of January 1, 2022.

In terms of employees, there are 36,200 existing employees within the City.

Table III-3 summarizes the existing non-residential development within the City.

Table III-3: Estimated Existing Non-Residential Development

Non-Residential Property	Number of Employees	Number of Non-Residential SF	Number of Rooms
Retail	3,500	3,747,747	N/A
Commercial	1,000	1,928,805	N/A
Food Service and Entertainment	3,200	378,015	N/A
Office	10,000	2,830,658	N/A
Warehousing - Standard	500	265,250	N/A
Warehousing - High Cube	3,000	12,038,333	N/A
Manufacturing and Assembly	2,400	2,532,603	N/A
Industrial - Other	500	73,748	N/A
Institutional and Health Care	12,000	6,522,384	N/A
Hotel/Motel	100	N/A	268
Total	**36,200**	**30,317,543**	**268**

B Future Development Within the City (2022-2035)

As discussed in the introduction above, the time horizon used for all fees is through the year 2035. Therefore, this section describes development through 2035. These fee calculations rely on the development information provided by the City related to population, residential dwelling units, employees, non-residential building square feet, and hotel/motel rooms as described below.

B.1 Residential Development

The City estimates there will be 101,187 residents residing in 38,606 residential units within the City in the year 2035. Therefore, the City will have a population increase of 27,450 new residents and growth in residential development of 11,200 new dwelling units from 2022-2035.

Table III-4 summarizes the future demographics for residential property through the year 2035.

Table III-4: Estimated Future Residential Development (2022-2035)

Residential Property	Future Number of Residents (2022-2035)	Future Number of Residential Units (2022-2035)
Future Residential Property	**27,450**	**11,200**

B.2 Non-Residential Development

In terms of non-residential development, it is estimated there will be approximately 500 new Hotel/Motel rooms and 10.2 million new square feet of other non-residential development within the City from 2022 to 2035.

In terms of employees, it is estimated there will be 17,300 additional employees within the City through 2035.

Table III-5 summarizes the future demographics for the non-residential land uses through the year 2035.

Table III-5: Estimated Future Non-Residential Development (2022-2035)

Non-Residential Property	Number of Employees	Number of Non-Residential SF	Number of Rooms
Retail	3,000	1,613,362	N/A
Commercial	750	1,622,735	N/A
Food Service and Entertainment	2,000	215,736	N/A
Office	5,000	858,004	N/A
Warehousing - Standard	250	100,000	N/A

Non-Residential Property	Number of Employees	Number of Non-Residential SF	Number of Rooms
Warehousing - High Cube	1,000	2,000,000	N/A
Manufacturing and Assembly	750	1,114,568	N/A
Industrial- Other	250	36,256	N/A
Institutional and Health Care	4,100	2,652,045	N/A
Hotel/Motel	200	N/A	500
Total	**17,300**	**10,212,706**	**500**

C Total Development Within the City (2035)

Table III-6 describes the total residential development in the City in the year 2035. This is based on the sum of Tables III-2 and III-4.

Table III-6: Estimated Residential Development (Year 2035)

Residential Property	Description	Total Existing (2022) (From Table III-2)	Future Development (2022-2035) (From Table III-4)	Total Development (2035)
Total Residential Property	**Residents**	**73,737**	**27,450**	**101,187**
	Units	**27,406**	**11,200**	**38,606**

Table III-7 describes the total non-residential development in the City in the year 2035. This is based on the sum of Tables III-3 and III-5.

Table III-7: Estimated Non-Residential Development (Year 2035)

Non-Residential Property	Description	Total Existing (2022) (From Table III-3)	Future Development (2022 to 2035) (From Table III-5)	Total Development (2035)
Retail	Employees	3,500	3,000	6,500
	Non-Res. SF	3,747,747	1,613,362	5,361,109
Commercial	Employees	1,000	750	1,750
	Non-Res. SF	1,928,805	1,622,735	3,551,540
Food Service and Entertainment	Employees	3,200	2,000	5,200
	Non-Res. SF	378,015	215,736	593,751
Office	Employees	10,000	5,000	15,000
	Non-Res. SF	2,830,658	858,004	3,688,662
Warehousing – Standard	Employees	500	250	750
	Non-Res. SF	265,250	100,000	365,250
Warehousing – High Cube	Employees	3,000	1,000	4,000
	Non-Res. SF	12,038,333	2,000,000	14,038,333
Manufacturing and Assembly	Employees	2,400	750	3,150
	Non-Res. SF	2,532,603	1,114,568	3,647,171
Industrial - Other	Employees	500	250	750
	Non-Res. SF	73,748	36,256	110,004
Institutional and Health Care	Employees	12,000	4,100	16,100
	Non-Res. SF	6,522,384	2,652,045	9,174,429
Hotel/Motel	Employees	100	200	200
	Rooms	268	500	768
Total	**Employees**	**36,200**	**17,300**	**53,500**
	Non-Res. SF	**30,317,543**	**10,212,706**	**40,530,249**
	Hotel Rooms	**268**	**500**	**768**

D EDU Projections

California Government Code §66001(4)(b) requires there to be a "...reasonable relationship between the amount of the fee and the cost of the public facility, or portion of the public facility, attributable to the development on which the fee is imposed." To ensure a reasonable relationship is maintained within the proposed fee structure, this Fee Study uses an EDU methodology. This approach establishes, for given land uses, a method of comparison of that land use to a baseline land use, utilizing a common demand variable. A demand variable is a measurable factor directly related to the size of the public facility.

As stated earlier, fees are calculated for various land use categories. Each land use has

different levels of demand for the new facilities depending upon the demand variable most closely related to the determination of the size, extent and cost of the facility in question. For instance, additional traffic generated by new development requires expansion of existing roadway systems, therefore vehicular trips generated by growth in the various land uses would be a reasonable variable to measure traffic demand. In this case the Average Daily Trips ("ADTs") would be the common demand variable and the ADTs generated by a residential dwelling unit would be the baseline value to which the ADTs generated by the remaining land uses would be compared. Likewise, additional residents resulting from new residential development will generate demand for expanded library facilities in the existing library system, therefore population increase would be considered a reasonable common demand variable and the population growth from a new residence would be used as the baseline.

Table III-8 shows the fee category, service factor, applicable land uses for which the EDUs are calculated, and location of property subject to the fee.

Table III-8: EDUs

Facility Type	Service Factor	Fee Charged to Land Uses	Locations Subject to the Fee
Police	Residents and Employees Served	Res. and Non-Res.	City-wide
Fire	Residents and Employees Served	Res. and Non-Res.	City-wide
Parks	Residents Served	Res. Only	City-wide
Library	Residents Served	Res. Only	City-wide
Government Facilities	Residents and Employees Served	Res. and Non-Res.	City-wide
Transportation	Average Daily Trips	Res. and Non-Res.	City-wide
Storm Drain	Runoff Coefficient	Res. and Non-Res.	City-wide
Water	Water Usage	Res. and Non-Res.	City-wide + Donut Hole + SOI
Water Supply	Water Usage	Res. and Non-Res	City-wide + Donut Hole + SOI
Sewer	Sewer Generation	Res. and Non-Res.	City-wide + Donut Hole + SOI
Solid Waste	Waste Volume	Res. and Non-Res.	City-wide

Table III-9 shows the existing EDUs for each land use. The data presented below is used for the police, fire, parks, library, and government facilities fees. The EDUs for transportation, which are based on average daily trips, are described in Section IV(E).

Table III-9: Existing EDUs (From 2022 to 2035)

Residential Property	Number of Existing Residents	Number of Residential Units	EDUs per Residential Unit	Total Existing EDUs
Existing Residential Property	73,737	27,406	1.098	30,086
Non-Residential Property	**Number of Existing Employees**	**Number of Non-Residential SF/Rooms**	**EDUs per 1,000 Non-Res. SF/Room**	**Total Existing EDUs**
Retail	3,500	3,747,747	0.381	1,428
Commercial	1,000	1,928,805	0.212	408
Food Service and Entertainment	3,200	378,015	3.454	1,306
Office	10,000	2,830,658	1.441	4,080
Warehousing – Standard	500	265,250	0.769	204
Warehousing – High Cube	3,000	12,038,333	0.102	1,224
Manufacturing and Assembly	2,400	2,532,603	0.387	979
Industrial – Other	500	73,748	2.766	204
Institutional and Health Care	12,000	6,522,384	0.751	4,896
Hotel/Motel Rooms	100	268	0.152	41
Subtotal	**36,200**	**30,317,811**		**14,770**
			Grand Total	**44,856**

Table III-10 shows the total number of future EDUs calculated for each land use for the time period from 2022-2035. Please note that the future EDU factors differ from the existing EDU factors due to various reasons including estimated changes in residents per unit and employees per square foot as provided by the City. The City estimated such future changes based on current census data statistics, housing density within the City, planning projections, and employee levels of current business in the City.

Table III-10: Future EDUs (From 2022 to 2035)

Residential Property	Number of Future Residents	Number of Residential Units	EDUs per Residential Unit	Total Future EDUs
Future Residential Property	27,450	11,200	1.000	11,200
Non-Residential Property	**Number of Future Employees**	**Number of Non-Residential SF/Rooms**	**EDUs per 1,000 Non-Res. SF/Room**	**Total Future EDUs**
Retail	3,000	1,613,362	0.759	1,224
Commercial	750	1,622,735	0.189	306
Food Service and Entertainment	2,000	215,736	3.783	816
Office	5,000	858,004	2.378	2,040
Warehousing – Standard	250	100,000	1.020	102
Warehousing – High Cube	1,000	2,000,000	0.204	408
Manufacturing and Assembly	750	1,114,568	0.275	306
Industrial – Other	250	36,256	2.813	102
Institutional and Health Care	4,100	2,652,045	0.631	1,673
Hotel/Motel Rooms	200	500	0.163	82
Subtotal	**17,300**	**10,212,706**		**7,059**
			Grand Total	**18,259**

Table III-11 shows the total number of EDUs calculated for each land use in the year 2035.

Table III-11: EDUs (in 2035)

Residential Property	Number of Residents	Number of Residential Units	Total EDUs
Total Residential Property	101,187	38,606	41,286
Non-Residential Property	**Number of Employees**	**Number of Non-Residential SF/Rooms**	**Total EDUs**
Retail	6,500	5,361,109	2,652
Commercial	1,750	3,551,540	714
Food Service and Entertainment	5,200	593,751	2,122
Office	15,000	3,688,662	6,120
Warehousing – Standard	750	365,250	306
Warehousing – High Cube	4,000	14,038,333	1,632
Manufacturing and Assembly	3,150	3,647,171	1,285
Industrial – Other	750	110,004	306
Institutional and Health Care	16,100	9,174,429	6,569
Hotel/Motel Rooms	300	768 Rooms	122
Subtotal	**53,500**	**40,530,249**	**21,828**
		Grand Total	**63,115**

IV FEE CALCULATIONS

The subsequent sections present the reasonable relationship for benefit, impact, and rough proportionality tests for each fee element (i.e., police facilities, fire facilities, library facilities, etc.) and the analysis undertaken to apportion costs for each type of public facility on the Needs List. More detailed fee calculation worksheets for each type of facility are included in Appendix B.

A Police Facilities Fees

The Police Facilities will serve the residents and employees of Redlands by providing law enforcement and public safety services. The Fee Study includes a component for new police vehicles/aircraft. Table IV-A1 illustrates how the police fee will meet the requirements of AB 1600 with regard to use of the fee, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table IV-A1: Police 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 vehicles, equipment, and 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 vehicles and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the 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 increasing the need for trained police personnel. Vehicles and equipment used to provide these services will have to be purchased to meet this increased demand.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	The additional residents and employees from new development will impact demand for police vehicles and equipment. New police vehicles and equipment are needed to mitigate the impacts of the additional residents and employees. If additional police 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 the cost of the public facility.	The police fee is based on the cost to provide new vehicles, equipment, and facilities.

A.1 Existing Facilities

The City currently has four police facilities totaling 34,680 building square feet. In addition, the City currently has 118 vehicles and 552 items of equipment items. See Table IV-A2 for a summary of the existing inventory.

Table IV-A2: Existing Police Facilities

Type	Facility Unit	Units
Police Facilities		
Annex - Admin, Detectives, MET	Square Feet	21,231
EOC - Patrol, Dispatch, Reords	Square Feet	8,237
Office Space	Square Feet	1,979
City Hall Basement - Property and Evidence	Square Feet	3,233
Total Square Feet		34,680
Vehicles		
Marked Police Units	Vehicles	48
Motorcycles	Vehicles	7
Off-Road Vehicles	Vehicles	5
Unmarked/Undercover/Cold Units	Vehicles	38
Crime Scene/Evidence Vehicles	Vehicles	2
CSO/Pkg Control/CVP/Explorer/CVP Vehicles	Vehicles	15
Custody/Transport	Vehicles	2
Mobile Command Center	Vehicles	1
Total Vehicles		118
Police Equipment		
Cameras	Items	200
Body-worn cameras	Items	112
Radios	Items	130
Iphones	Items	100
Ipads	Items	10
Total Items		552

A.2 Proposed Facilities

In order to determine the proposed facilities, the City must determine the demand upon infrastructure created by new development. Residents and businesses benefit

from law enforcement services in three ways: (i) directly, (ii) indirectly, and (iii) through standby availability. Direct services are those where a resident or business owner requires a direct response, usually as a result of being the victim of a crime. Direct service results in the form of a law enforcement officer contacting the victim. Indirect benefits, such as crime prevention programs, free patrol time and other law enforcement services that serve all business, citizens, and visitors, are impossible to calculate for a specific boundary. An example of indirect benefit would be the apprehension of a burglar in a particular neighborhood. Had the burglar not been apprehended and arrested, he/she may have broken into additional homes in the neighborhood. Most residents and businesses may go for many years before ever requiring a call-for-service. However, these fortunate residents and businesses still benefit from law enforcement services, if in no other way than by the knowledge that a law enforcement officer is available, through adequate planned standby to respond when needed.

The addition of new residential units and new business will increase the demand upon enforcement service level, more areas requiring preventative patrol, and in general, will create more opportunities for crimes to be committed. Demands will be made upon the previously listed assets in Table IV-A2 above in a direct, indirect, or standby form. Therefore, such assets would need to be expanded.

Table IV-A3 identifies the vehicles/aircraft proposed to be funded in whole or in part with the collection of Police fees. Quantity and costs are based on estimates provided by the City. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-A3: Needs List

Future Police Needs List	Facility Unit	Number	Facility Cost
Police Facilities			
Police Station (1625 W. RB)	Sq. Ft.	109,850	$85,000,000
Police Substations (North & East)	Sq. Ft.	1,200	$1,000,000
Subtotal Facilities		**111,050**	**$86,000,000**
Police Vehicles			
Police Vehicles	Vehicles	45	$2,250,000
Outfitting	Vehicles	45	$1,575,000
Rescue Vehicles	Vehicles	2	$700,000
Subtotal Vehicles		92	$4,525,000
Police Equipment			
Cameras	Cameras	300	$1,500,000
Body-worn Cameras	Cameras	30	$150,000

Future Police Needs List	Facility Unit	Number	Facility Cost
Miscellaneous Technical Hardware	IT	1	$1,000,000
Handheld radios, In-car & Desktop radios	Radio Equipment	250	$2,125,000
Iphones, Ipads, Cell Service	Cellular	150	$500,000
Guns	Guns	30	$60,000
Electric Charging Stations	Charging Stations	8	$1,000,000
Subtotal Equipment		**769**	**$6,335,000**
		Grand Total	$96,860,000
		Less Offsetting Revenues (Existing Fee Balance)	($22,322)
		Net Facilities Cost	**$96,837,678**

The needs identified above is based on information provided by the City and consistent with a needs analysis prepared by Holt Architects on behalf of the City.

A.3 EDUs

For police facilities, the development of property into residential and non-residential uses generates residents and employees increasing the need for trained police personnel. Vehicles and aircraft used to provide police services will have to be purchased to meet this increased demand.

Since the facilities proposed to be financed by the impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class.

As shown in Section III(D) (Demographics - EDUs), there are 44,856 total existing EDUs and 18,259 future EDUs, bringing the total EDUs in 2035 to 63,115 EDUs.

A.4 Allocation of Costs

The total cost of $96,837,678, as shown in Table IV.A-3, for police facilities needed to serve existing and new development is allocated to existing and new development based on the share of total EDUs in 2035.

A.4.i Police Stations

Table IV-A4 summarizes the allocation of police station costs to existing and new development. The City currently has 34,680 square feet of existing police station buildings. Based on the locations of existing and new development, additional police facilities will be needed at various locations. The City has determined 111,050 new building square feet are needed to adequately serve both existing and new development, bringing the total to 145,730 square feet.

Since the buildout standard of 4,045.54 (111,050 square feet divided by 27,450 future

residents multiplied by 1,000) is greater than the existing standard of 470.32 (34,680 existing square feet divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 470.32.

Therefore, after providing a credit to existing development for the existing 34,680 square feet and a reduction to maintain the existing standard, 84% of the costs will be allocated to existing development and 16% will be allocated to new development as shown below.

Table IV-A4: Allocation of Police Facilities Costs

Type of Development	EDUs	Percentage of Total EDUs	Total Facilities Sq. Ft. in 2035	Sq. Ft. Credit for Existing Development	Reduction to Maintain Existing Standard	Building Sq. Ft. Net of Credit	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	44,856	71%	103,571	(34,680)	0	68,891	84%	$72,408,316
Future Development	18,259	29%	42,159	0	(29,249)	12,910	16%	$13,569,362
Total	**63,115**	**100%**	**145,730**	**(34,680)**	**(29,249)**	**81,801**	**100%**	**$85,977,678**

A.4.ii Vehicles

Table IV-A5 summarizes the allocation of vehicle costs to existing and new development. The City currently has 118 existing police vehicles. The City has determined 92 new vehicles are needed to adequately serve both existing and new development, bringing the total to 210 vehicles.

Since the buildout standard of 3.35 (92 vehiciles divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 1.60 (118 existing vehicles divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 1.60.

Therefore, after providing a credit to existing development for the existing 118 vehicles and a reduction to maintain the existing standard, 42% of the costs will be allocated to existing development and 58% will be allocated to new development as shown below.

Table IV-A5: Allocation of Police Vehicle Costs

Type of Development	EDUs	Percentage of Total EDUs	Total Vehicles 2035	Vehicles Credit for Existing Development	Reduction to Maintain Existing Standard	Vehicles Net of Credit	Percentage of Costs Allocated	Vehicle Costs Allocated
Existing Development	44,856	71%	149	(118)	0	31	42%	$1,882,803
Future Development	18,259	29%	61	0	(17)	44	58%	$2,642,197
Total	**63,115**	**100%**	**210**	**(118)**	**(17)**	**75**	**100%**	**$4,525,000**

A.4.iii Equipment

Table IV-A6 summarizes the allocation of police equipment costs to existing and new development. The City currently has an inventory of 552 equipment-related items. The City has determined 769 additional items are needed to adequately serve both existing and new development, bringing the total to 1,321 items.

Since the buildout standard of 28.01 (769 units divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 7.49 (552 existing units divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 7.49.

Therefore, after providing a credit to existing development for the existing 552 items and a reduction to maintain the existing standard, 65% of the costs will be allocated to existing development and 35% will be allocated to new development as shown below.

Table IV-A6: Allocation of Police Equipment Costs

Type of Development	EDUs	Percentage of Total EDUs	Total Equipment Items 2035	Items Credit for Existing Development	Reduction to Maintain Existing Standard	Equipment Items Net of Credit	Percentage of Costs Allocated	Equipment Costs Allocated
Existing Development	44,856	71%	939	(552)	0	387	65%	$4,136,117
Future Development	18,259	29%	382	0	(177)	206	35%	$2,198,883
Total	**63,115**	**100%**	**1.321**	**(552)**	**(177)**	**593**	**100%**	**$6,335,000**

A.4.iv Total Facilities Costs

See Table IV-A7 for the total facilities costs allocated to new and existing development.

Table IV-A7: Total Costs

New Facility	Cost Allocated to Existing Development	Cost Allocated to Future Development	Total Costs
Buildings	$72,408,316	$13,569,362	$85,977,678
Vehicles	$1,882,803	$2,642,197	$4,525,000
Equipment	$4,136117	$2,198,883	$6,335,000
Total	**$78,427,236**	**$18,410,442**	**$96,837,678**

A.5 Proposed Fee Amount

The Fee per EDU was calculated by dividing the costs allocated to future development by the number of future EDUs as shown in the table below.

Table IV-A8: Cost per EDU

Type of Development	EDUs	Facility Costs Allocated	Total Cost Per EDU
Future Development	18,259	$18,410,443	$1,008.31

See the table below for the fee amount for each land use based on the cost per EDU as calculated above.

Table IV-A9: Proposed Fees

Land Use Type	EDUs per Unit / 1,000 Sq. Ft.	Number of Future Units/Rooms/1,000 Sq. Ft.	DIF per Unit/Room/1,000 Sq. Ft.	Cost Financed by Fees
Residential Property				
Residential Property	1.000	11,200	$1,008.31	$11,293,109
Non-Residential Property				
Retail	0.759	1,613	$765.00	$1,234,220
Commercial	0.189	1,623	$190.14	$308,555
Food Service and Entertainment	3.783	216	$3,813.98	$822,813
Office	2.378	858	$2,397.46	$2,057,033
Warehousing – Standard	1.020	100	$1,028.52	$102,852
Warehousing – High Cube	0.204	2,000	$205.70	$411,407
Manufacturing and Assembly	0.275	1,115	$276.84	$308,555
Industrial – Other	2.813	36	$2,836.82	$102,852
Institutional and Health Care	0.631	2,652	$636.02	$1,686,767
Hotel/Motel	0.163	500	$164.56	$82,281
			Total	**$18,410,443**
			Cost Allocated to Existing Development	$78,427,235
			Total Cost of Police Facilities	**$96,837,678**

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-A9 above are expected to finance approximately 19% of the facilities needed. The City will need to fund the remaining costs from other sources of funds.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-A10 below.

Table IV-A10: Police Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Units	**$11,293,109**	**21,728,000**	**$0.5197**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally

higher than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

B Fire Facilities Fees

The Fire Facilities will serve the residents and employees of Redlands by providing fire protection services. The Fee Study includes a component for new fire facilities, equipment, and vehicles. Table IV-B1 illustrates how the fire fee will meet the requirements of AB 1600 with regard to use of the fee, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table IV-B1: Fire 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 construct various Fire facilities and acquire equipment and vehicles that will mitigate the impacts of new residential and non-residential development to the City's Fire facilities.
66001(a)(2)	Identify the use to which the fee is to be put.	Expansion/construction/acquisition of Fire facilities, equipment, and vehicles.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the 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 increasing the need for trained Fire personnel. Buildings, equipment, and vehicles used to provide these services will have to be expanded, constructed or purchased to meet this increased demand.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	The additional residents and employees from new development will impact demand for fire facilities. New Fire facilities, vehicles, and equipment are needed to mitigate the impacts of the additional residents and employees. If additional Fire facilities, vehicles, and equpment are not constructed and equipment and vehicles 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 the cost of the public facility.	The Fire fee is based on the cost to provide new facilities, equipment, and vehicles.

B.1 Existing Facilities

The City currently has four fire stations totaling 27,643 building square feet, 16 primary fire vehicles, 14 support staff vehicles, 6 secondary units, and 60 items of personal protective equipment. See Table IV-B2 for a summary of the existing

inventory.

Table IV-B2: Existing Fire Facilities

Fire Facilities	Facility Unit	Units
Fire Stations		
Fire Station 261	SF	11,912
Fire Station 262	SF	4,339
Fire Station 263	SF	7,142
Fire Station 264	SF	4,250
	Total Fire Stations	**27,643**
Primary Fire Vehicles and Equipment		
Type 1 Engine E-261	Vehicles	1
Type 1 Engine E-262	Vehicles	1
Type 1 Engine E-263	Vehicles	1
Type 1 Engine E-264	Vehicles	1
Tractor Drawn Aerial Ladder T-261	Vehicles	1
Type 3 Engine BE-261	Vehicles	1
Type 3 Engine BE-262	Vehicles	1
Type 3 Engine BE-264	Vehicles	1
Water Tender WT-263	Vehicles	1
Squad MS-261	Vehicles	1
Command C-700	Vehicles	1
Command BC-704	Vehicles	1
Command BC-705	Vehicles	1
Command BC-706	Vehicles	1
Command BC-707	Vehicles	1
Command DC-701	Vehicles	1
	Total	**16**
Support Staff Vehicles and Equipment		
Staff Vehicle P-751	Vehicles	1
Staff Vehicle 903	Vehicles	1
Utility Vehicle UT-261	Vehicles	1
Incident Support IS-263	Vehicles	1
Rescue Trailer 952	Vehicles	1
Lt Support Trailer 953	Vehicles	1
Repair Vehicle 925	Vehicles	1
Safety Trailer 952 with ARV	Vehicles	1
Rehab Trailer 954	Vehicles	1
Arson Vehicle 938	Vehicles	1
Staff-CRR 909 Ford Escape	Vehicles	1
Staff-CRR 906 Ford Escape	Vehicles	1
Staff-CRR 882 Toyota Rav4	Vehicles	1

Fire Facilities	Facility Unit	Units
Staff-EMS 912	Vehicles	1
	Total	**14**
Secondary Units		
Type 1 Engine E-261R	Vehicles	1
Type 1 Engine E-263R	Vehicles	1
Aerial Ladder T-261R	Vehicles	1
Tractor Drawn Aerial Ladder Reserve	Vehicles	1
Reserve BC 911	Vehicles	1
Squad MS-261R	Vehicles	1
	Total	6
Personal Protective Equipment		
Personal Protective Equipment	Items	60
	Total	**60**

B.2 Proposed Facilities

In order to determine the proposed facilities, the City must determine the demand upon infrastructure created by new development. It is clear all new development in the City will impact the City's current ability to respond to fire, rescue, and medical calls-for-service. The effect is twofold. Initially, each new residence and business will create, on average, additional calls-for-service increasing the likelihood of simultaneous (and thus competing) calls-for-service. Additionally, as development spreads further from existing stations, the distances (and thus response times) will increase, taking the existing engine companies out-of-service for greater periods of time.

The capacity of any fire station is finite and will reach practical limits (through call frequency and total incident time). When capacity is exceeded, the level of service afforded to existing development will be reduced. In other words, if development continues without an increase in the number of fire stations, the existing stations would be overwhelmed in terms of calls-for-service, increasing the possibility of a greater number of simultaneous calls-for-service. Additional demands will be made upon the previously listed assets in Table IV-B2 above and therefore, such assets would need to be expanded.

Table IV-B3 identifies the facilities, equipment, and vehicles proposed to be funded in whole or in part with the collection of Fire fees. Quantity and costs are based on estimates provided by the City. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-B3: Needs List

Fire Facilities	Facility Unit	Number	Facility Cost
Future Fire Facilities	**Unit**	**Building Size**	**Costs**
Fire Station 264 Replacement	SF	9,000	$9,742,723
NE Fire Station	SF	9,000	$9,742,723
NW Fire Station	SF	9,000	$9,742,723
	Total	**27,000**	**$29,228,169**
Future Apparatus and Support Staff Vehicles	**Unit**	**Vehicles**	**Costs**
Staff Vehicle – BC	Vehicles	1	$86,602
Staff Vehicle – Community Risk Reduction	Vehicles	1	$32,476
Staff Vehicle – Emergency Management	Vehicles	1	$32,476
Type 1 Engine	Vehicles	2	$1,900,000
	Total	**5**	**$2,051,554**
Future Staff Personal Protective Equipment	Unit		
Personal Protective Equipment	Equipment	18	$103,554
		Total	$31,383,276
		Less Offsetting Revenues (Existing Fee Balance)	($427,545)
		Net Facilities Cost	**$30,955,731**

The need for additional fire stations is driven by the increasing demand due to urban development and population growth. These stations would enhance the coverage area, ensuring timely reach to all parts of the growing community, crucial for reducing response times and managing multiple emergencies simultaneously. The Fire Engine, the primary response vehicle, Support Vehicles, providing essential logistical and operational support, and Personal Protective Equipment (PPE), ensuring firefighter safety, are integral to these additions. These resources are vital for the safety and well-being of our growing community.

B.3 EDUs

For Fire facilities, the development of property into residential and non-residential uses generates residents and employees increasing the need for trained fire personnel. Buildings, equipment, and vehicles used to provide fire protection services will have to be expanded, constructed or purchased to meet this increased demand.

Since the facilities proposed to be financed by the impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class.

As shown in Section III(D) (Demographics - EDUs), there are 44,856 total existing EDUs and 18,259 future EDUs, bringing the total EDUs in 2035 to 63,115 EDUs.

B.4 Allocation of Costs

The total cost of $30,955,731, as shown in Table IV-B3 above, for fire facilities needed to serve existing and new development is allocated to existing and new development based on the share of total EDUs in 2035.

B.4.i Fire Stations

Table IV-B4 summarizes the allocation of fire station costs to existing and new development. The City currently has 27,643 square feet of existing fire station buildings. Based on the locations of existing and new development, additional fire facilities will be needed at various locations. The City has determined 27,000 new building square feet are needed to adequately serve both existing and new development, bringing the total to 54,643 square feet.

Since the buildout standard of 983.61 (27,000 square feet divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 374.89 (27,643 existing square feet divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 374.89.

Therefore, after providing a credit to existing development for the existing 27,643 square feet and a reduction to maintain the existing standard, 52% of the costs will be allocated to existing development and 48% will be allocated to new development as shown below.

Table IV-B4: Allocation of Fire Facilities Costs

Type of Development	EDUs	Percentage of Total EDUs	Total Facilities Sq. Ft. in 2035	Sq. Ft. Credit for Existing Development	Reduction to Maintain Existing Standard	Building Sq. Ft. Net of Credit	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	44,856	71%	38,835	(27,643)	0	11,192	52%	$15,004,487
Future Development	18,259	29%	15,808	0	(5,517)	10,291	48%	$13,796,136
Total	**63,115**	**100%**	**54,643**	**(27,643)**	**(5,517)**	**21,483**	**100%**	**$28,800,623**

B.4.ii Future Apparatus and Support Staff Vehicles

Table IV-B5 summarizes the allocation of support staff vehicle costs to existing and new development. The City currently has 14 existing support staff vehicles and six existing secondary unit vehicles. The City has determined that an additional five support staff vehicles are needed to adequately serve both existing and new development, bringing the total to 25 support staff vehicles.

Since the existing standard of 0.27 (20 existing vehicles divided by 73,737 existing residents multiplied by 1,000) is greater than the buildout standard of 0.18 (five future

vehicles divided by 27,450 future residents multiplied by 1,000), 100% of the costs will be allocated to new development.

B.4.iii Personal Protective Equipment

The City currently has 60 units of staff personal protective equipment. The City has determined the personal protective equipment identified on Table IV-B3 will be needed to serve new development. Since the existing standard of 0.81 (60 existing vehicles divided by 73,737 existing residents multiplied by 1,000) is greater than the buildout standard of 0.66 (18 future units divided by 27,450 future residents multiplied by 1,000), 100% of the costs will be allocated to new development.

B.4.iv Total Facilities Costs

See Table IV-B5 for the total facilities costs allocated to new and existing development.

Table IV-B5: Total Costs

New Facility	Cost Allocated to Existing Development	Cost Allocated to Future Development	Total Costs
Building Sq. Ft.	$15,004,487	$13,796,136	$28,800,623
Support Staff Vehicles	$0	$2,051,553	$2,051,553
Personal Protection	$0	$103,554	$103,554
Total	**$15,004,487**	**$15,951,243**	**$30,955,730**

B.5 Proposed Fee Amount

The Fee per EDU was calculated by dividing the costs allocated to future development by the number of future EDUs as shown in the table below.

Table IV-B6: Cost per EDU

Type of Development	EDUs	Facility Costs Allocated	Total Cost Per EDU
Future Development	18,259	$15,951,243	$873,63

See Table IV-B7 for the fee amount for each land use based on the cost per EDU as calculated above.

Table IV-B7: Proposed Fees

Land Use Type	EDUs per Unit / 1,000 Sq. Ft.	Number of Future Units/Rooms/1,000 Sq. Ft.	DIF per Unit/Room/1,000 Sq. Ft.	Cost Financed by Fees
Residential Property				
Residential Property	1.000	11,200	$873.63	$9,784,618
Non-Residential Property				
Retail	0.759	1,613	$662.81	$1,069,357
Commercial	0.189	1,623	$164.75	$267,339
Food Service and Entertainment	3.783	216	$3,304.52	$712,905
Office	2.378	858	$2,077.22	$1,782,262
Warehousing – Standard	1.020	100	$891.13	$89,113
Warehousing – High Cube	0.204	2,000	$178.23	$356,452
Manufacturing and Assembly	0.275	1,115	$239.86	$267,339
Industrial – Other	2.813	36	$2,457.89	$89,113
Institutional and Health Care	0.631	2,652	$551.07	$1,461,455
Hotel/Motel	0.163	132	$142.58	$71,290
			Total	**$15,951,244**
			Cost Allocated to Existing Development	$15,004,487
			Total Cost of Fire Facilities	**$30,955,731**

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-B8 above are expected to finance approximately 51% of the facilities needed. The City will need to fund the remaining costs from other sources of funds.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-B8 below.

Table IV-B8: Fire Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Units	**$9,784,618**	**21,728,000**	**$0.4503**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally higher than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

C Park Facilities Fees

Public parks play an important part in the overall quality of life for residents in the City of Redlands. The Fee Study includes a component for new parks and trails. Table IV-C1 illustrates how the parks fee will meet the requirements of AB 1600 with regard to use of the fee, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities and the proportionality requirements.

Table IV-C1: Parks 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 park and trail facilities that will mitigate the impacts of new residential development to the City's Parks facilities.
66001(a)(2)	Identify the use to which the fee is to be put.	Acquisition of land and development of parks and trails and construction of community centers.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New residential development in the City will generate additional residents increasing the need for Parks facilities. Park and trail facilities and community centers used to provide these services will have to be expanded or constructed to meet this increased demand.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	The additional residents from new development will impact demand for Parks facilities. New parks and trail facilities and community centers are needed to mitigate the impacts of the additional residents. If additional park and trail facilities are not constructed, then 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 the cost of the public facility.	The Parks Facilities fee is based on the cost to provide park and trail facilities and community centers.

C.1 Existing Facilities

See Table IV-C2 for a summary of the existing inventory of the City's park facilities.

Table IV-C2: Existing Parks, Trails, Sports Fields, and Community Center Buildings

Park Facility	Units
Existing Parks	
Brookside Park	9.2 Acres
Caroline Park	16.8 Acres
Community Park	18.2 Acres
Crafton Park	7.5 Acres
Ed Hales Park	0.3 Acres
Ford Park	27.0 Acres
Franklin Park	0.6 Acres
Jennie Davis Park	5.2 Acres
Prospect Park	11.4 Acres
Simonds Parkway	0.9 Acres
Smiley Park	9.2 Acres
Sylvan Park	23.3 Acres
Texonia Park	8.8 Acres
The Terrace	2.5 Acres
Isreal Beal Park	8.1 Acres
Oakmont Park	14.6 Acres
Redlands Sports Park	48.0 Acres
Heritage Park	18.7 Acres
Orange Street Alley	0.1 Acres
Total Park Acreage	**230.3 Acres**
Existing Trail(s)	
Orange Blossom Trail Phases 1, 2, and 3	4.48 Acres [1]
Sports Fields	
Fields	23 Fields
Existing Community Center Buildings	
Redlands Community Center	22,900 Sq. Ft.
Redlands Community Senior Center	7,500 Sq. Ft.
Joslyn Senior Center	8,925 Sq. Ft.
Redlands Bowl	3,046 Sq. Ft.
Mission Gables	5,014 Sq. Ft.
Total Buildings	**47,385 Sq. Ft.**

Note:

1. Based on a trail length of 3.7 miles and standard width of 10 ft per US Dept. of Transportation.

C.2 Proposed Facilities

In order to determine the proposed facilities, the City must determine the demand upon infrastructure created by new development. It is clear new residential development in the City will impact the City's current park and trail system.

The capacity of the park and trail facilities is finite and will reach practical limits (through park and trail visitors). When capacity is exceeded, the level of service afforded to existing development will be reduced. In other words, if development continues without an increase in the number of park and trail facilities and community center, the existing facilities would be overwhelmed in terms of providing Parks services. Additional demands will be made upon the previously listed assets in Table IV-C2 above and therefore, such assets would need to be expanded.

Table IV-C3 identifies the park and trail facilities and community center proposed to be funded in whole or in part with the collection of Parks fees. Quantity and costs are based on estimates provided by the City. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-C3: Needs List

Parks Facilities	Facility Unit	Number	Facility Cost (2023)
Park Acres	Acres	108.0	$27,000,000
Trails [2]	Acres	13.37	$5,516,000
Sports Fields/Courts			
Baseball Fields	Fields	5	$1,750,000
Multi-Use Fields	Fields	5	$1,250,000
Tennis/Pickleball Courts	Courts	6	$750,000
Total		**16**	**$3,750,000**
		Total	$36,266,000
		Less Offsetting Revenues (Existing Fee Balance)	($383,398)
		Net Facilities Cost	$35,882,602

Note:

2. Based on a trail length of 11.03 miles and standard width of 10 ft per US Dept. of Transportation.

The City Facilities and Community Services Department developed the needs list above based on projected population growth and future development in the City as provided in Section III (Demographics) herein. The goal was to maintain an equivalent ratio of facilities in square footage or acreage to projected population. Development costs were based on a combination of previous project

costs and construction estimates from the City's on-call architect to project an average per square foot or per acre cost for acquisition and/or development.

C.3 EDUs

For Parks facilities, the development of property into residential uses generates residents increasing the need for Parks facilities. Developed park acreage, trails, and community center buildings will have to be expanded, constructed or purchased to meet this increased demand.

City records do not indicate a significant link between the business community and park use, therefore, no fee is required from non-residential property. Therefore, the EDUs for existing and future development are based on the residents generated from existing and future residential units. There are no EDUs assigned to Non-Residential Property.

As shown in Section III(D) (Demographics - EDUs), there are 30,086 total existing residential EDUs and 11,200 future residential EDUs, bringing the total residential EDUs in 2035 to 41,286 EDUs.

C.4 Allocation of Costs

The total cost of $35,882,602, as shown in Table IV-C3 above, for Parks facilities needed to serve existing and new development is allocated to existing and new development based on the share of total EDUs in 2035.

C.4.i Park Acres

Table IV-C4 summarizes the allocation of park acreage development costs to existing and new development. The City currently has 230.3 acres of existing parks. Based on the locations of existing and new development, additional park facilities will be needed at various locations. The City has determined 108.0 new park acres are needed to adequately serve both existing and new development, bringing the total to 338.3 acres.

Since the buildout standard of 3.93 (108.0 future acres divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 3.12 (230.3 existing acres divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 3.12.

Therefore, after providing a credit to existing development for the existing 230.3 acres and a reduction to maintain the existing standard, 16% of the costs will be allocated to existing development and 84% will be allocated to new development as shown below.

Table IV-C4: Allocation of Park Acreage Costs

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Park Acres in 2035	Acres Credit for Existing Development	Reduction to Maintain Existing Standard	Acres Net of Credit and Reduction	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	30,086	73%	246.6	(230.3)	0.0	16.2	16%	$4,243,301
Future Development	11,200	27%	91.8	0.0	(6.0)	85.7	84%	$22,438,340
Total	**41,286**	**100%**	**338.3**	**(230.3)**	**(6.0)**	**102.0**	**100%**	**$26,681,641**

C.4.ii Sports Fields/Courts

Table IV-C5 summarizes the allocation of the future sports field/court costs to existing and new development. The City currently has 23 existing sports fields/courts. The City has determined 16 new fields/courts are needed to adequately serve both existing and new development, bringing the total to 39 fields/courts.

Since the buildout standard of 0.58 (16 fields/courts divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 0.31 (23 existing fields/courts divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 0.31.

Therefore, after providing a credit to existing development for the existing 23 fields/courts and a reduction to maintain the existing standard, 39% of the costs will be allocated to existing development and 61% will be allocated to new development as shown below.

Table IV-C5: Allocation of Sports Field/Court Costs

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Fields/Courts in 2035	Fields Credit for Existing Development	Reduction to Maintain Existing Standard	Fields Net of Credit and Reduction	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	30,086	73%	28	(23.0)	0.0	5	39%	$1,453,885
Future Development	11,200	27%	11	0.0	(2.0)	9	61%	$2,296,115
Total	**41,286**	**100%**	**39**	**(23.0)**	**(2.0)**	**14**	**100%**	**$3,750,000**

C.4.iii Trail Acres

Table IV-C6 summarizes the allocation of trail acreage development costs to existing

and new development. The City currently has 4.48 acres of existing trails. Based on the locations of existing and new development, additional trails will be needed at various locations. The City has determined 13.37 new trail acres are needed to adequately serve both existing and new development, bringing the total to 17.9 acres.

Since the buildout standard of 0.49 (13.37 future acres divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 0.06 (4.48 existing acres divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 0.06.

Therefore, after providing a credit to existing development for the existing 4.48 acres and a reduction to maintain the existing standard, 84% of the costs will be allocated to existing development and 16% will be allocated to new development as shown below.

Table IV-C6: Allocation of Trail Acreage Costs

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Trail Acres in 2035	Acres Credit for Existing Development	Reduction to Maintain Existing Standard	Acres Net of Credit and Reduction	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	30,086	73%	13.0	(4.48)	0.0	8.5	84%	$4,558,655
Future Development	11,200	27%	4.8	0.0	(3.2)	1.7	16%	$892,305
Total	**41,286**	**100%**	**17.9**	**(4.48)**	**(3.2)**	**10.2**	**100%**	**$5,450,960**

C.4.iv Total Facilities Costs

See Table IV-C7 for the total facilities costs allocated to new and existing development.

Table IV-C7: Total Costs

New Facility	Cost Allocated to Existing Development	Cost Allocated to Future Development	Total Costs
Park Acres	$4,243,301	$22,438,340	$26,681,641
Sports Fields/Courts	$1,453,885	$2,296,115	$3,750,000
Trails	$4,558,655	$892,305	$5,450,960
Total	**$10,255,841**	**$25,626,760**	**$35,882,601**

C.5 Proposed Fee Amount

The Fee per EDU was calculated by dividing the costs allocated to future development by the number of future EDUs as shown in the table below.

Table IV-C8: Cost per EDU

Type of Development	EDUs	Facility Costs Allocated	Total Cost Per EDU
Future Residential Property	11,200	$25,626,760	$2,288.10

See Table IV-C9 for the fee amount for each land use based on the cost per EDU as calculated above.

Table IV-C9: Proposed Fees

Land Use Type	EDUs per Unit	Number of Future Units	DIF per Unit	Cost Financed by Fees
Residential Property				
Residential Property	1.000	11,200	$2,288.10	$25,626,761
			Cost Allocated to Existing Development	$10,225,841
			Total Cost of Parks Facilities	**$35,882,602**

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-C9 above are expected to finance approximately 71% of the facilities needed. The City will need to fund the remaining costs from other sources of funds.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-C10 below.

Table IV-C10: Parks Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$25,626,761**	**21,728,000**	**$1.1794**

The new fee amount shown above is generally less than the City's existing impact fees.

D Library Facilities Fees

The Library Facilities will serve the residents of Redlands by promoting literacy and learning, as well as providing an improved quality of life. The Fee Study includes a component for the acquisition/construction of new library facilities as well as remodeling/refurbishing of existing library facilities and acquisition of new library materials. Table IV-D1 illustrates how the library fee will meet the requirements of AB 1600 with regard to use of fees, the type of development on which the fee is imposed, the reasonable relationship to the need for collection items, and proportionality requirements.

Table IV-D1: Library 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/construct new library facilities, remodel/refurbish existing facilities, and acquire various library collection items that will mitigate the impacts of new residential development to the City's Library facilities.
66001(a)(2)	Identify the use to which the fee is to be put.	Construction of new library facilities, remodel/refurbishment of existing facilities, and expansion of library collection items. Collection items include, but are not limited to, books, periodicals, newspapers, DVDs, e-books, etc.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New residential development in the City will generate additional residents who will become library patrons. New facilities will need to be acquired/constructed, existing facilities will need to be remodeled/refurbished and collections will have to be expanded and additional volumes acquired to meet this increased demand. Fees collected from new residential development will be used for the acquisition/construction of new facilities, remodel/refurbishment of existing facilities, and acquisition of collection items. City records do not indicate a significant link between the business community and library use. Therefore, no fee is required from non-residential property.

AB 1600 Code Section	Description	Justification
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	The additional residents from new development will impact demand for library space and collection items. New facility space will need to be acquired/constructed, existing facility space will need to be remodeled/refurbished, and new collection items are needed to mitigate the impacts of the additional residents. If new facilities are not acquired/constructed, existing facilities are not remodeled/refurbished, and additional library collection items are not acquired, then the City's libraries will have insufficient space and materials.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the fee and the cost of the public facility.	The library fee is based on the cost to provide new materials at the same levels as provided to existing residents.

D.1 Existing Facilities

The City currently has two library facilities totaling 68,800 building square feet and 274,829 collection items. Collection items include, but are not limited to, books, periodicals, newspapers, DVDs, e-books, etc. See Table IV-D2 for a summary of the existing inventory.

Table IV-D2: Existing Library Facilities

Library Facilities	Facility Unit	Units/Building Size
Library Facility		
A.K. Smiley Library Building	SF	64,000
Lincoln Memorial Shrine	SF	4,800
Total Library Facilities		**68,800**
Existing Library Materials		
Books	Books	134,808
Non-Book Items	Units	140,021
Total		**274,829**

D.2 Proposed Facilities

Table IV-D3 identifies the new library facilities as well as remodeling/refurbishing existing library facilities and acquisition of new library materials proposed to be funded with the collection of Library fees. Quantity and costs are based on estimates provided by the City. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-D3: Needs List

Library Facilities	Facility Unit	Number	Facility Cost
Future Library Facilities			
Branch Library	Sq. Ft.	20,000	$15,000,000
Main Library Expansion (new bldg.. sq. ft.)	Sq. Ft.	28,046	$5,000,000
Subtotal	**Sq. Ft.**	**48,046**	**$20,000,000**
Future Library Materials			
Books	Books	52,000	$1,560,000
Non-Book Items	Units	180,000	$54,000
Subtotal	**Sq. Ft.**	**232,000**	**$1,614,000**
		Total	$21,614,000
		Less Offsetting Revenues (Existing Fee Balance)	($25,616)
		Net Facilities Cost	$21,588,384

Regarding the need for a branch library in 2001, the City hired an outside consultant who reported that the population of the city of 63,574[1] fully supported the need for a branch library. In the subsequent 20 years the population of Redlands has grown to 73,168[2].

In 2023 the Library Board of Trustees commissioned Architectural Resources Group to provide an estimate for repurposing the approximately 2,250 sq ft lower level. The cost for this project was projected to be $1,600,000. The DIF estimates for the cost of both a potential branch library and an expansion of Smiley Library were based on these figures. The City also consulted American Library Association standards and the Public Library - Whole Building Design Guide[3] for estimates on needed space and number of books and materials per patron.

1https://www2.census.gov/library/publications/2002/dec/phc-1-6.pdf
2https://www.census.gov/quickfacts/fact/table/redlandscitycalifornia/PST045223
3https://www.wbdg.org/building-types/libraries/public-library

D.3 EDUs

For library facilities, the development of property into residential uses generates residents who increase the demand on the finite amount of library space and collection items.

City records do not indicate a significant link between the business community and library use. Therefore, no fee is required from non-residential property. Therefore, the EDUs for existing and future development are based on the residents generated

from existing and future residential units. There are no EDUs assigned to Non-Residential Property.

As shown in Section III(D) (Demographics - EDUs), there are 30,086 total existing residential EDUs and 11,200 future residential EDUs, bringing the total residential EDUs in 2035 to 41,286 EDUs.

D.4 Allocation of Costs

The total cost of $21,588,384, as shown in Table IV-D3 above, is for new library facilities as well as remodeling/refurbishing existing library facilities and acquisition of new library materials needed to serve existing and new development. Described below is more detail regarding the methodology used to allocate the costs.

D.4.i New Library Facilities

Table IV-D4 summarizes the allocation of library facilities costs to existing and new development. The City has determined the 48,046 building square feet of new library facilities identified in Table IV-D3 will be needed in order to serve both existing and future development.

Since the buildout standard of 1,750 (48,046 building square feet of future buildings divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 933 (68,800 existing building square footage divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 933.

Therefore, after providing a credit to existing development for the existing 68,800 building square feet and a reduction to maintain the existing standard, 39% of the costs will be allocated to existing development and 61% will be allocated to new development as shown below.

Table IV-D4: Allocation of Library Facility Costs

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Sq. Ft. in 2035	Sq. Ft. Credit for Existing Development	Reduction to Maintain Existing Standard	Sq. Ft. Net of Credit and Reduction	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	30,086	73%	85,148	(68,800)	0.0	16,348	39%	$7,782,934
Future Development	11,200	27%	31,698	0	(6,086)	25,612	61%	$12,193,363
Total	**41,286**	**100%**	**116,846**	**(68,800)**	**(6,086)**	**41,960**	**100%**	**$19,976,297**

D.4.ii Future Library Materials

The City currently has 134,808 books and 140,021 non-book items in its library system. The City has determined that the 52,000 new books and 180,000 new non-book items identified in Table IV-D3 will be needed to serve new development.

Since the buildout standard of 8,452 (232,000 future library materials divided by 27,450 future residents multiplied by 1,000) is greater than the existing standard of 3,727 (274,829 existing library materials divided by 73,737 existing residents multiplied by 1,000), the future costs is limited to the existing standard of 3,727.

Therefore, after providing a credit to existing development for the existing 274,829 building square feet and a reduction to maintain the existing standard, 48% of the costs will be allocated to existing development and 52% will be allocated to new development as shown below.

Table IV-D5: Allocation of Library Material Costs

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Items in 2035	Items Credit for Existing Development	Reduction to Maintain Existing Standard	Fields Net of Credit and Reduction	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	30,086	73%	369,336	(274,829)	0.0	94,507	48%	$774,088
Future Development	11,200	27%	137,493	0	(35,182)	102,310	52%	$837,999
Total	**41,286**	**100.00%**	**506,829**	**(274,829)**	**(35,182)**	**196,818**	**100.00%**	**$1,612,087**

D.4.iii Total Facilities Costs

See Table IV-D6 for the total facilities costs allocated to new and existing development.

Table IV-D6: Total Costs

New Facility	Cost Allocated to Existing Development	Cost Allocated to Future Development	Total Costs
New Library and Remodel/Refurbish Existing	$7,782,934	$12,193,363	$19,976,297
Library Materials	$774,088	$837,999	$1,612,087
Total	**$8,557,022**	**$13,031,362**	**$21,588,384**

D.5 Proposed Fee Amount

The Fee per EDU was calculated by dividing the costs allocated to future

development by the number of future EDUs as shown in the table below.

Table IV-D7: Cost per EDU

Type of Development	EDUs	Facility Costs Allocated	Total Cost Per EDU
Future Residential Property	11,200	$13,031,362	$1,163.51

See Table IV-D8 for the fee amount for each land use based on the cost per EDU as calculated above.

Table IV-D8: Proposed Fees

Land Use Type	EDUs per Unit	Number of Future Units	DIF per Unit	Cost Financed by Fees
Residential Property				
Residential Property	1.000	11,200	$1,163.51	$13,031,362
			Cost Allocated to Existing Development	$8,557,022
			Total Cost of Library Facilities	**$21,588,384**

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-D8 above are expected to finance 60% of the facilities needed. The City will need to fund the remaining costs from other sources of funds.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-D9 below.

Table IV-D9: Library Facilities Fee Summary (per Unit and per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$13,031,362**	**21,728,000**	**$0.5997**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally higher than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

E General Government Facilities Fees

The General Government Facilities will serve the residents and employees of Redlands by providing general government services. The Fee Study includes a component for government facilities, senior center and recreation building, field operations facilities, and parking facilities. Table IV-E1 illustrates how the government facilities fee will meet the requirements of AB 1600 with regard to use of the fee, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities and the proportionality requirements.

Table IV-E1: General Government 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 construct government facilities that will mitigate the impacts of new residential and non-residential development to the City's general government facilities.
66001(a)(2)	Identify the use to which the fee is to be put.	Construction of new government facilities, senior center and recreation buildings, field operations buildings, and parking facilities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the 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 increasing the need for general government services. Buildings and parking used to provide these services will have to be expanded, constructed or purchased to meet this increased demand.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	The additional residents and employees from new development will impact demand for general government facilities. New government facilities, senior center and recreation buildings, field operations buildings, and parking facilities are needed to mitigate the impacts of the additional residents and employees. If additional government facilities are not constructed, then overall general government 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 the cost of the public facility.	The General Government Facilities fee is based on the cost to provide new government facilities, senior center/recreation buildings, field operations facilities, and parking facilities.

E.1 Existing City Hall and Safety Hall

See Table IV-E2 for a summary of the existing inventory of the City's existing government facility and safety hall.

Table IV-E2: Existing City Hall and Safety Hall

Facility	Units
Existing City Hall	50,999 Square Feet
Existing Safety Hall	23,838 Square Feet

In addition, the City currently has public parking lots and a public parking structure.

E.2 Proposed Facilities

In order to determine the proposed facilities, the City must determine the demand upon infrastructure created by new development. It is clear all new development in the City will impact the City's current ability to provide general government services.

The capacity of the government facilities is finite and will reach practical limits (through various general government requests). When capacity is exceeded, the level of service afforded to existing development will be reduced. In other words, if development continues without an increase in the number of government center facilities, the existing facilities would be overwhelmed in terms of providing general government services. Additional demands will be made upon the previously listed asset in Table IV-E2 above and therefore, such assets would need to be expanded.

Table IV-E3 identifies the government facilities proposed to be funded in whole or in part with the collection of General Government fees. Quantity and costs are based on estimates provided by the City. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-E3: Needs List

General Government Facilities	Facility Unit	Number	Facility Cost (2023)
Community / Rec / Senior Center Buildings	Square Feet	40,000	$36,000,000
City Government Office and Admin Buildings	Square Feet	25,000	$22,500,000
City Field Operations Facilities	Square Feet	35,000	$31,500,000
Parking Facilities	Square Feet	80,000	$32,000,000
		Total	$122,000,000
		Less Offsetting Revenues (Existing Fee Balance)	($138,580)
		Net Facilities Cost	$121,861,420

The City Facilities and Community Services Department developed the needs list above based on projected population growth and future development in the City as provided in Section III (Demographics) herein. The goal was to maintain an

equivalent ratio of facilities in square footage to projected population. Development costs were based on a combination of previous project costs and construction estimates from the City's on-call architect to project an average per square foot.

E.3 EDUs

For general government facilities, the development of property into residential and non-residential uses generates residents and employees increasing the need for general government services. Government facilities used to provide these services will have to be expanded, constructed or purchased to meet this increased demand.

Since the facilities proposed to be financed by the impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class.

As shown in Section IV(D) (Demographics - EDUs), there are 44,856 total existing EDUs and 18,259 future EDUs, bringing the total EDUs in 2035 to 63,115 EDUs.

E.4 Allocation of Costs

The total cost of $121,861,420, as shown in Table IV-E3 above, for general government facilities needed to serve existing and new development is allocated to existing and new development based on the share of total EDUs in 2035.

E.4.i Future Government Facilities

Table IV-E4 summarizes the allocation of the future government facility costs to existing and new development.

The City has determined additional government facilities, including community, recreation, senior center buildings, government offices and administration facilities, City field operations facilities, and parking facilities are needed to adequately serve both existing and new development.

Since the buildout standard of 6,557 (180,000 building square feet of future buildings divided by 27,450 future residents divided by 1,000) is greater than the existing standard of 1,015 (74,837 existing building square footage divided by 73,737 existing residents divided by 1,000), the future costs is limited to the existing standard of 1,015.

Therefore, after providing a credit to existing development for the existing 74,837 building square feet and a reduction to maintain the existing standard, 79% of the costs will be allocated to existing development and 21% will be allocated to new development as shown below.

Table IV-E4: Allocation of Government Facility Costs

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Sq. Ft. in 2035	Sq. Ft. Credit for Existing Development	Reduction to Maintain Existing Standard	Sq. Ft. Net of Credit and Reduction	Percentage of Costs Allocated	Facility Costs Allocated
Existing Development	44,856	71%	181,114	(74,837)	0	106,277	79%	$96,551,428
Future Development	18,259	29%	73,723	0	(45,863)	27,860	21%	$25,309,992
Total	**63,115**	**100%**	**254,837**	**(74,837)**	**(45,863)**	**134,137**	**100%**	**$121,861,420**

E.4.ii Total Facilities Costs

See Table IV-E5 for the total facilities costs allocated to new and existing development.

Table IV-E5: Total Costs

New Facility	Cost Allocated to Existing Development	Cost Allocated to Future Development	Total Costs
Future Building Sq. Ft.	$96,551,428	$25,309,992	$121,861,420
Total	**$96,551,428**	**$25,309,992**	**$121,861,420**

E.5 Proposed Fee Amount

The Fee per EDU was calculated by dividing the costs allocated to future development by the number of future EDUs as shown in the table below.

Table IV-E6: Cost per EDU

Type of Development	EDUs	Facility Costs Allocated	Total Cost Per EDU
Future Development	18,259	$25,309,992	$1,386.19

See Table IV-E7 for the fee amount for each land use based on the cost per EDU as calculated above.

Table IV-E7: Proposed Fees

Land Use Type	EDUs per Unit / 1,000 Sq. Ft.	Number of Future Units/Rooms/1,000 Sq. Ft.	DIF per Unit/Room/1,000 Sq. Ft.	Cost Financed by Fees
Residential Property				
Residential Property	1.000	11,200	$1,386.19	$15,525,347
Non-Residential Property				
Retail	0.759	1,613	$1,051.69	$1,696,759
Commercial	0.189	1,623	$261.40	$424,190
Food Service and Entertainment	3.783	216	$5,243.32	$1,131,173
Office	2.378	858	$3,295.94	$2,827,932
Warehousing – Standard	1.020	100	$1,413.97	$141,397
Warehousing – High Cube	0.204	2,000	$282.79	$565,586
Manufacturing and Assembly	0.275	1,115	$380.59	$424,190
Industrial – Other	2.813	36	$3,899.95	$141,397
Institutional and Health Care	0.631	2,652	$874.38	$2,318,904
Hotel/Motel	0.163	500	$226.23	$113,117
			Total	**$25,309,992**
			Cost Allocated to Existing Development	$96,551,428
			Total Cost of General Government Facilities	**$121,861,420**

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-E7 above are expected to finance approximately 21% of the facilities needed. The City will need to fund the remaining costs from other sources of funds.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-E7 below.

Table IV-E7: General Government Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$15,525,347**	**21,728,000**	**$0.7145**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally higher than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

F Transportation Facilities Fees

The planning tool the City uses to identify current and future needs for an effective overall circulation system within the City is the Circulation Element of the General Plan. Mandated by State Law, the Circulation Element must be linked to the Land Use Element of the General Plan. In addition, the Circulation Element must be consistent with, and integrated with, the Riverside-San Bernardino Area Comprehensive Transportation Plan Model (CTP Model). Consistency is a requirement for eligibility for State and local transportation funds.

The Circulation Element of the City's General Plan serves as the City's Transportation Master Plan, which identifies future transportation facilities needed to mitigate the impacts of new development through build out conditions, beyond the year 2035. The City provided a listing of future transportation facilities needed to mitigate the impacts of new development through 2035. The facilities listed included interchanges, railroad grade separations, regional arterials, local arterials, and local streets and signals. Project limits and costs for the first three categories are consistent with San Bernardino County Transportation Authority Development Mitigation Nexus Study and the Congestion Management Plan ("CMP"), with appropriate cost escalators,

City staff uses current traffic and land use data to update their traffic model. Any significant changes to impacts resulting from new development are incorporated into the City's Capital Improvement Program (CIP) at regular intervals. Such changes are also incorporated into the Circulation Element at periodic intervals.

Table IV-F1 illustrates how the transportation fee will meet the requirements of AB 1600 with regard to use of fees, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table IV-F1: Transportation 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 construct various transportation projects that will mitigate the impacts of new development on the City's circulation system.
66001(a)(2)	Identify the use to which the fee is to be put.	Fund or partially fund the construction of new roadways within the City limits. The roadway improvements to be funded or partially funded are summarized in Table 56 and further listed in Appendix B.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the 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.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the 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 roadways and supplemental lanes 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 circulation 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 the 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 buildout . 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).

F.1 Proposed Facilities and Costs

As mentioned above, City Staff provided a detailed breakdown of the citywide transportation projects needed to mitigate the impacts of new development through the year 2035. While the year 2035 precedes build out conditions, it was chosen as a reasonable planning horizon with respect to the City's circulation system. The projects consist of Citywide roadway improvements totaling over $257 million. The project list includes improvements to interchanges, railroad grade separations, regional arterials, local arterials, local streets and local signals. Roadway projects and intersection projects are part of the City's Circulation Element of the General Plan, the City Traffic Model, and the City's Capital Improvement Program. The interchange projects as well as the grade separations and regional arterial projects are part of the Riverside-San Bernardino Area Comprehensive Transportation Plan Model (CTP Model) by SCAG and San Bernardino County Transportation Authority Nexus Study and CMP. These projects are identified by these models and master plans as being needed solely or partially to mitigate the impacts of new development. Where projects are partially needed to cure existing deficiencies or otherwise benefit existing development, those projects would have to be funded by sources other than impact fees.

Regional and local arterials, local streets and signals will be constructed on existing City streets and will benefit both existing and new development. The allocations to new development are based on the percentage of ADTs generated by new development to the total ADTs of the City's roadway network. ADTs assigned to interchanges and regional arterials are consistent with the San Bernardino County Transportation Authority Nexus Study. The calculation of the ADTs and percentage of total ADTs for local arterials, streets and signals is shown in the discussion of "Methodology" within this Section of the Fee Study. The project categories, costs and allocations are shown in Table IV-F2.

Table IV-F2: Transportation Cost Summary

Component	Total Project Cost	Less Offsetting Revenue (Existing Fee Balance)	Net Project Cost
Interchange Improvements	$153,995,150	($181,987)	$153,813,163
Regional Arterials	$90,123,130	($18,788)	$90,104,342
Railroad Grade Crossings	$2,521,750	$0	$2,521,750
Local Street Improvements	$10,851,100	($304,832)	$10,546,268
Grand Total	**$257,491,130**	**($304,832)**	**$256,985,523**

The list of projects to be funded, or partially funded, are shown by components in Tables IV-F3 through IV-F6. The total project cost as well as the costs allocated to new development are also shown in the tables. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-F3: Interchange Improvements

Location	% Allocation to Existing Development	$ Allocation to Existing Development	% Allocation to New Development	$ Allocation to New Development	2023 Estimated Cost
I-10 at Mountain View	70.37%	$46,888,559	29.63%	$19,742,455	$66,631,014
I-10 at Wabash	70.37%	$36,830,551	29.63%	$15,507,525	$52,338,075
I-10 at Live Oak	70.37%	$17,153,829	29.63%	$7,222,630	$24,376,459
I-10 at 5th Street	70.37%	$7,366,110	29.63%	$3,101,505	$10,467,615
Total		**$108,239,049**		**$45,574,115**	**$153,813,163**

Table IV-F4: Regional Arterials

Location	Limits	% Allocation to Existing Development	$ Allocation to Existing Development	% Allocation to New Development	$ Allocation to New Development	2023 Estimated Cost
Alabama St	N City Limit to Palmetto Ave	70.37%	$9,818,455	29.63%	$4,134,066	$13,952,521
California St	Redlands Blvd to I-10	70.37%	$716,131	29.63%	$301,527	$1,017,658
California St	Lugonia Ave to San Bernardino Ave	70.37%	$869,126	29.63%	$365,946	$1,235,072
Citrus Ave	Auburn Ct to Wabash Ave	70.37%	$716,131	29.63%	$301,527	$1,017,658
Citrus Ave	Dearborn St to Wabash Ave	70.37%	$1,091,247	29.63%	$459,470	$1,550,717
Cypress Ave	I-10 to Citrus Ave	70.37%	$588,020	29.63%	$247,586	$835,606
Ford Ave	5th Ave to I-10	70.37%	$1,896,778	29.63%	$798,640	$2,695,418
Live Oak Canyon Road	San Timoteo Canyon to E City Limits	70.37%	$5,533,653	29.63%	$2,329,948	$7,863,600
Lugonia Ave	Orange St to Wabash Ave	70.37%	$6,818,448	29.63%	$2,870,912	$9,689,360
Lugonia Ave	Tennessee St to Orange St	70.37%	$3,185,260	29.63%	$1,341,156	$4,526,416
Orange St	Lugonia Ave to I-10	70.37%	$2,728,117	29.63%	$1,148,675	$3,876,792
Orange St	N City Limit to Pioneer Ave	70.37%	$8,613,844	29.63%	$3,626,864	$12,240,708
Orange St	San Bernardino Ave to Lugonia Ave	70.37%	$1,201,846	29.63%	$506,038	$1,707,884
Orange St	San Bernardino Ave to Pioneer Ave	70.37%	$651,614	29.63%	$274,363	$925,977
San Bernardino Ave	SR 210 to Orange St	70.37%	$1,817,516	29.63%	$765,266	$2,582,781
San Bernardino Ave	Church St to Wabash Ave	70.37%	$2,529,038	29.63%	$1,064,853	$3,593,891
SR 38 (Orange St/Lugonia Ave)	W City Limit to E City Limit	70.37%	$7,364,071	29.63%	$3,100,647	$10,464,718
Wabash Ave	5th Ave to I-10	70.37%	$4,066,368	29.63%	$1,712,147	$5,778,515
Traffic Signal	Wabash Ave at 5th Ave	70.37%	$457,313	29.63%	$192,552	$649,864
Traffic Signal	Wabash Ave at I-10	70.37%	$457,313	29.63%	$192,552	$649,864
Traffic Signal	Ford St at I-10	70.37%	$457,313	29.63%	$192,552	$649,864

Location	Limits	% Allocation to Existing Development	$ Allocation to Existing Development	% Allocation to New Development	$ Allocation to New Development	2023 Estimated Cost
Traffic Signal	Dearborn St at Citrus Ave	70.37%	$457,313	29.63%	$192,552	$649,864
Traffic Signal	Ford St at I-10 WB	70.37%	$457,313	29.63%	$192,552	$649,864
Traffic Signal	6th Street at I-10 WB Off-ramp	70.37%	$457,313	29.63%	$192,552	$649,864
Traffic Signal	Wabash Ave at Citrus Ave	70.37%	$457,313	29.63%	$192,552	$649,864
Total			**$63,406,854**		**$26,697,495**	**$90,104,342**

Table IV-F5: Railroad Grade Crossings

Location	% Allocation to Existing Development	$ Allocation to Existing Development	% Allocation to New Development	$ Allocation to New Development	2023 Estimated Cost
San Timoteo Canyon Road	70.37%	$1,774,567	29.63%	$747,183	$2,521,750
Total		**$1,774,567**		**$747,183**	**$2,521,750**

Table IV-F6: Local Street Improvements

Location	Limits	% Allocation to Existing Development	$ Allocation to Existing Development	% Allocation to New Development	$ Allocation to New Development	2023 Estimated Cost
Street Widening (4 Lanes)	Colton Ave (Texas St to Orange St)	0.00%	$0	100.00%	$1,427,900	$1,387,787
Street Widening (4 Lanes)	Texas St (Colton Ave to Pennsylvania Ave)	0.00%	$0	100.00%	$2,580,700	$2,508,202
Street Widening	Pioneer Ave (Furlow Dr to Texas St)	70.37%	$1,343,934	29.63%	$582,220	$565,864
Intersection Improvements	Church St at Colton Ave	0.00%	$0	100.00%	$327,500	$318,300
Traffic Signal Installation	6th St at Colton Ave	0.00%	$0	100.00%	$650,000	$631,740
Traffic Signal Installation	6th St at Stuart Ave	0.00%	$0	100.00%	$650,000	$631,740
Traffic Signal Installation	6th St at Citrus Ave	0.00%	$0	100.00%	$650,000	$631,740
Traffic Signal Installation	Eareka St at Colton Ave	0.00%	$0	100.00%	$650,000	$631,740
Traffic Signal Installation	University St at Colton Ave	0.00%	$0	100.00%	$650,000	$631,740

Location	Limits	% Allocation to Existing Development	$ Allocation to Existing Development	% Allocation to New Development	$ Allocation to New Development	2023 Estimated Cost
Traffic Signal Installation	San Bernardino Ave at Church St	70.37%	$444,558	29.63%	$192,592	$187,182
Traffic Signal Installation	Cypress Ave. at Cajon St	70.37%	$444,558	29.63%	$192,592	$187,182
Total			**$2,233,050**		**$8,553,504**	**$8,313,217**

F.2 EDUs

For the purpose of allocating transportation costs to both existing and new development the demand variable is the average daily trip end. This is a metric that estimates the number of vehicular trips generated by a specific land use within a 1-hour period during that part of the day in which peak traffic volumes are observed. ADT was chosen as the demand variable because it is consistent with the metric used in the regional transportation plans mentioned at the beginning of this section and is an industry standard. Without question the design and cost estimates for new and expanded roadways are based on traffic volumes generated, congestion levels of service and standards adopted by the local agency. ADTs are a fair and reasonable measure of the demand placed on the City's roadway system. The ADTs generated by a residential dwelling, whose value is determined from the ITE[1] manual, is used as the baseline variable. Comparison of ADTs for the other land uses to the baseline ADT produces EDU factors for the various land uses. When these factors are applied to the demographic data for existing and new development, total calculated EDUs for existing and new development as a percentage of total EDUs can be used in the allocation of facility costs to new development.

F.3 Trip Rates

As discussed in Section II, the land uses considered upon which DIFs will be imposed include Residential, Commercial, Industrial, Office and Hotel/Motel, with their various sub-categories. Within the Residential category are single-family, multi-family and transit-oriented subcategories, which were chosen to best fit the type of residential development throughout the City, and for which the ITE manual has data and recommended trip rates. In a similar manner, the ITE Commercial land use designation includes commercial, retail trade and food service sub-categories. Industrial category includes warehousing, manufacturing, general industrial and health care. Weighted average ADTs from the above subcategories are calculated for the purposes of determining existing and future ADTs and the allocation of transportation costs to existing and new development. Table IV-F7 shows the

[1] Institute of Transportation Engineers, Trip Generation, 8th Edition, Volumes 1,2 and 3.

weighted average trip rates, in ADTs, for this Fee Study.

Table IV-F7: Trip Generation Rates

Land Use	City Designation	2016 City Uses ITE Designation [1]	ITE Code	ITE Ave. Trip Rate [2]	% Reduction for Pass-By Trips	Average Trip Length	Trip Length Factor	Average Daily Trip Rate [4]
Residential (Dwelling Units)	Single-Family	Single-Family		9.94		7.4	1.02	***10.09***
	Multi-Family	Apartment		6.89		7.4	1.02	***6.99***
	Mobile Home	Transit-Oriented Development [3]		7.06		7.4	1.02	***7.17***
	ADU	Accessory Dwelling Units						***6.99***
Commercial/Retail	Commercial	Commercial	820	42.94	30%	5.39	0.74	***22.22***
(1,000 s.f.)		Retail Trade	814	44.32	30%	539	0.74	***22.94***
		Food Service and Entertainment	931	89.95	30%	5.39	0.74	***46.55***
Industrial	Industrial	Warehousing Standard	150	3.89		8.87	1.22	***4.73***
(1,000 s.f.)		Warehousing High Cube	152	1.44		8.87	1.22	***1.75***
		Manufacturing and Assembly	140	2.13		8.87	1.22	***2.59***
		Industrial Other	110	6.97		8.87	1.22	***8.48***
		Institutional and Health Care (Hospital)	610	16.5		8.87	1.22	***20.08***
Office (1,000 s.f.)	Office	General Office Building	710	11.01		8.87	1.22	***13.40***
Hotel/Motel	Hotel/Motel	Hotel	310	8.92				
(Room)		Motel	320	9.11				
		Hotel/Motel		9.02		5.66	0.78	***7.00***

Notes:

1. ITE categories were chosen that best fit the intent and purpose of the City subcategories.
2. The land use designations for non-residential uses in this Study differ completely from the 2003 DIF. Therefore, ITE rates are used that most closely fit the descriptions for the new categories.
3. This Fee Study assumes an ADT rate of 4.00 until better information is available. A rate of 4.00 is less than other high-density residential, and is reasonable.
4. Numbers in this column (bold italic) are used in this Fee Study for calculating ADTs and Fee Schedule.

In order to fairly allocate costs between existing and new development, total ADTs must be calculated for both cases. ADTs for existing development for a given land use category are found by multiplying the number of residential units or one thousand square feet ("KSF") of non-residential development in each category, as shown in Section III(A), "Existing Development Within City," by the ADTs per unit or KSF from Table IV-F7, "Trip Generation Rates," shown above.

The total ADTs for existing development as well as the percentage of total ADTs are shown in Table IV-F8.

Table IV-F8: Existing ADTs

Residential Property	Amount	Units	Average Daily Trips per Unit/KSF	ADTs
Residential Property	27,406	Dwelling Units	9.25	253,568
Non-Residential Property	**Amount**	**Units**	**Average Daily Trips per Unit/KSF**	**ADTs**
Retail	3,747,747	Square Feet	22.94	85,973
Commercial	1,928,805	Square Feet	22.22	42,858
Food Service and Entertainment	378,015	Square Feet	46.55	17,597
Office	2,830,658	Square Feet	13.40	37,931
Warehousing – Standard	265,250	Square Feet	4.73	1,255
Warehousing – High Cube	12,038,333	Square Feet	1.75	21,067
Manufacturing and Assembly	2,532,603	Square Feet	2.59	6,559
Industrial – Other	73,748	Square Feet	8.48	625
Institutional and Health Care	6,522,384	Square Feet	20.08	130,969
Hotel/Motel	268	Rooms	7.00	1,876
			Total	**600,279**
			Total Existing and Future ADTs	853,026
			% of Total ADTs	**70.37%**

ADTs for future development for a given land use category are found by multiplying the number of residential units or one thousand square feet ("KSF") of non-residential development in each category, as shown in Section III(B), "Future Development Within City (2022-2035)," by the ADTs per unit or KSF from Table IV-F8, "Trip Generation Rates" shown above.

The total ADTs for future development as well as the percentage of total ADTs are shown in Table IV-F9.

Table IV-F9: Future ADTs

Residential Property	Amount	Units	ADTs per Unit/KSF	ADTs
Residential Property	11,200	Dwelling Units	8.41	94,220
Non-Residential Property	**Amount**	**Units**	**ADTs per Unit/KSF**	**ADTs**
Retail Trade	1,613,362	Square Feet	22.94	37,011
Commercial	1,622,735	Square Feet	22.22	36,057
Food Service and Entertainment	215,736	Square Feet	46.55	10,043
Office	858,004	Square Feet	13.4	11,497
Warehousing – Standard	100,000	Square Feet	4.73	473
Warehousing – High Cube	2,000,000	Square Feet	1.75	3,500
Manufacturing and Assembly	1,114,568	Square Feet	2.59	2,887
Industrial – Other	36,256	Square Feet	8.48	307
Institutional and Health Care	2,652,045	Square Feet	20.08	53,253
Hotel/Motel	500	Rooms	7.00	3,500
			Total	252,748
			Total Existing and Future ADTs	853.026
			% of Total ADTs	**29.63%**

The percentage of total ADTs for future development, as shown in the table above, is used in Table IV-F2, "Transportation Cost Summary" to allocate to new development new local street and signal costs that have Citywide benefit.

F.4 Allocation of Costs

The transportation costs allocated to new development are then divided by total new ADTs to determine the cost per ADT. The cost per ADT is then multiplied by the ADT rate for a single-family unit. This is the baseline EDU used in calculating the various fees.

Table IV-F10: Cost per ADT

Total Cost of Transportation Projects	Cost Allocated to New Development	Total New ADTs	Cost per ADT
$256,985,523	$81,332,005	252,748	$321.79

F.5 Proposed Fee Amount

The proposed fee schedule for transportation is shown in Table IV-F11.

Table IV-F11: Transportation Fee Schedule

Residential Property	ADTs	Cost Per ADT	DIF per Unit	Units
Residential Property	8.41	$321.79	$2,707.07	DU
Non-Residential Property	**ADTs**	**Cost Per ADT**	**DIF per 1,000 SF/Room**	**Units**
Retail Trade	22.94	$321.79	$7,381.89	KSF
Commercial	22.22	$321.79	$7,150.20	KSF
Food Service and Entertainment	46.55	$321.79	$14,979.38	KSF
Office	13.40	$321.79	$4,312.00	KSF
Warehousing – Standard	4.73	$321.79	$1,522.07	KSF
Warehousing – High Cube	1.75	$321.79	$563.13	KSF
Manufacturing and Assembly	2.59	$321.79	$833.44	KSF
Industrial – Other	8.48	$321.79	$2,728.79	KSF
Institutional and Health Care	20.08	$321.79	$6,461.57	KSF
Hotel/Motel	7.00	$321.79	$2,252.54	Room

For the Transportation Fee calculation using a project specific traffic study, as permitted by City rules, the fee shall be $321.79 per ADT.

F.6 Expected Revenue

Using the demographic data from Table IV-F9, "Future ADTs," the residential units or non-residential square footages or hotel rooms are multiplied by the corresponding proposed fee rates to determine the expected revenues.

As shown in Table IV-F12, the total expected revenue is equal to the transportation costs allocated to new development as shown in Table IV-F2, "Transportation Cost Summary."

Table IV-F12: Revenue

Residential Property	Units	Units	DIF per Unit	Cost Financed by Fees
Residential Property	11,200	Dwelling Units	$2,707.07	$30,319,173
Non-Residential Property	**SF/Rooms**	**Units**	**DIF per 1,000 SF/Room**	**Cost Financed by Fees**
Retail Trade	1,613,362	SF	$7,381.89	$11,909,664
Commercial	1,622,735	SF	$7,150.20	$11,602,883
Food Service and Entertainment	215,736	SF	$14,979.38	$3,231,592
Office	858,004	SF	$4,312.00	$3,699,716
Warehousing – Standard	100,000	SF	$1,522.07	$152,207
Warehousing – High Cube	2,000,000	SF	$563.13	$1,126,269
Manufacturing and Assembly	1,114,568	SF	$833.44	$928,925
Industrial – Other	36,256	SF	$2,728.79	$98,935
Institutional and Health Care	2,652,045	SF	$6,461.57	$17,136,371
Hotel/Motel	500	Rooms	$2,252.54	$1,126,269
			Total	**$81,332,005**
			Cost Allocated to Existing Development	$175,653,518
			Total Cost of Transportation Facilities	$256,985,523

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-F12 above are expected to finance approximately 32% of the facilities needed. The City will need to fund the remaining costs from other sources of funds.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-F13 below.

Table IV-F13: Transportation Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$30,319,173**	**21,728,000**	**$1.3954**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally higher than the City's existing impact fees, are needed due to the current facility needs of the City,

updated development projections, and updated methodology changes in compliance with AB602.

G Storm Drain Facilities Fees

The Storm Drain Facilities will serve the residents of City by providing new drainage systems that provide the required level of protection against flooding within the City limits. Storm Drain facilities include pipes, catch basins and appurtenances required to both upgrade and replace existing facilities as well as mitigate the runoff impacts of new development. The planning horizon assumed in this Fee Study is the buildout year of 2035. Section G.1 below identifies the projects needed to meet the City's flood protection objectives in the build out condition.

Table IV-G1 below illustrates how the storm drain fee will meet the requirements of AB 1600 with regard to use of fees, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table IV-G1: Storm Drain Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for construction of various projects that will mitigate the impacts of new development on the City's drainage facilities, pipeline and appurtenant structures.
66001(a)(2)	Identify the use to which the fee is to be put.	Fund or partially fund the construction of new storm drain facilities. The improvements to be funded or partially funded are summarized in Table IV-G2 below and further listed in Appendix B.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	The cost of storm drain systems is related to the amount of runoff delivered to City streets. New development will increase the amount of impermeable surface in the City and subsequently the amount of stormwater runoff that needs to be collected in a manner that will prevent flooding. New storm drainage systems and infrastructure are necessary to ensure that adequate facilities are available to serve new residential and non-residential development. Therefore, there is a reasonable relationship between the need for the facilities and new development. Fees collected from new development will be used exclusively for the construction and construction related costs associated with these projects.

AB 1600 Code Section	Description	Justification
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	The additional runoff generated by new development will increase the risk of flood damage in proportion to the increase runoff. New storm drainage systems and infrastructure are necessary to mitigate the impacts of the increased runoff. If the proposed projects are not constructed in concert with new development, the City's storm drain system will experience higher risk of flood damage due to runoff in excess of the current levels of protection.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the fee and the cost of the public facility.	Project costs are allocated to new development based on the relative runoff among land uses. Given the same area, runoff from the various land uses differ by the percentage of impervious area for each land use. Rational Method Hydrology is used in order to determine the relative runoff values for each land use. The project costs can then be allocated to the various land uses and the fee for each land use determined.

G.1 Proposed Facilities and Costs

In order to determine the proposed improvements, the City must determine the demand upon infrastructure created by new development. It is clear all new development in the City will impact the City's current ability to provide drainage systems and flood protection. The discharge capacity of the existing drainage systems is determined by design and in many cases is at design capacity for the appropriate storm event. When capacity is exceeded due to the runoff impacts of new development, the level of flood protection afforded to existing development will be reduced. In other words, if development continues without new improvements to the drainage systems, the existing facilities would be unable to provide the level of flood protection consistent with City standards. Table IV-G2 below identifies the drainage improvements proposed to be funded in whole or in part with the collection of Drainage Facilities fees. Quantity and costs are based on estimates provided by the City.

The project categories, costs and allocations are shown in Table IV-G2.

Table IV-G2: Storm Drain Cost Summary

Component	Total Project Cost	Less Offsetting Revenue (Existing Fee Balance)	Net Project Cost
Mill Creek Drainage Area	$3,740,000	($10,305)	$3,729,695
Reservoir Canyon Drainage Area	$16,506,000	($45,481)	$16,460,519
Downtown Drainage Area	$10,206,000	($28,122)	$10,177,878
North City Drainage Area	$20,055,000	($55,260)	$19,999,740
South City Drainage Area	$18,100,000	($49,873)	$18,050,127
Grand Total	**$68,607,000**	**($189,041)**	**$68,417,959**

The list of projects to be funded, or partially funded, are shown by components in Table IV-G3. The total project cost as well as the costs allocated to new development are also shown in the tables. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-G3: Drainage Needs List

Facility	Location	Facility Cost	Existng Developemnt		New Development	
			%	Amount	%	Amount
Mill Creek Drainage Area						
27	E Colton Ave	$2,808,241	74.26%	$2,085,316.60	25.74%	$722,924.14
27-B	8th St	$921,454	74.26%	$684,244.51	25.74%	$237,209.48
Reservoir Canyon Drainage Area						
22	Redlands Blvd	$1,219,630	74.26%	$905,661.29	25.74%	$313,968.83
22-G	10 FWY/ Cypress Ave	$1,405,118	74.26%	$1,043,398.82	25.74%	$361,718.79
22-J	Garden St	$9,243,460	74.26%	$6,863,920.30	25.74%	$2,379,539.72
25-A	10 FWY/ Cypress Ave	$4,134,576	74.26%	$3,070,214.00	25.74%	$1,064,362.03
26-A	5th Ave	$457,735	74.26%	$339,900.68	25.74%	$117,834.58
Downtown Drainage Area						
21	Eureka St	$299,173	74.26%	$222,157.31	25.74%	$77,016.07
22	Redlands Blvd	$2,634,720	74.26%	$1,956,465.36	25.74%	$678,254.82
22-A	Redlands Blvd	$169,532	74.26%	$125,889.14	25.74%	$43,642.44
22-B	Redlands Blvd	$190,474	74.26%	$141,440.15	25.74%	$49,033.56
22-D	Redlands Blvd	$74,793	74.26%	$55,539.33	25.74%	$19,254.02
22-E	Redlands Blvd	$228,369	74.26%	$169,580.08	25.74%	$58,788.93
22-K	Redlands Blvd	$5,935,600	74.26%	$4,407,601.00	25.74%	$1,527,998.75
22-L	Redlands Blvd	$645,217	74.26%	$479,119.26	25.74%	$166,097.98
North City Drainage Area						
7	Western Ave	$3,206,141	74.26%	$2,380,785.82	25.74%	$825,355.51
7-A	Lugonia Ave	$1,468,941	74.26%	$1,090,792.38	25.74%	$378,148.88
7-B	San Bernardino Ave	$3,156,279	74.26%	$2,343,759.60	25.74%	$812,519.50
8	Orange St	$1,832,936	74.26%	$1,361,083.78	25.74%	$471,851.76
9	Church St	$3,406,587	74.26%	$2,529,631.22	25.74%	$876,956.27
10	Wabash Ave	$4,488,598	74.26%	$3,333,100.15	25.74%	$1,155,497.71
10-B	Dearborn St	$2,440,257	74.26%	$1,812,063.11	25.74%	$628,194.38
South City Drainage						
17-B	Redlands Blvd	$264,270	74.26%	$196,238.96	25.74%	$68,030.86
17-A	Lugonia Ave	$4,345,992	74.26%	$3,227,205.17	25.74%	$1,118,786.72
18-A	New Jersey St	$1,997,481	74.26%	$1,483,270.30	25.74%	$514,210.60
18-A1	New Jersey St	$220,391	74.26%	$163,655.88	25.74%	$56,735.17
19	Alabama St	$1,380,187	74.26%	$1,024,885.72	25.74%	$355,300.78
38	Brookside Ave	$824,721	74.26%	$612,413.65	25.74%	$212,307.62
38-B	Brookside Ave	$610,314	74.26%	$453,200.91	25.74%	$157,112.77
39	San Mateo St	$1,086,997	74.26%	$807,171.55	25.74%	$279,825.04
39-A	San Mateo St	$1,585,619	74.26%	$1,177,433.73	25.74%	$408,185.15
39-C	San Mateo St	$340,060	74.26%	$252,518.81	25.74%	$87,541.60
40	Cypress Ave	$2,074,269	74.26%	$1,540,290.67	25.74%	$533,978.06
41	Buena Vista St	$3,319,827	74.26%	$2,465,205.60	25.74%	$854,621.61
Total Facilities Costs		$68,417,959		$50,805,155		$17,612,804

G.2 ERUs

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 * I * A where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area of the subject

lot or parcel, "I" is rainfall intensity and "A" is Area, in acres of the study area. For example, A runoff factor of "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.

An impervious area factor of 0.55, known as the value of "C," is used for new single-family residential development. This value is based on assumed values for lot dimensions, lot frontage, house footprints and landscape designs. See Appendix C for calculations supporting the C value for the various land uses. The City has confirmed these assumptions based on their best prediction of future homeowner/consumer trends. Furthermore, the calculations for the residential C was compared to values shown in the County of San Bernardino Hydrology Manual and there is a reasonable correlation. The County of San Bernardino's Hydrology Manual also sets forth average impervious area factors for multi-family (apartment dwelling units), retail/commercial, and industrial, of 0.80, 0.90, and 0.95 respectively.

For the purposes of this nexus study only the relative runoff from each land use needs to be considered. For convenience, a storm intensity value ("I") is chosen as 1. The calculation of runoff per acre for a storm intensity of 1 is equal to C *1*1 based on the equation Q=C*I*A, or simply "C." These per acre runoff values are then compared to the runoff per acre from one residential unit to determine each ERU factor.

The ERU factors are presented in Table IV-G4 below:

Table IV-G4: Equivalent Runoff Factors

Land Use	Units	Residential Density (units/acre) or Non-Residential FAR/Rooms per Acre	Runoff Coefficient "C"	Runoff per unit or ksf; Q=C*I*A
Residential Property	Dwelling Units	7.00	0.55	0.08
Retail	Square Feet	0.5	0.90	0.04
Commercial	Square Feet	0.5	0.90	0.04
Food Service and	Square Feet	0.5	0.90	0.04
Office	Square Feet	0.5	0.90	0.04
Warehousing - Standard	Square Feet	0.5	0.90	0.04
Warehousing - High Cube	Square Feet	0.5	0.90	0.04
Manufacturing and	Square Feet	0.5	0.90	0.04
Industrial - Other	Square Feet	0.5	0.95	0.04
Institutional & Health Care	Square Feet	0.5	0.95	0.04
Hotel/Motel Rooms	Rooms	40.0	0.95	0.02

When these factors are applied to the demographic data for existing and new development, total calculated ERUs for existing and new development as a percentage of total ERUs can be used in the allocation of facility costs to new development.

G.3 Methodology

In order to fairly allocate costs between existing and new development, total ERUs must be calculated for both cases. ERUs for existing and future development for a given land use category are found by multiplying the number of residential units or one thousand square feet ("KSF") of non-residential development in each category by the ERU factors shown in the table below.

The total ERUs for existing development as well as the percentage of total ERUs are shown in Table IV-G5 below:

Table IV-G5: Existing Equivalent Runoff Units

Land Use	Units	Residential Units/Non-Residential SF	ERU Factor	Total ERUs
Residential Property	Dwelling Units	27,406	1.18	32,234
Retail	Square Feet	3,747,747	0.62	2,307
Commercial	Square Feet	1,928,805	0.62	1,187
Food Service and	Square Feet	378,015	0.62	233
Office	Square Feet	2,830,658	0.62	1,742
Warehousing - Standard	Square Feet	265,250	0.62	163
Warehousing - High Cube	Square Feet	12,038,333	0.62	7,410
Manufacturing and Assembly	Square Feet	2,532,603	0.62	1,559
Industrial - Other	Square Feet	73,748	0.65	48
Institutional & Health Care	Square Feet	6,522,384	0.65	4,238
Hotel/Motel Rooms	Rooms	268	0.35	95
			Total Existing Development ERUs	51,216
			% of Total ERUs	74.26%
			Total ERUs	68,971

ERUs for future development for a given land use category are found in a manner similar to that for existing development by multiplying the number of residential units or one thousand square feet ("KSF") of non-residential development in each category by the applicable ERUs per unit or KSF.

The total ERUs for future development as well as the percentage of total ERUs are shown in Table IV-G6 below:

Table IV-G6: Future Equivalent Runoff Units

Land Use	Units	Residential Units/Non-Residential SF	ERU Factor	Total ERUs
Residential Property	Dwelling Units	11,200	1.00	11,200
Retail	Square Feet	1,613,362	0.62	993
Commercial	Square Feet	1,622,735	0.62	999
Food Service and Entertainment	Square Feet	215,736	0.62	133
Office	Square Feet	858,004	0.62	528
Warehousing - Standard	Square Feet	100,000	0.62	62
Warehousing - High Cube	Square Feet	2,000,000	0.62	1,231
Manufacturing and Assembly	Square Feet	1,114,568	0.62	686
Industrial - Other	Square Feet	36,256	0.65	24
Institutional & Health Care	Square Feet	2,652,045	0.65	1,723
Hotel/Motel Rooms	Rooms	500	0.35	177
			Total Future Development ERUs	17,755
			% of Total ERUs	25.74%
			Total ERUs	68,971

The percentage of total ERUs for future development, as shown in Table IV-G6 above, is used in Table IV-G2, "Drainage Needs List," to allocate to costs to new development for new storm drain facilities that have Citywide benefit.

G.4 Allocation of Costs

The storm drain costs allocated to new development are then divided by total new ERUs to determine the cost per ERU. This is the baseline ERU used in calculating the fees for the various land use categories.

Table IV-G7: Cost per ERU

Total Cost of Storm Drain Projects	% Allocated to New Development	Cost Allocated to New Development	Total New ERUs	Cost per ERU
$68,417,959	25.74%	$17,612,804	17,755	$991.98

G.5 Proposed Fee Amount

The ERU factors for the various land uses shown in Table IV-G4 are then multiplied by the cost per ERU to determine the proposed fee for each land use category. The proposed fee schedule for storm drainage facilities is shown in Table IV-G8 below:

Table IV-G8: Storm Drain Fee Schedule

Residential Property	ERU Factor	Cost Per ERU	DIF per Unit	Units
Residential	1.00	$991.98	$991.98	Units
Non-Residential Property	**ERU Factor**	**Cost Per ERU**	**DIF per 1,000 SF/Room**	**Units**
Retail Trade	0.62	$991.98	$610.61	KSF
Commercial	0.62	$991.98	$610.61	KSF
Food Service and Entertainment	0.62	$991.98	$610.61	KSF
Office	0.62	$991.98	$610.61	KSF
Warehousing – Standard	0.62	$991.98	$610.61	KSF
Warehousing – High Cube	0.62	$991.98	$610.61	KSF
Manufacturing and Assembly	0.62	$991.98	$610.61	KSF
Industrial – Other	0.65	$991.98	$644.53	KSF
Institutional and Health Care	0.65	$991.98	$644.53	KSF
Hotel/Motel	0.35	$991.98	$350.95	Room

G.6 Expected Revenue

Using the demographic data from Table IV-G6, "Future Equivalent Runoff Units," the residential units or non-residential square footages or hotel rooms are multiplied by the corresponding proposed fee rates to determine the expected revenues.

As shown in Table IV-G9, the total expected revenue is equal to the drainage costs allocated to new development as shown in Table IV-G2, "Drainage Needs List."

Table IV-G9: Expected Revenue

Residential Property	Units	Units	DIF per Unit	Cost Financed by Fees
Residential Property	11,200	Dwelling Units	$991.98	$11,110,208
Non-Residential Property	**SF/Rooms**	**Units**	**DIF per 1,000 SF/Room**	**Cost Financed by Fees**
Retail Trade	1,613,362	SF	$610.61	$985,127
Commercial	1,622,735	SF	$610.61	$990,850
Food Service and Entertainment	215,736	SF	$610.61	$131,729
Office	858,004	SF	$610.61	$523,902
Warehousing – Standard	100,000	SF	$610.61	$61,061
Warehousing – High Cube	2,000,000	SF	$610.61	$1,221,210
Manufacturing and Assembly	1,114,568	SF	$610.61	$680,561
Industrial – Other	36,256	SF	$644.53	$23,368
Institutional and Health Care	2,652,045	SF	$644.53	$1,709,316
Hotel/Motel	500	Rooms	$350.95	$175,473
			Total	**$17,612,804**
			Cost Allocated to Existing Development	$50,805,155
			Total Cost of Storm Drain Facilities	$68,417,959

Based on the development projections in Section III and Appendix A, the fee revenue presented in Table IV-G9 above is expected to finance approximately 26% of the facilities needed. The City will need to fund the remaining costs from other sources.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-G10 below.

Table IV-G10: Storm Drain Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$11,110,208**	**21,728,000**	**$0.5113**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally higher

than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

H Water Facilities Fees

The City of Redlands provides potable water service to customers within the City's Water Service Area. A map depicting the Water Service Area is included in Exhibit D herein. Information and data used in the calculations herein for development impact fees for potable water were taken from the 2022 City of Redlands Water Systems Master Plan ("Water Master Plan"), and the 2015 San Bernardino Valley Regional Urban Water Management Plan ("UWMP"). A map of the City's water service area is included in Appendix D herein.

Table IV-H1 below illustrates how the water facilities fee will meet the requirements of AB 1600 with regard to use of fees, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table IV-H1: Water Facilities Nexus Requirement

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 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.	Finance the construction of water facilities used to provide general water delivery at the current levels of service.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the 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. New water distribution mains and storage facilities are needed to deliver water to new residents and employees. Fees collected from new development will be used exclusively for the construction and construction related costs associated with the distribution and storage projects.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the 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 at the current levels of service, the City will need to expand their potable water system to mitigate the impacts of new development in the Water Service Area.

AB 1600 Code Section	Description	Justification
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the fee and the 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.

H.1 Existing Water Facilities

The water sources for the City's potable water system include two water treatment plants that treat surface water from Santa Ana River and Mill Creek. The potable water system also includes seventeen groundwater wells, 18 reservoirs, 38 booster pumps, and approximately 450 miles of distribution pipeline systems. Annual surface water supply and groundwater supply are split approximately 50/50 by volume in their contribution to the City's potable water production. The total production can be supplemented by State Water Project ("SWP") through the local SWP contractor, San Bernardino Valley Municipal Water District.

H.2 Proposed Water Facilities

The City provided a list of capital improvement projects that will serve the needs of both new and existing development through buildout development conditions. It is assumed that the percentage allocation of the total costs assigned to new development represents the fair share costs needed to provide the necessary capacity in the system that can provide the current level of service to new development as development occurs. The list of improvements and costs is shown in Table IV-H2 below. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-H2: Potable Water Needs List

Facility	Location	Facility Cost	Less Offsetting Revenue (Existing Fee Balance)	Net Project Cost
Water Distribution System	Citywide	$126,300,000	($308,620)	$125,991,380
Hinckley Treatment Plant Improvements	Hinckley Treatment Plant	$2,200,000	($5,376)	$2,194,624
Tate Treatment Plant Improvements	Tate Treatment Plant	$9,285,549	($22,690)	$9,262,859
Booster Stations (Potable)	Citywide	$8,743,690	($21,366)	$8,722,324
Reservoirs (Potable)	Citywide	$55,922,400	($136,649)	$55,785,751
Ground Wells	Citywide	$28,720,000	($70,179)	$28,649,821
Laboratory	Wastewater Treatment Plant	$4,000,000	($9,774)	$3,990,226
	Total Facilities Costs	**$235,171,639**	**($574,654)**	**$234,596,985**

The need for additional facilities is highlighted in the City's Water Master Plan. Through simulated scenarios using hydraulic modeling, the Water Master Plan identified infrastructure vulnerabilities caused by projected development and anticipated population growth. The deficiencies in the water system caused by new development were identified as future projects. The proposed project costs were determined based on the costs associated with projects currently in construction, thus providing an estimate that reflects current market conditions and industry standards. This data-driven approach was used to develop the needs list, aligning the current level of service with future projections.

H.3. Water Demand and Water Use Factors

The average annual delivery for potable water by the City for customers within its service area between 2016 and 2020 was 20,770 Acre-feet. Of this total approximately 73% was delivered to residential customers. The average per capita usage was approximately 222.9 gallons per capita per day ("gpcd").

For future residential and non-residential potable water usage, the usage data by customer class is based on average usage data as confirmed by the City.

H.4. EDUs

For the purposes of this Fee Study an equivalent development unit ("EDU") methodology is used to allocate costs to the various land uses. The average potable water usage for each land use category, in gpd, is compared to the average usage for a single-family unit. These factors, when multiplied by the existing and new

development residential units and the non-residential buildings thousand square feet (KSF) provide the total EDUs in the potable water system.

The percentage of total EDUs contributed by new development is multiplied by the total cost of the potable water capital program to determine the amount assigned to new development. This amount is further divided by the total EDUs for new development in order to determine the cost per EDU assigned to new development. The demographic data used for the EDU calculation is consistent with the data in Section III, "Demographics."

Table IV-H3: Existing Development EDUs

Land Use	Residential Units	Non-Residential SF	Water Use Factor (gpd per unit or ksf)	EDU Factor	Total EDUs
Residential Property	27,406	NA	261.08	1.08	29,659
Retail	NA	3,747,747	23.00	0.10	357
Commercial	NA	1,928,805	50.00	0.21	400
Food Service and Entertainment	NA	378,015	50.00	0.21	78
Office	NA	2,830,658	60.00	0.25	704
Warehousing - Standard	NA	265,250	10.00	0.04	11
Warehousing - High Cube	NA	12,038,333	10.00	0.04	499
Manufacturing and Assembly	NA	2,532,603	50.00	0.21	525
Industrial - Other	NA	73,748	50.00	0.21	15
Institutional & Health Care	NA	6,522,384	165.00	0.68	4,461
Hotel/Motel Rooms	NA	268	100.00	0.41	111
				Total Existing Development EDUs	36,821
				% of Total EDUs	72.03%
				Total EDUs	51,116

As mentioned earlier, the City also provides public services to the unincorporated area, or "Donut Hole" and the City's SOI. The Donut Hole consists mainly of existing commercial and industrial development. Customers within the sphere of influence are located within the eastern portions of the Cities of San Bernardino and Loma Linda, western portions of the City of Yucaipa and certain unincorporated areas of the County near Mentone and Crafton. The City-wide demographic data used herein does not include data within the Donut Hole or the SOI. Demographic data for the Donut Hole and SOI is not available from the City at this time. It is assumed that the inclusion of development data from the Donut Hole and SOI will have a negligible impact on the calculation of the amount of the fees for the various land uses.

See Table IV-H4 below for the calculation of future EDUs:

Table IV-H4: Future EDUs

Land Use	Residential Units	Non-Residential SF	Water Use Factor (gpd per unit or ksf)	EDU Factor	Total EDUs
Residential Property	11,200	NA	241.25	1.00	11,200
Retail	NA	1,613,362	23.00	0.10	154
Commercial	NA	1,622,735	50.00	0.21	336
Food Service and Entertainment	NA	215,736	50.00	0.21	45
Office	NA	858,004	60.00	0.25	213
Warehousing - Standard	NA	100,000	10.00	0.04	4
Warehousing - High Cube	NA	2,000,000	10.00	0.04	83
Manufacturing and Assembly	NA	1,114,568	50.00	0.21	231
Industrial - Other	NA	36,256	50.00	0.21	8
Institutional & Health Care	NA	2,652,045	165.00	0.68	1,814
Hotel/Motel Rooms	NA	500	100.00	0.41	207
				Total Future Development EDUs	14,295
				% of Total EDUs	27.97%
				Total EDUs	51,116

H.5. Proposed Fee Amount

The total facility cost of $234,596,986 as shown in Table IV-H2 is multiplied by the percentage allocation to new development of 27.97% from Table IV-H4 as shown above to determine the total cost allocated to new development.

The resulting cost of approximately $65.6 million allocated to new development is then divided by 14,295 EDUs for future development, or a cost per EDU of $4,589.54 as shown in Table IV-H5 below:

Table IV-H5: Cost Per EDU

Total Cost	% Allocated to New Development	Cost Allocated to New Development	Total New EDUs	Cost per EDU
$234,596,986	27.97%	$65,606,964	14,295	$4,589.54

See Table IV-H6 below for the fee amount for each land use based on the cost per EDU as calculated above and the EDU factors from Table IV-H4.

Table IV-H6: Fee Schedule

Residential Property	EDU Factor	Cost Per EDU	DIF per Unit	Units
Residential Property	1.00	$4,589.54	$4,589.54	DU
Non-Residential Property	**EDU Factor**	**Cost Per EDU**	**DIF per 1,000 SF/Room**	**Units**
Retail Trade	0.10	$4,589.54	$437.55	KSF
Commercial	0.21	$4,589.54	$951.20	KSF
Food Service and Entertainment	0.21	$4,589.54	$951.20	KSF
Office	0.25	$4,589.54	$1,141.44	KSF
Warehousing – Standard	0.04	$4,589.54	$190.24	KSF
Warehousing – High Cube	0.04	$4,589.54	$190.24	KSF
Manufacturing and Assembly	0.21	$4,589.54	$951.20	KSF
Industrial – Other	0.21	$4,589.54	$951.20	KSF
Institutional and Health Care	0.68	$4,589.54	$3,138.96	KSF
Hotel/Motel	0.41	$4,589.54	$1,902.40	Room

As shown in Table IV-H7 below, the total expected revenue is equal to the water facilities costs allocated to new development as shown in Table IV-H5.

Table IV-H7: Expected Revenue

Residential Property	Units	Units	DIF per Unit	Cost Financed by Fees
Residential Property	11,200	Dwelling Units	$4,589.54	$51,402,881
Non-Residential Property	**SF/Rooms**	**Units**	**DIF per 1,000 SF/Room**	**Cost Financed by Fees**
Retail Trade	1,613,362	SF	$437.55	$705,930
Commercial	1,622,735	SF	$951.20	$1,543,547
Food Service and Entertainment	215,736	SF	$951.20	$205,208
Office	858,004	SF	$1,141.44	$979,361
Warehousing – Standard	100,000	SF	$190.24	$19,024
Warehousing – High Cube	2,000,000	SF	$190.24	$380,480
Manufacturing and Assembly	1,114,568	SF	$951.20	$1,060,178
Industrial – Other	36,256	SF	$951.20	$34,487
Institutional and Health Care	2,652,045	SF	$3,138.96	$8,324,668
Hotel/Motel	500	Rooms	$1,902.40	$951,201
			Total	**$65,606,964**
			Cost Allocated to Existing Development	$168,990,022
			Total Cost of Storm Drain Facilities	$234,596,986

Based on the development projections in Section III and Appendix A, the fee amount presented in Table IV-H7 above are expected to finance approximately 28% of the facilities needed. The City will need to fund the remaining costs from other funding sources.

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-H7 below.

Table IV-H7: Water Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$51,402,881**	**21,728,000**	**$2.3657**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally

higher than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

I Water Supply Fees

The City of Redlands provides basic water supply service to customers within the City's Water Service Area. A map depicting the Sewer Service Area is included in Exhibit D herein.

Table IV-I1 below illustrates how the water supply fee will meet the requirements of AB 1600 with regard to use of the fee, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for new water rights and the proportionality requirements.

To ensure that the City can meet the demands of future development and provide a reliable source of water needed to meet current levels of service, the City intends to purchase shares in nearby water agencies ("water rights") which will entitle the City to make future water commodity purchases. The fees calculated in this section of the report provide a funding source needed to purchase water rights only. The actual purchase of water on an annual basis is paid through water commodity rates charged to water customers. The water facilities fee discussed in Section H of this report provides a funding source needed to pay for expanded facilities needed to mitigate the impacts of new development.

Table IV-I1: Water Supply Justification

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	To provide a revenue source that will pay for the purchase of additional water rights that will increase the water supply to the City that will be used to mitigate the impacts of new development in the Water Service Area.
66001(a)(2)	Identify the use to which the fee is to be put.	Revenue from this fee will be used to purchase new water rights.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate new residents and employees within the water service area. This will increase demand for potable water. New sources of raw water will be needed. The fee imposed on new development for the purchase water rights will ensure that the City will be able to provide potable water to future development at the current levels of service.

AB 1600 Code Section	Description	Justification
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the 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 new water sources. In order to meet this demand at the current levels of service, the City will need to purchase additional water supply to mitigate the impacts of new development in the City's Water Service Area.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the fee and the cost of the public facility.	The amount of the fee calculated for each land use category is based on the relative water demand and the cost of new water rights. The fee charged to new development, based on the number of residential units and the amount of non-residential square feet will provide the necessary revenue to purchase the required new water rights.

IV-I-1 Water Rights Purchases

The City has indicated that it will need to purchase new water rights to meet the needs of new development. The City has previously purchased water rights in the form of shares in private water companies. Table IV-I2 below lists the private sellers of water rights and the number of shares sold to the City.

Table IV-I2: Historical Water Rights Purchases

Company	Shares
Bear Valley Mutual Water Company	90,952.0
Happe Mutual Well Company	12.0
Crafton Water Company	408.8
Lugonia Park Water Company	48.5
Lugonia Water Company	837.5
Redlands Heights Water Company	982.5
Redlands Water Company	1,234.8
West Redlands Water Company	448.0
Total	94,924.1

It is assumed, for the purposes of estimating the amount of new water rights shares that will need to be purchased by the City in order to mitigate the impacts of new development in the City's Water Service Area, that the number of new shares is proportional to the increase in potable water usage through buildout. The percentage of usage for both existing and new development is determined by calculating EDUs for both existing and expected new development, based on typical potable water demands from the various land uses. The EDU calculations for future water rights purchases will be the same as was shown for new development in Section H of this Fee Study, "Water Facility Fee" (see Table IV-H3, "Existing Development EDUs" and Table IV-H4, "Future EDUs" in Section H).

Based on the EDU percentages shown in Tables IV-H3 and IV-H4 herein, and the historical water rights purchases to date, the number of shares expected to be purchased through buildout is estimated at 36,852 shares. The City also provided an assumed cost of future shares at $500 per share and deducted any existing fee balances on hand with the City. Table IV-I5 below shows the expected cost of new shares through buildout.

Table IV-I3: Expected Cost of New Water Shares

Item	Existing Developemnt	Expected New Developemnt	Expected Total
% Allocation from Usage	72.03%	27.97%	100.00%
Number of Shares	94,924.1	36,852.4	131,776.4
Assumed Cost per Share		$500.00	
Less Offsetting Revenues (Existing Fee Balance)		($31,178)	
Cost Allocated to New Development		**$ 18,395,002**	

DTA assumes that the volumetric ratio of current potable water capacity from City water facilities to the capacity from currently owned shares in local water agencies remains unchanged with regard to future water share purchases.

IV-I-2 Cost Per EDU

The cost per EDU is determined by dividing the total expected cost of new water rights by the total number of future EDUs to estimate the cost per EDU as shown in Table IV-I4 below:

Table IV-I4: Cost per EDU

Cost Allocated to New Development	Future EDUs	Cost per EDU
$18,395,002	14,295	$1,286.82

The cost per EDU determined from Table IV-I4 above is multiplied by the EDU factors from Table IV-H3 above to determine the fee for each land use and is shown in Table IV-I5 below.

As shown in Table IV-I5 below, the total expected revenue is equal to the water facilities costs allocated to new development as shown in Table IV-I3 above.

Table IV-I5: Fee Schedule

Residential Property	Units	Units	DIF per Unit	Cost Financed by Fees
Residential Property	11,200	Dwelling Units	$1,286.82	$14,412,435
Non-Residential Property	**SF/Rooms**	**Units**	**DIF per 1,000 SF/Room**	**Cost Financed by Fees**
Retail Trade	1,613,362	SF	$122.68	$197,930
Commercial	1,622,735	SF	$266.70	$432,782
Food Service and Entertainment	215,736	SF	$266.70	$57,537
Office	858,004	SF	$320.04	$274,595
Warehousing – Standard	100,000	SF	$53.34	$5,334
Warehousing – High Cube	2,000,000	SF	$53.34	$106,680
Manufacturing and Assembly	1,114,568	SF	$266.70	$297,255
Industrial – Other	36,256	SF	$266.70	$9,669
Institutional and Health Care	2,652,045	SF	$880.11	$2,334,086
Hotel/Motel	500	Rooms	$533.40	$266,699
			Total	**$18,395,002**

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-I6 below.

Table IV-I6: Water Supply Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	**$14,412,435**	**21,728,000**	**$0.6633**

DTA has reviewed the available information related to the City's prior impact fee assumptions and has determined that the new fee amounts, which are generally higher than the City's existing impact fees, are needed due to the current facility needs of the City, updated development projections, and updated methodology changes in compliance with AB602.

J Sewer Facilities Fees

The City of Redlands provides sewer service to customers within the City's Sewer Service Area. A map depicting the Sewer Service Area is included in Exhibit D herein.

Information and data used in the calculations herein were taken from the 2021 City of Redlands City-wide Wastewater Master Plan ("Sewer Master Plan"), prepared by Dudek.

Table IV-J1 below illustrates how the sewer facilities fee will meet the requirements of AB1600 with regard to the use of the fee, the type of development funded, or partially funded by the fee revenue, the reasonable relationship to the need for the facilities and the proportionality requirements.

Table IV-J1: Sewer Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	To provide a revenue source that will pay for the construction of sewer projects that will be used to mitigate the impacts of new development in the City's Sewer Service Area.
66001(a)(2)	Identify the use to which the fee is to be put.	Revenue from this fee will be used to construct new sewer facilities 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 the 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.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the 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 pipelines and treatment facilities 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 the cost of the public facility.	The cost of the proposed facilities are 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 City-wide sewer flow from each land use.

IV.J.1 Existing Facilities

The City's sewer system includes approximately 245 miles of gravity sewer lines, one pump station (San Bernardino/Mountain View Pump Station), and one 9.5 MGD treatment plant (Redlands Wastewater Treatment Facility.) The gravity sewer collection system includes gravity sewer pipelines ranging from 3 inches in diameter to 48 inches in diameter and also includes six inverted siphons and two diversion manholes.

IV.J.2 Proposed Facilities

Expected future development within the City will generate impacts to the City's sewer system in terms of sewage collection and sewage treatment capacity. Because future development will occur throughout the City, the improvements that are necessary to mitigate the impacts of new development will be the upsizing of existing gravity sewer pipes. These improvements will benefit both existing and future development. The City provided a list of capital improvement projects that will serve the needs of both new and existing development through buildout development conditions. Section J.3 of this Fee Study will allocate these costs to existing and future development based on sewer flows.

Gravity Sewer Collection System

As described in the Sewer Master Plan, Dudek conducted a sewer capacity analysis of the existing collection system at existing flows (2020), Near-Term projected flows (2030), Long-Term flows (2045) and build-out flows (2070). The City provided a list of ten projects needed to provide the flow capacity to meet the needs of new development, based on the findings of the Sewer Master Plan. Projects identified as "Existing (2020)" in the Sewer Master Plan were included in the City's list of projects, as these projects were not constructed and operational as of this Report. These projects and costs are listed in Table ES.4 and Table 6.4 "Project Cost Summary" in the Sewer Master Plan.

This list of upsizing projects provide additional capacity to meet the needs of future development. However, without the impacts of future development the City would need to slip line the existing sewer lines. In order to determine the net impact of future development, the cost of slip lining that would normally be borne by the City must be subtracted from the cost of the new upsized sewer line. The slip lining prices per lineal foot for 8 inch through 12 inch were provided by the City and were based on recent contracts within the

City limits. Prices per lineal foot for larger sizes were extrapolated from this data. See Table IV-J2 below for the sewer upsizing costs. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-J2: Gravity Sewer Upsizing Costs

Facility	Location	Lineal Feet	Facility Cost	Slip Lining cost per L.F.	Slip Lining Cost	Cost Allocated to New Development
Gravity Sewer - Sewer Pipe Upsize						
10" to 12"	Cajon St	1350	$827,000	$36	$48,600	$778,400
12" to 15"	Cajon St	100	$141,000	$50	$5,000	$136,000
30" to 36"	Alabama St	2700	$4,967,000	$162	$437,400	$4,529,600
8" to 10"	Brockton Ave	700	$445,000	$32	$22,400	$422,600
24" to 27"	Citrus Plaza	350	$671,000	$120	$42,000	$629,000
27" to 30"	Nevada St	1900	$2,452,000	$141	$267,900	$2,184,100
8" to 10"	South Ave	300	$233,000	$32	$9,600	$223,400
10" to 12"	Cajon St	2180	$1,136,000	$36	$78,480	$1,057,520
8' to 10"	South Ave	300	$233,000	$32	$9,600	$223,400
12" to 15"	Cajon St	300	$346,000	$50	$15,000	$331,000
Totals			$11,451,000		$935,980	$10,515,020
				Less Offsetting Revenues (Existing Fee Balance)		($566,205)
				Net Cost Allocated to New Development		$9,948,815

The total net cost allocated to future development for upsizing sewer lines in the sewer collection system is $9,948,815.

The need for additional facilities is highlighted in the City's Sewer Master Plan. Through simulated scenarios using hydraulic modeling, the Sewer Master Plan identified infrastructure vulnerabilities caused by projected development and anticipated population growth. The deficiencies in the wastewater system caused by new development were identified as future projects. The proposed project costs were determined based on the costs associated with projects currently in construction, thus providing an estimate that reflects current market conditions and industry standards. This data-driven approach was used to develop the needs list, aligning the current level of service with future projections.

IV.J.3 Sewer Flows And Sewer Generation Factors

Tables ES.1 and 4.9 from the Sewer Master Plan lists total flows to the WWTP from the sewer service area for years 2020, 2030, 2045, and 2070. Flows are measured by Average Dry Weather Flow ("ADWF") in terms of million gallons per day ("MGD"). The City-wide flow to the WWTP for 2024 is prorated from 2020 and the percentage of

existing flows and future flows to ultimate projected flow to the WWTP is shown in the Table IV-J3 below:

Table IV-J3: Existing and Future Sewer Flows to the WWTP

Year	2020	2024	2030	2045	2070
ADWF (MGD)	5.8	6.2	6.9	7.7	8.0
% of Buildout	72.5%	78.0%	86.3%	96.3%	100.0%
Existing % =	78.0%			Future %=	22.0%
ADWF = Average Dry Weather Flow					
MGD = Million Gallons per Day					

Table 3.2 of the Sewer Master Plan lists the unit sewage flow factors for City-wide land uses, including the proposed Transit Village Specific Plan land uses. These values are used to allocate costs to the various land uses and calculate the related DIF fees. These unit sewage flow factors were assigned to the various land uses used in this report, as best that can be correlated. See Table IV-J4 below:

Table IV-J4: Unit Sewage Flow Factors

Land Use Type	Residential gpd per unit	Non-Residential gpd per acre
Single-Family	160.18	NA
Retail	NA	3,000.00
Commercial	NA	3,000.00
Food Service & Entertainment	NA	3,000.00
Office	NA	3,000.00
Warehousing - Standard	NA	3,200.00
Warehousing - High Cube	NA	3,200.00
Manufacturing & Assembly	NA	3,200.00
Industrial - Other	NA	3,200.00
Institutional & Health Care	NA	1,000.00
Hotel Motel Rooms	NA	3,000.00

gpd = gallons per day

IV.J.4 Analysis

The total costs listed in the City's Needs List and costs allocated to future development are shown in Table IV-J5. Costs that are shared between existing and new development are allocated in proportion to the average dry weather flows

("ADWFs") to the WWTP. From Table IV-J2 the total costs allocated to future development is $9,948,815.

Demographic data for City-wide future development provided by the City in Section III of this report is consistent with the demographic data used in the Sewer Master Plan to determine future flows and project cost required to mitigate the impacts of new development on the City-wide sewer system.

For the purposes of this Sewer Study an equivalent development unit ("EDU") methodology is used in order to calculate the fee for each of the various land uses. The average sewage generation for each land use category, in gpd, is compared to the average sewage generation for a single-family unit. These factors, when multiplied by the future development residential units and the non-residential thousand square feet (KSF), provide the total future EDUs that contribute flows in the sewage system. Because the unit flow rates for non-residential land uses provided in the Sewer Master Plan and given in Table IV-J4 above are in terms of gpd per acre, these factors must be converted to gpd per thousand square feet of building area. See Table IV-J5 below for the future EDUs and EDU factor calculation.

Table IV-J5: Future EDUs

Land Use	Residential Units	Non-Residential SF	Sewer Use Factor (gpd per unit or acre)	EDU Factor	Total EDUs
Residential Property	11,200	NA	160.18	1.00	11,200
Retail	NA	1,613,362	3,000.00	0.86	1,387
Commercial	NA	1,622,735	3,000.00	0.86	1,395
Food Service and Entertainment	NA	215,736	3,000.00	0.86	186
Office	NA	858,004	3,000.00	0.86	738
Warehousing - Standard	NA	100,000	3,200.00	0.92	92
Warehousing - High Cube	NA	2,000,000	3,200.00	0.92	1,834
Manufacturing and Assembly	NA	1,114,568	3,200.00	0.92	1,022
Industrial - Other	NA	36,256	3,200.00	0.92	33
Institutional & Health Care	NA	2,652,045	1,000.00	0.29	760
Hotel/Motel Rooms	NA	500	3,000.00	0.75	375
				Total Future Development EDUs	19,023
				% of Total EDUs	25.64%
				Total EDUs	74,179

The cost per EDU allocated to future development is determined by dividing the total

cost allocated to new development shown in Table IV-J2 by the total new EDUs shown in Table IV-J5 above. See Table IV-J6 below:

Table IV-J6: Cost per Future EDU

Total Cost	Less Slip Lining Cost	Less Offsetting Revenue (Existing Fee Balance)	Net Cost Allocated to New Development	Total Future EDUs	Cost per EDU
$11,451,000	($935,980)	($566,205)	$9,948,815	19,023	$523.00

The maximum fee charged to new development to mitigate the impacts on the sewer system is determined for each land use by multiplying the cost per EDU by the EDU factor for each land use, as shown in Table IV-J7 below:

Table IV-J7: Fee Schedule

Residential Property	EDU Factor	Cost Per EDU	DIF per Unit	Units
Residential Property	1.00	$523.00	$523.00	DU
Non-Residential Property	**EDU Factor**	**Cost Per EDU**	**DIF per 1,000 SF/Room**	**Units**
Retail Trade	0.86	$523.00	$449.74	KSF
Commercial	0.86	$523.00	$449.74	KSF
Food Service and Entertainment	0.86	$523.00	$449.74	KSF
Office	0.86	$523.00	$449.74	KSF
Warehousing – Standard	0.92	$523.00	$479.72	KSF
Warehousing – High Cube	0.92	$523.00	$479.72	KSF
Manufacturing and Assembly	0.92	$523.00	$479.72	KSF
Industrial – Other	0.92	$523.00	$479.72	KSF
Institutional and Health Care	0.29	$523.00	$149.91	KSF
Hotel/Motel	0.75	$523.00	$391.81	Room

The proposed sewer fee schedule shown above is intended to fund the costs required to mitigate the impacts of new development to the sewer system. See the table below for the expected costs financed by fees for each land use.

Table IV-J8: Proposed Sewer Fees

Land Use Type	EDUs per Unit / Room / / 1,000 Sq. Ft.	Number of Future Units/Rooms/1,000 Sq. Ft.	DIF per Unit/Room/1,000 Sq. Ft.	Cost Financed by Fees
Residential Property				
Residential Property	1.00	11,200	$523.00	$5,857,564
Non-Residential Property				
Retail	0.86	1,613	$449.74	$725,588
Commercial	0.86	1,623	$449.74	$729,803
Food Service and Entertainment	0.86	216	$449.74	$97,024
Office	0.86	858	$449.74	$385,876
Warehousing – Standard	0.92	100	$479.72	$47,972
Warehousing – High Cube	0.92	2,000	$479.72	$959,438
Manufacturing and Assembly	0.92	1,115	$479.72	$534,679
Industrial – Other	0.92	36	$479.72	$17,393
Institutional and Health Care	0.29	2,652	$149.91	$397,574
Hotel/Motel	0.75	500	$391.81	$195,905
			Total	**$9,948,815**

IV.J.6 AB 602 Compliance

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-J10 below.

Table IV-J10: Sewer Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Single-Family	**$5,857,564**	**21,728,000**	**$0.2696**

The new fee amounts shown above are generally less than the City's existing impact fees.

K Solid Waste Facilities Fees

The Solid Waste Facilities element includes those facilities to be used by the City to provide basic solid waste services to serve future development through the year 2035. The solid waste service area includes customers within the City limits. The current demand is based on the number of carts and bins (dumpsters) for refuse assigned to customers. This data was provided by the City.

In order to ensure that each future land use category pays its proportionate share of the cost to provide new and expanded facilities, the metric used to allocate costs is the volume of trash generated by each land use. The volumes are relative volumes based on a typical collection cycle, such as 1 week.

Table IV-K1 below illustrates how the solid waste facilities fee will meet the requirements of AB 1600 with regard to use of the fee, the type of development funded or partially funded by the fee revenue, the reasonable relationship to the need for facilities and the proportionality requirements.

Table IV-K1: Solid Waste 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 solid waste facilities that will mitigate the impacts of new development on the City's trash facilities.
66001(a)(2)	Identify the use to which the fee is to be put.	Acquisition of facilities used to provide solid waste services to new development.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the 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 who will increase the demand for City services including solid waste facilities. An increase in trash volume has a direct impact on the need for solid waste facilities, thus a reasonable relationship exists between new development and the solid waste facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Solid Waste Facilities on the Needs List.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed.	Additional residents and employees that accompany new residential and non-residential development will generate additional trash volume. This new volume will require expanded City facilities for pick up and disposal.

AB 1600 Code Section	Description	Justification
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the fee and the cost of the public facility.	The fee for dwelling units within the residential land use category or for each thousand square feet in the non-residential category is based on the proportionate share of waste volume contributed.

IV.K.1 Facilities

The City's solid waste system includes vehicles, vehicle maintenance facilities, and solid waste transfer station and disposal facilities. The City will need additional vehicles and will need to expand the existing facilities to handle the increased volume of solid waste.

IV.K.2 Existing Demand

The City provided trash container data for residential and non-residential customers as summarized in Table IV-K2 below:

Table IV-K2: Existing Demand

Land Use Type	Refuse Carts	Recycle Carts	Green Waste Carts	Total Carts	Refuse Bins	Recycle Bins	Total Bins
Residential Property	22,345	17,965	20,359	60,669	222	91	313
Non-Residential Property	458	194	161	813	986	578	1,564
Total	**22,803**	**18,159**	**20,520**	**61,482**	**1,208**	**669**	**1,877**

The metric for trash collected is based on the volume of the type of trash container used. The capacity of a cart is assumed to be 96 gallons (0.475 cubic yards) and the capacity of a bin is assumed to be 2 cubic yards. Based on the total carts and bins shown in Table IV-K2 above, for the purposes of this report, the total relative volume assigned to existing development is shown in Table IV-K3 below:

Table IV-K3: Existing Volume

Unit	Item Count	Unit Volume (Cubic Yards)	Volume (calendar year, "c.y.")
Carts	61,482	0.475	29,225
Bins	1,877	2.000	3,754
		Total Existing Volume	32,979
		% of Total Volume	**66.64%**

IV.K.3 Future Volume

In order to calculate future demand for bins, existing demand and existing demographics were used to estimate the number of bins per thousand square feet for non-residential development. This factor, number of bins per one thousand square feet ("KSF"), can then be applied to future data to determine future volume.

Table IV-K4: Existing Bins per KSF

Existing Non-Residential KSF	Existing Bins	Existing carts	Equivalent Bins	KSF per bin	Number of bins per KSF
30,318	1564	813	1757	17.25	0.0580

Future demographics, as described in Section III of this report, along with individual cart and bin capacities (in cubic yards) and an assumed ratio of six (6) units per bin were used to estimate the total volume of solid waste generated by new development. As shown in Table IV-K5 below, future development contributes 33.30% of the total relative solid waste volume in a typical collection cycle.

Future ADU demand, for the purposes of this report, is assumed to be negligible. The addition of an ADU unit of limited square feet of living area, will not prompt the need for additional receptacles on the shared residential lot.

Table IV-K5: Future Volume

Land Use	Residential Units / KSF / Rooms	Number of Carts	Volume per Cart (c.y.)	Total Cart Volume (c.y.)	Number of units per bin / per KSF	Number of bins	Volume per bin (c.y.)	Total bin volume (c.y.)	Total Volume (c.y.)
Residential	10,400	15,000	0.475	7,130	12	2,300	2.00	4,600	11,730
Non-Residential	1,613				0.058	374	2.00	748	748
Retail	1,623				0.058	376	2.00	752	752
Commercial	216				0.058	50	2.00	100	100
Food Service	858				0.058	199	2.00	398	398
Office	100				0.058	23	2.00	46	46
Warehousing - Standard	2,000				0.058	464	2.00	927	927
Warehousing – High Cube	1,115				0.058	258	2.00	517	517
Industrial	36				0.058	8	2.00	17	17
Institutional & Health Care	2,652				0.058	615	2.00	1,230	1,230
Hotel/Motel Rooms	500				0.058	20	2.00	40	40
Total	**NA**	**15,000**	**NA**	**7,130**	**NA**	**NA**	**NA**	**9,375**	**16,506**

V.K.4 Facility Cost

The City provided a list of capital improvement projects that will serve the needs of both new and existing development through buildout development conditions. It is assumed that the percentage allocation of the total costs assigned to new development represents the fair share costs needed to provide the necessary capacity in the system that can provide the current level of service to new development as development occurs. The list of improvements and costs is shown in Table IV-K6 below. For purposes of complying with AB 602, the Needs List shown below is considered to be the CIP.

Table IV-K6: Solid Waste Needs List

Facility	Number of Units	Total Cost
Solid Waste Trucks	9	$4,500,000
Bulldozer	1	$1,100,000
Compactor	1	$1,100,000
Total		$6,700,000
Less Offsetting Revenue (Existing Fee Balance)		($266,670)
Net Costs		**$6,433,330**

The City Facilities and Community Services Department developed the needs list above based on projected population growth and future development in the City as provided in Section III (Demographics) herein. The goal was to maintain an equivalent ratio of facilities in vehicles to projected population. Development costs were based on a combination of previous project costs from the City's on-call architect to project an average future cost.

The allocation to new development is based on the percentage of volume of solid waste generated by new development from Table IV-K5 above. The cost per cubic yard of solid waste generated by future development is estimated by multiplying the total facility cost by the percentage of solid waste generated, by volume, by future development. The percentage is taken from Table IV-K5 above. See Table IV-K7 below for the estimated facility cost allocated to future development.

Table IV-K7: Facility Cost per Cubic Yard

Total Cost	Less Offsetting Revenues (Existing Fee Balance)	Net Cost	% Allocated to New Development	Cost Allocated to New Development	Total Volume from New Development	Cost per Cubic Yard
$6,700,000	($266,670)	$6,433,330	33.36%	$2,145,842	16,506	$130.01

IV.K. Fee Calculation and Fee Schedule

The relative volume of each land use category is determined by multiplying the capacity of each container by the number of containers (combination of refuse, recycled, green waste). See Table IV-K7 below for the estimated container capacities:

Table IV-K7: Container Capacities

Land Use Category	Item	Capacity c.y.	Number of Items	Units per Bin	Non residential Bins per KSF	Volume (c.y.)
Single Family	Carts	0.475	3			1.426
Multi Family	bins	2.000	3	6		1.000
Non Residential	bins	2.000	2		0.058	0.232

Based on the container capacities, in cubic yards of solid waste, as shown in Table IV-K7 above, and the cost per cubic yard allocated to future development from Table IV-K6, the fee for each land use category is determined as shown in Table IV-K8 below:

Table IV-K8: Fee by Land Use Category

Use Category	Cost per c.y.	Avg. Volume	Fee	units
Residential Property	$ 130.01	1.128	$ 146.63	D.U.
Non Residential	$ 130.01	0.464	$ 60.28	KSF
Hotel Rooms	$ 130.01	0.080	$ 10.40	Rooms

The fee for each land use category within the land use categories shown in Table IV-K8 above can then be used to provide a complete Fee Schedule with respect to the land use categories used throughout this report. This fee schedule can then be multiplied by the future land use demographics used throughout this report to validate that the expected revenues will match the estimated costs allocated to future development. See Table IV-K9 below for the complete fee schedule and the revenue/cost validation:

Table IV-K9: Proposed Solid Waste Fees

Land Use Type	Number of Future Units/Rooms/1,000 Sq. Ft.	DIF per Unit/Room/1,000 Sq. Ft.	Cost Financed by Fees
Residential Property			
Residential Property	10,400	$146.63	$1,524,996
Non-Residential Property			
Retail	1,613	$60.28	$97,257
Commercial	1,623	$60.28	$97,822
Food Service and Entertainment	216	$60.28	$13,005
Office	858	$60.28	$51,722
Warehousing – Standard	100	$60.28	$6,028
Warehousing – High Cube	2,000	$60.28	$120,565
Manufacturing and Assembly	1,115	$60.28	$67,189
Industrial – Other	36	$60.28	$2,186
Institutional and Health Care	2,652	$60.28	$159,871
Hotel/Motel	500	$10.40	$5,200
		Total	**$2,145,842**
		Cost Allocated to Existing Development	$4,287,488
		Total Cost of Sewer Facilities	**$6,433,330**

In compliance with AB 602, DTA has calculated the residential fees on a per-square-foot

basis. Table II-2 (Legal Requirements) provides the calculation for the total future residential square footage that is then used in the cost per square foot calculation shown in Table IV-K10 below.

Table IV-K10: Solid Waste Facilities Fee Summary (per Sq. Ft.)

Land Use Type	Costs Financed by Fees [a]	Total Square Footage [b]	Fee per Sq. Ft. [a] / [b]
Residential Property	$1,524,996	21,728,000	$0.0702

The new fee amounts shown above are generally less than the City's existing impact fees.

V IMPLEMENTATION OF FEE SCHEDULE

In addition to the legal requirements covered in Section II, 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 it receives its final inspection or Certificate of Occupancy, on a pro rata basis when a certain percentage of the dwellings have received their final inspection or Certificate of Occupancy, or 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.

Lastly, where the service areas include the "Donut Hole" or other unincorporated areas of the County, the City may enter into an agreement with the County regarding procedures for collecting the applicable DIF. For example, the County may agree to collect the City's sewer or water impact fees from the developer seeking a building permit within unincorporated areas of the City's service area. This revenue would then be transferred to the City to be deposited in the various DIF fund accounts. Alternatively, the County might issue a building permit to the developer upon the developer providing documentation from the City confirming that all appropriate DIF fees have been paid to the City.

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., street and park improvements, but not for individual projects). DTA recommends the continuation of that approach.

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 Fee 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 are 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 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 development fee 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.

Furthermore, pursuant to Gov. Code §66008.1, otherwise known as AB 516, any fees for improvements that are collected and that are not expended within a reasonable time of deposit of such fees shall be returned to the qualified applicant that originally deposited the fees.

H Annual Update of the Capital Improvement Plan ("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 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 Fee 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 ENR's 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 II, 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.

VI SUMMARY OF FEES

Table VI-1 is a summary of the proposed fees for the various land uses within the eleven facility categories. These fees represent the maximum fee that can be charged to any land use.

In order to recover administrative costs incurred by the City in the administration of the Fee program, an administrative component equal to 2.0% of the total fee is added on to the proposed fees. Table VI-1 summarizes the total fees, including the administrative component.

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.

Table VI-1: DIF Summary

Land Use	Residential Property (Fee per Building Sq. Ft.)	Non-Residential (Fee per 1,000 Sq. Ft.)									Fee per Room
		Retail	Commercial	Food Service and Entertainment	Office	Warehousing – Standard	Warehousing – High Cube	Manufacturing and Assembly	Industrial/Other	Institutional and Health Care	Hotel/Motel
Police	$0.5197	$765	$190	$3,814	$2,397	$1,029	$206	$277	$2,837	$636	$165
Fire	$0.4503	$663	$165	$3,305	$2,077	$891	$178	$240	$2,458	$551	$143
Parks	$1.1794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Library	$0.5997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Government	$0.7145	$1,052	$261	$5,243	$3,296	$1,414	$283	$381	$3,900	$874	$226
Transportation	$1.3954	$7,382	$7,150	$14,979	$4,312	$1,522	$563	$833	$2,729	$6,462	$2,253
Storm Drain	$0.5113	$611	$611	$611	$611	$611	$611	$611	$645	$645	$351
Water	$2.3657	$438	$951	$951	$1,141	$190	$190	$951	$951	$3,139	$1,902
Water Supply	$0.6633	$123	$267	$267	$320	$53	$53	$267	$267	$880	$533
Sewer	$0.2696	$450	$450	$450	$450	$480	$480	$480	$480	$150	$392
Solid Waste	$0.0702	$60	$60	$60	$60	$60	$60	$60	$60	$60	$10
Subtotal	***$8.7393***	***$11,542***	***$10,105***	***$29,680***	***$14,665***	***$6,250***	***$2,624***	***$4,099***	***$14,326***	***$13,397***	***$5,975***
Administration (2%)	$0.1891	$231	$202	$594	$293	$125	$52	$82	$287	$268	$119
Grand Totals	***$8.9141***	***$11,773***	***$10,307***	***$30,273***	***$14,958***	***$6,375***	***$2,677***	***$4,181***	***$14,612***	***$13,665***	***$6,094***

New development, at the time of permit issuance, or as proscribed by the Redlands Municipal Code, shall pay the appropriate fee for each facility category and the City shall deposit the funds in a separate account dedicated to the construction of the respective facilities proposed, in accordance with Government Code Section 66006(a).

Every 5 years, the City shall report the status of the funds in accordance with Government Code Section 66001(d) and shall i) identify the purpose to which the fee is put; ii) demonstrate a reasonable relationship between the fee and the purpose for which it is charge, iii) identify the sources and amounts of funding needed to complete the program, iv) list the facilities not yet completed, and v) identify, to the extent possible, the timing of when the remaining funds are expected to be received.

It is further recommended that the City update its Capital Improvement Plan annually, by resolution of the City Council, in accordance with Government Code Section 66002.

Finally, it is recommended that the City include in its Council Resolution to adopt the fees recommended in this Fee Study, a provision to automatically increase the fees annually tied to an inflation index, such as the Engineering News Record Construction Price Index, or some other reasonable measure of inflation.

APPENDIX A

City of Redlands
Development Impact Fee Justification Study

DEMOGRAPHICS SUMMARY

CITY OF REDLANDS
DEMOGRAPHICS INFORMATION & EDU CALCULATION

EDU BACKUP

Residential Property	Existing Development (2022) Number of Residents [1]	Number of Residential Units [1]	Residents per Residential Unit	EDUs per Residential Unit	Total Existing EDUs
Residential Property	73,737	27,406	2.69	1.098	**30,086**
Non-Residential Property	**Number of Employees [1]**	**Number of Non-Residential SF / Rooms [1]**	**Employees per Non-Res. SF / Room**	**EDUs per 1,000 Non-Res. SF / Room**	**Total Existing EDUs**
Retail	3,500	3,747,747	0.93	0.381	**1,428**
Commercial	1,000	1,928,805	0.52	0.212	**408**
Food Service & Entertainment	3,200	378,015	8.47	3.454	**1,306**
Office	10,000	2,830,658	3.53	1.441	**4,080**
Warehousing - Standard	500	265,250	1.89	0.769	**204**
Warehousing - High Cube	3,000	12,038,333	0.25	0.102	**1,224**
Manufacturing & Assembly	2,400	2,532,603	0.95	0.387	**979**
Industrial - Other	500	73,748	6.78	2.766	**204**
Institutional & Health Care	12,000	6,522,384	1.84	0.751	**4,896**
Subtotal	36,100	30,317,543	1.19		**14,729**
Hotel/Motel Rooms	100	268	0.37	0.152	**41**
Grand Total	36,200				**44,856**

Residential Property	Future Development (2022 - 2035) Number of Residents [1]	Number of Residential Units [1]	Residents per Residential Unit	EDUs per Residential Unit	Total Future EDUs
Residential Property	27,450	11,200	2.45	1.000	**11,200**
Non-Residential Property	**Number of Employees [1]**	**Number of Non-Residential SF / Rooms [1]**	**Employees per Non-Res. SF / Room**	**EDUs per 1,000 Non-Res. SF / Room**	**Total Future EDUs**
Retail	3,000	1,613,362	1.86	0.759	**1,224**
Commercial	750	1,622,735	0.46	0.189	**306**
Food Service & Entertainment	2,000	215,736	9.27	3.783	**816**
Office	5,000	858,004	5.83	2.378	**2,040**
Warehousing - Standard	250	100,000	2.50	1.020	**102**
Warehousing - High Cube	1,000	2,000,000	0.50	0.204	**408**
Manufacturing & Assembly	750	1,114,568	0.67	0.275	**306**
Industrial - Other	250	36,256	6.90	2.813	**102**
Institutional & Health Care	4,100	2,652,045	1.55	0.631	**1,673**
Subtotal	17,100	10,212,706	1.67		**6,977**
Hotel/Motel Rooms	200	500	0.40	0.163	**82**
Grand Total	17,300				**18,259**

Residential Property	Total Development (2035) Number of Residents	Number of Residential Units	Residents per Residential Unit		Total Future EDUs
Residential Property	101,187	38,606	2.62		**41,286**
Non-Residential Property	**Number of Employees**	**Number of Non-Residential SF / Rooms [1]**	**Employees per Non-Res. SF / Room**		**Total Future EDUs**
Retail	6,500	5,361,109	1.21		**2,652**
Commercial	1,750	3,551,540	0.49		**714**
Food Service & Entertainment	5,200	593,751	8.76		**2,122**
Office	15,000	3,688,662	4.07		**6,120**
Warehousing - Standard	750	365,250	2.05		**306**
Warehousing - High Cube	4,000	14,038,333	0.28		**1,632**
Manufacturing & Assembly	3,150	3,647,171	0.86		**1,285**
Industrial - Other	750	110,004	6.82		**306**
Institutional & Health Care	16,100	9,174,429	1.75		**6,569**
Subtotal	53,200	40,530,249	1.31		**21,706**
Hotel/Motel Rooms	300	768	0.39		**122**
Grand Total	53,500				**63,115**

[1] Data provided by City 10/19/22.

APPENDIX B

City of Redlands
Development Impact Fee Justification Study

FEE MODELS

- Police Fee
- Fire Fee
- Parks Fee
- Library Fee
- General Government Facilities Fee

City of Redlands
Police Facilities
Fee Calculation

Table 1
Inventory of Existing Facilities

Facility		Facility Unit	Units
Existing Police Facilities	Location		
Annex - Admin, Detectives, MET	30 Cajon Street	Square Feet	21,231
EOC - Patrol, Dispatch, Reords	1270 W. Park Avenue	Square Feet	8,237
Office Space	San Mateo/Brookside	Square Feet	1,979
City Hall Basement - Property and Evidence	35 Cajon Street	Square Feet	3,233
Total Stations			34,680
Existing Police Vehicles			
Marked Police Units		Vehicles	48
Motorcycles		Vehicles	7
Off-Road Vehicles		Vehicles	5
Unmarked/Undercover/Cold Units		Vehicles	38
Crime Scene/Evidence Vehicles		Vehicles	2
CSO/Pkg Control/CVP/Explorer/CVP Vehicles		Vehicles	15
Custody/Transport		Vehicles	2
Mobile Command Center		Vehicles	1
Total Vehicles			118
Existing Police Equipment			
Cameras			200
Body-worn cameras			112
Radios			130
Iphones			100
Ipads			10
Total Equipment			552

Table 2
Existing Standards

	Existing Units	Existing Residents	Standard per 1,000 Residents
Existing Police Station Building Square Feet	34,680	73,737	470.32
Exising Police Vehicles	118	73,737	1.60
Exising Police Equipment	552	73,737	7.49

City of Redlands
Police Facilities
Fee Calculation

Table 3
Proposed Facilities

Facility	Location	Facility Unit	Number	Facility Cost
Future Police Facilities				
Police Station	1625 W RB	SF	109,850	$85,000,000
Police Substations (2)	North & East	SF	1,200	$1,000,000
Total Facilities			111,050	$86,000,000
Future Police Vehicles				
Police Vehicles	1625 W RB	Vehicles	45	$2,250,000
Outfitting	1625 W RB	Vehicles	45	$1,575,000
Rescue Vehicles	1625 W RB	Vehicles	2	$700,000
Total Vehicles			92	$4,525,000
Future Police Equipment				
Cameras	1625 W RB	Cameras	300	$1,500,000
Body-worn Cameras	NA	Body-worn Cameras	30	$150,000
Miscellaneous Technical Hardware	1625 W RB	IT	1	$1,000,000
Handheld radios, In-car & Desktop radios	1625 W RB	Radio Equipment	250	$2,125,000
Iphones, Ipads, Cell Service	1625 W RB	Cellular	150	$500,000
Guns	1625 W RB	Guns	30	$60,000
Electric Charging Stations	1625 W RB	Charging Stations	8	$1,000,000
Total Equipment			769	$6,335,000
Total Facilities Cost				$96,860,000
Less Offsetting Revenues (Existing Fee Balance)				($22,322)
Net Facilities Cost				$96,837,678

Table 4
Allocation of Facilities to Existing and New Development

Police Station Facilities - All new stations allocated to new development

Type of Development	EDUs	Percentage of Total EDUs	Total Station SF in 2035	Station Credit	Reduction to Maintain Existing Standard	Allocated Stations	Percentage of Costs Allocated	Total Cost
Existing Development	44,856	71%	103,571	(34,680)	0	68,891	84%	$72,408,316
Future Development	18,259	29%	42,159	0	(29,249)	12,910	16%	$13,569,362
Total	63,115	100%	145,730	(34,680)	(29,249)	81,802	100%	$85,977,678

Vehicles - Based on Total EDUs - Credit given to existing development

Type of Development	EDUs	Percentage of Total EDUs	Total Vehicles in 2035	Vehicle Credit	Reduction to Maintain Existing Standard	Allocated Vehicles	Percentage of Costs Allocated	Total Cost
Existing Development	44,856	71%	149	(118)	0	31	42%	$1,882,803
Future Development	18,259	29%	61	0	(17)	44	58%	$2,642,197
Total	63,115	100%	210	(118)	(17)	75	100%	$4,525,000

Equipment - Based on Total EDUs - Credit given to existing development

Type of Development	EDUs	Percentage of Total EDUs	Total Equipment in 2035	Equipment Credit	Reduction to Maintain Existing Standard	Allocated Equipment		Total Cost
Existing Development	44,856	71%	939	(552)	0	387	65%	$4,136,117
Future Development	18,259	29%	382	0	(177)	206	35%	$2,198,883
Total	63,115	100%	1,321	(552)	(177)	593	100%	$6,335,000

City of Redlands
Police Facilities
Fee Calculation

Table 5
Future Standards

	Future Units Allocated to New Development	Future Residents	Future Standard per 1,000 Residents	Existing Standard	Resulting Status
Future Police Station Building Square Feet	12,910	27,450	470.32	470.32	Future Standard Equal to Existing Standard
Future Police Vehicles	44	27,450	1.60	1.60	Future Standard Equal to Existing Standard
Future Police Equipment	206	27,450	7.49	7.49	Future Standard Equal to Existing Standard

Table 6
Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
Buildings	$13,569,362	18,259	$743.17
Vehicles	$2,642,197	18,259	$144.71
Equipment	$2,198,883	18,259	$120.43
Total	$18,410,443	NA	$1,008.31

Table 7
Development Impact Fee per Unit or 1,000 SF

Land Use Type	EDUs per Unit	EDUs per 1,000 SF / Room	Units / 1,000 SF / Room	Fees per Unit	Fees per 1,000 SF / Room	Cost Financed by DIF
Residential Property	1.000	NA	11,200	$1,008.31	NA	$11,293,109
Non-Residential Property						
Retail	NA	0.759	1,613	NA	$765.00	$1,234,220
Commercial	NA	0.189	1,623	NA	$190.14	$308,555
Food Service & Entertainment	NA	3.783	216	NA	$3,813.98	$822,813
Office	NA	2.378	858	NA	$2,397.46	$2,057,033
Warehousing - Standard	NA	1.020	100	NA	$1,028.52	$102,852
Warehousing - High Cube	NA	0.204	2,000	NA	$205.70	$411,407
Manufacturing & Assembly	NA	0.275	1,115	NA	$276.84	$308,555
Industrial - Other	NA	2.813	36	NA	$2,836.82	$102,852
Institutional & Health Care	NA	0.631	2,652	NA	$636.02	$1,686,767
Hotel/Motel Rooms	NA	0.163	500	NA	$164.56	$82,281
Total						$18,410,443
Cost Allocated to Existing Development						$78,427,235
Total Cost of Police Facilities						$96,837,678

City of Redlands
Fire Facilities
Fee Calculation

Table 1
Inventory of Existing Facilities

Facility	Facility Unit	Units
Fire Station 261	Square Feet	11,912
Fire Station 262	Square Feet	4,339
Fire Station 263	Square Feet	7,142
Fire Station 264	Square Feet	4,250
Total Fire Stations		27,643
Existing Primary Fire Vehicles		
Type 1 Engine E-261	Vehicles	1
Type 1 Engine E-262	Vehicles	1
Type 1 Engine E-263	Vehicles	1
Type 1 Engine E-264	Vehicles	1
Tractor Drawn Aerial Ladder T-261	Vehicles	1
Type 3 Engine BE-261	Vehicles	1
Type 3 Engine BE-262	Vehicles	1
Type 3 Engine BE-264	Vehicles	1
Water Tender WT-263	Vehicles	1
Squad MS-261	Vehicles	1
Command C-700	Vehicles	1
Command BC-704	Vehicles	1
Command BC-705	Vehicles	1
Command BC-706	Vehicles	1
Command BC-707	Vehicles	1
Command DC-701	Vehicles	1
Total		16
Existing Support Staff Vehicles		
Staff Vehicle P-751	Vehicles	1
Staff Vehicle 903	Vehicles	1
Utility Vehicle UT-261	Vehicles	1
Incident Support IS-263	Vehicles	1
Rescue Trailer 952	Vehicles	1
Lt Support Trailer 953	Vehicles	1
Repair Vehicle 925	Vehicles	1
Safety Trailer 952 with ARV	Vehicles	1
Rehab Trailer 954	Vehicles	1
Arson Vehicle 938	Vehicles	1
Staff-CRR 909 Ford Escape	Vehicles	1
Staff-CRR 906 Ford Escape	Vehicles	1
Staff-CRR 882 Toyota Rav4	Vehicles	1
Staff-EMS 912	Vehicles	1
Total		14
Existing Secondary Units		
Type 1 Engine E-261R	Vehicles	1
Type 1 Engine E-263R	Vehicles	1
Aerial Ladder T-261R	Vehicles	1
Tractor Drawn Aerial Ladder Reserve	Vehicles	1
Reserve BC 911	Vehicles	1
Squad MS-261R	Vehicles	1
Total		6
Existing Initial Personal Protective Equipment (PPE)	Items	60

Table 2
Existing Standards

	Existing Units	Existing Residents	Standard per 1,000 Residents
Existing Fire Station Building Square Feet	27,643	73,737	374.89
Exising Support Staff Vehicles & Secondary Unit	20	73,737	0.27
Existing Personal Protective Equipment	60	73,737	0.81

City of Redlands
Fire Facilities
Fee Calculation

4/25/2024

Table 3
Proposed Facilities

Facility	Facility Unit	Number	Facility Cost (2022)	Facility Cost (2023)
Future Fire Facilities				
Fire Station 264 Replacement	SF	9,000	$9,000,000	$9,742,723
NE Fire Station	SF	9,000	$9,000,000	$9,742,723
NW Fire Station	SF	9,000	$9,000,000	$9,742,723
Total		27,000	$27,000,000	$29,228,169
Future Apparatus and Support Staff Vehicles				
Staff Vehicle (BC)	Vehicles	1	$80,000	$86,602
Staff Vehicle (Community Risk Reduction)	Vehicles	1	$30,000	$32,476
Staff Vehicle (Emergency Management)	Vehicles	1	$30,000	$32,476
Type 1 Engine	Vehicles	2	NA	$1,900,000
Total Vehicles		5	$140,000	$2,051,553
Future Staff Initial Personal Protective Equipment (PPE)				
Initial Start Up PPE Cost		18	NA	$103,554
Total Facilities Cost				$31,383,276
Less Offsetting Revenues (Existing Fee Balance)				($427,545)
Net Facilities Cost				$30,955,731

Table 4
Allocation of Facilities to Existing and New Development

Stations - Based on Total EDUs - Credit given to existing development

Type of Development	EDUs	Percentage of Total EDUs	Total SF in 2035	SF Credit	Reduction to Maintain Existing Standard	Allocated SF	Percentage of Costs Allocated	Total Cost
Existing Development	44,856	71.07%	38,835	(27,643)	0	11,192	52%	$15,004,487
Future Development	18,259	28.93%	15,808	0	(5,517)	10,291	48%	$13,796,136
Total	63,115	100.00%	54,643	(27,643)	(5,517)	21,483	100%	$28,800,624

Fire Apparatus and Support Staff Vehicles - All new vehicles allocated to new development

Type of Development	EDUs	Percentage of Total EDUs	Total Support Staff Vehicles in 2035	Vehicle Credit	Reduction to Maintain Existing Standard	Allocated Vehicles	Percentage of Costs Allocated	Total Cost
Existing Development	44,856	71.07%	18	(18)	0	0	0%	$0
Future Development	18,259	28.93%	7	0	0	7	100%	$2,051,553
Total	63,115	100.00%	25	(18)	0	7	100%	$2,051,553

Future PPE - Based on Total EDUs - Credit given to existing development

Type of Development	EDUs	Percentage of Total EDUs	Total PPE Units in 2035	PPE Credit	Reduction to Maintain Existing Standard	Allocated PPE Units	Percentage of Costs Allocated	Total Cost
Existing Development	44,856	71.07%	56	(56)	0	0	0%	$0
Future Development	18,259	28.93%	22	0	0	22	100%	$103,554
Total	63,115	100.00%	78	(56)	0	22	100%	$103,554

City of Redlands
Fire Facilities
Fee Calculation

Table 5
Future Standards

	Future Units Allocated to New Development	Future Residents	Future Standard per 1,000 Residents	Existing Standard	Resulting Status
Future Fire Station Building Square Feet	10,291	27,450	374.89	374.89	Future Standard Equal to Existing Standard
Future Support Staff Vehicles	7	27,450	0.26	0.27	Future Standard Less Than Existing Standard
Future Personal Protective Equipment	22	27,450	0.81	0.81	Future Standard Equal to Existing Standard

Table 6
Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
Stations	$13,796,136	18,259	$755.59
Future Apparatus & Support Staff Vehicles	$2,051,553	18,259	$112.36
Personal Protective Equipment	$103,554	18,259	$5.67
Total	$15,951,244	NA	$873.63

Table 7
Development Impact Fee per Unit or 1,000 SF

Land Use Type	EDUs per Unit	EDUs per 1,000 SF / Room	Units / 1,000 SF / Room	Fees per Unit	Fees per 1,000 SF / Room	Cost Financed by DIF
Residential Property	1.000	NA	11,200	$873.63	NA	$9,784,618
Non-Residential Property						
Retail	NA	0.759	1,613	NA	$662.81	$1,069,357
Commercial	NA	0.189	1,623	NA	$164.75	$267,339
Food Service & Entertainment	NA	3.783	216	NA	$3,304.52	$712,905
Office	NA	2.378	858	NA	$2,077.22	$1,782,262
Warehousing - Standard	NA	1.020	100	NA	$891.13	$89,113
Warehousing - High Cube	NA	0.204	2,000	NA	$178.23	$356,452
Manufacturing & Assembly	NA	0.275	1,115	NA	$239.86	$267,339
Industrial - Other	NA	2.813	36	NA	$2,457.89	$89,113
Institutional & Health Care	NA	0.631	2,652	NA	$551.07	$1,461,455
Hotel/Motel Rooms	NA	0.163	500	NA	$142.58	$71,290
Total						$15,951,244
Cost Allocated to Existing Development						$15,004,487
Total Cost of Fire Facilities						$30,955,731

City of Redlands
Parks Facilities
Fee Calculation

Table 1

Inventory of Existing Facilities

Facility	Facility Unit	Units	
Existing Parks			
Brookside Park	Acres	9.2	
Caroline Park	Acres	16.8	
Community Park	Acres	18.2	
Crafton Park	Acres	7.5	
Ed Hales Park	Acres	0.3	
Ford Park	Acres	27.0	
Franklin Park	Acres	0.6	
Jennie Davis Park	Acres	5.2	
Prospect Park	Acres	11.4	
Simonds Parkway	Acres	0.9	
Smiley Park	Acres	9.2	
Sylvan Park	Acres	23.3	
Texonia Park	Acres	8.8	
The Terrace	Acres	2.5	
Isreal Beal Park	Acres	8.1	
Oakmont Park	Acres	14.6	
Redlands Sports Park	Acres	48.0	
Heritage Park	Acres	18.7	
Orange Street Alley	Acres	0.1	
Total Park Facilities		230.3	
Orange Blossam Trail Park Phases 1, 2, & 3	Acres	4.48	[1]
Sports Fields	Fields	23	
Existing Community Center Buildings			
Redlands Community Center	Square Feet	22,900	
Redlands Community Senior Center	Square Feet	7,500	
Joslyn Senior Center	Square Feet	8,925	
Redlands Bowl	Square Feet	3,046	
Mission Gables	Square Feet	5,014	
Total Buildings		47,385	

Table 2

Existing Standards

	Existing Units	Existing Residents	Standard per 1,000 Residents
Existing Parks Acres	230.3	73,737	3.12
Exising Sports Fields	23.00	73,737	0.31
Exising Parks Trails	4.48	73,737	0.06

City of Redlands
Parks Facilities
Fee Calculation

Table 3
Proposed Facilities

Facility	Facility Unit	Number	Cost per Acre/Field/Court or Sq. Ft.		Facility Cost
Future Park Facilities	Acres	108.0	$250,000	per Acre	$27,000,000
Sports Fields (Baseball)	Field	5	$350,000	per Field	$1,750,000
Sports Fields (Multi-use)	Field	5	$250,000	per Field	$1,250,000
Sports Fields (Tennis/Pickleball)	Court	6	$125,000	per Court	$750,000
Total		16			$3,750,000
Additional Projects					
Trails	Acres	13.37 [2]	$412,500	per Acre	$5,516,000
Subtotal		13.37			$5,516,000
Total Facilities Cost					$36,266,000
Less Offsetting Revenues (Existing Fee Balance)					($383,398)
Net Facilities Cost					$35,882,602

Table 4
Allocation of Facilities to Existing and New Development

Future Park Acres - Based on Total EDUs - Credit given to existing development

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Acres in 2035	Acres Credit	Reduction to Maintain Existing Standard	Allocated Acres	Percentage of Costs Allocated	Total Cost
Existing Development	30,086	73%	246.6	(230.3)	0.0	16.2	16%	$4,243,301
Future Development	11,200	27%	91.8	0.0	(6.0)	85.7	84%	$22,438,340
Total	41,286	100%	338.3	(230.3)	(6.0)	102.0	100%	$26,681,641

Future Sports Fields - Based on Total EDUs - Credit given to existing development

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Fields in 2035	Field Credit	Reduction to Maintain Existing Standard	Allocated Fields	Percentage of Costs Allocated	Total Cost
Existing Development	30,086	73%	28	(23.0)	0.0	5	39%	$1,453,885
Future Development	11,200	27%	11	0	(2.0)	9	61%	$2,296,115
Total	41,286	100%	39	(23.0)	(2.0)	14	100%	$3,750,000

Future Park Trails Acres - Based on Total EDUs - Credit given to existing development

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Acres in 2035	Acres Credit	Reduction to Maintain Existing Standard	Allocated Acres	Percentage of Costs Allocated	Total Cost
Existing Development	30,086	73%	13.0	(4.48)	0.0	8.5	84%	$4,558,655
Future Development	11,200	27%	4.8	0.00	(3.2)	1.7	16%	$892,305
Total	41,286	100%	17.9	(4.48)	(3.2)	10.2	100%	$5,450,961

City of Redlands
Parks Facilities
Fee Calculation

Table 5
Future Standards

	Future Units	Future Residents	Future Standard per 1,000 Residents	Existing Standard	Resulting Status
Future Parks Acres	85.7	27,450	3.12	3.12	Future Standard Equal to Existing Standard
Fuiture Sports Fields	9	27,450	0.31	0.31	Future Standard Equal to Existing Standard
Future Parks Trails	1.7	27,450	0.06	0.06	Future Standard Equal to Existing Standard

Table 6
Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
Park Acres	$22,438,340	11,200	$2,003.42
Park Buildings	$2,296,115	11,200	$205.01
Park Trails	$892,305	11,200	$79.67
Total	$25,626,761	NA	$2,288.10

Table 7
Development Impact Fee per Unit or 1,000 SF

Land Use Type	EDUs per Unit	EDUs per 1,000 SF	Units / 1,000 SF	Fees per Unit	Cost Financed by DIF
Residential Property	1.000	NA	11,200	$2,288.10	$25,626,761
Non-Residential Property	NA	NA	NA	NA	$0
Total					$25,626,761
Cost Allocated to Existing Development					$10,255,841
Total Cost of Park Facilities					$35,882,602

[1] Based on trail length of 3.7 miles and standard width of 10 ft per US Dept. of Transportation.
[2] Based on trail length of 11.03 miles and standard width of 10 ft per US Dept. of Transportation.
[3] Based on cost information from prior fee study escalated by ENR to 2016.

City of Redlands
Library Facilities
Fee Calculation

Table 1
Inventory of Existing Facilities

Facility	Facility Unit	Units
Existing Libraries		
A. K. Smiley Library Building	Square Feet	64,000
Lincoln Memorial Shrine	Square Feet	4,800
Total Library Facilities		68,800
Existing Library Materials		
Books	Books	134,808
Non-Book Items	Units	140,021
Total		274,829

Table 2
Existing Standards

	Existing Units	Existing Residents	Standard per 1,000 Residents
Existing Library Sq. Ft.	68,800	73,737	933.05
Exising Library Materials	274,829	73,737	3,727.15

Table 3
Proposed Facilities

Facility	Location	Facility Unit	Number	Facility Cost
Future Library Facilities				
Branch Library	TBD	Square Feet	20,000	$15,000,000
Main Library Expansion (new building sq. ft.)	125 W Vine. St.	Square Feet	28,046	$5,000,000
Total			48,046	$20,000,000
Future Library Materials				
Books		Books	52,000	$1,560,000
Non-Book Items		Units	180,000	$54,000
Subtotal			232,000	$1,614,000
Total Facilities Cost				$21,614,000
Less Offsetting Revenues (Existing Fee Balance)				($25,616)
Net Facilities Cost				$21,588,384

City of Redlands
Library Facilities
Fee Calculation

Table 4
Allocation of Facilities to Existing and New Development

Future Library Facilities - Based on Total EDUs - Credit given to existing development

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Sq. Ft. in 2035	Sq. Ft. Credit	Reduction to Maintain Existing Standard	Allocated Sq. Ft.	Percentage of Costs Allocated	Total Cost
Existing Development	30,086	73%	85,148	(68,800)	0	16,348	39%	$7,782,934
Future Development	11,200	27%	31,698	0	(6,086)	25,612	61%	$12,193,363
Total	41,286	100%	116,846	(68,800)	(6,086)	41,960	100%	$19,976,297

Future Library Materials - Based on Total EDUs - Credit given to existing development

Type of Development	Residential EDUs	Percentage of Total EDUs	Total Items in 2035	Materials Credit	Reduction to Maintain Existing Standard	Allocated Materials	Percentage of Costs Allocated	Total Cost
Existing Development	30,086	73%	369,336	(274,829)	0	94,507	48%	$774,088
Future Development	11,200	27%	137,493	0	(35,182)	102,310	52%	$837,999
Total	41,286	100%	506,829	(274,829)	(35,182)	196,818	100%	$1,612,087

Table 5
Future Standards

	Future Units	Future Residents	Future Standard per 1,000 Residents	Existing Standard	Resulting Status
Future Library Sq. Ft.	25,612	27,450	933.05	933.05	Future Standard Equal to Existing Standard
Future Library Materials	102,310	27,450	3,727.15	3,727.15	Future Standard Equal to Existing Standard

Table 6
Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
Facilities	$12,193,363	11,200	$1,088.69
Materials	$837,999	11,200	$74.82
Total	$13,031,362	NA	$1,163.51

Table 7
Development Impact Fee per Unit or 1,000 SF

Land Use Type	EDUs per Unit [2]	EDUs per 1,000 SF [2]	Units / 1,000 SF	Fees per Unit / 1,000 SF / Room	Cost Financed by DIF
Residential Property	1.000	NA	11,200	$1,163.51	$13,031,362
Non-Residential Property	NA	NA	NA	NA	$0
Total					$13,031,362
Cost Allocated to Existing Development					$8,557,022
Total Cost of Library Facilities					$21,588,384

City of Redlands
Government Facilities
Fee Calculation

Table 1
Inventory of Existing Facilities

Facility	Facility Unit	Units
Buildings		
Government Center	SF	50,999
Safety Hall	SF	23,838
Total	SF	74,837

Table 2
Existing Standards

	Existing Units	Existing Residents	Standard per 1,000 Residents
Existing Building Sq. Ft.	74,837	73,737	1,014.92

Table 3
Proposed Facilities

Facility	Facility Unit	Number	Facility Cost ($2023)
Future Facilities			
Community / Recreation / Senior Center Buildings	SF	40,000	$36,000,000
City Government Office and Administration Facilities	SF	25,000	$22,500,000
City Field Operations Facilities	SF	35,000	$31,500,000
Parking Facilities	SF	80,000	$32,000,000
Subtotal		180,000	$122,000,000
Total Facilities Costs			$122,000,000
Less Offsetting Revenues (Existing Fee Balance)			($138,580)
Net Facilities Cost			$121,861,420

Table 4
Allocation of Facilities to Existing and New Development

Future Facilities Costs - Based on Total EDUs - Credit given to existing development

Type of Development	EDUs	Percentage of Total EDUs	Total SF in 2035	Unit Credit	Reduction to Maintain Existing Standard	Allocated SF	Percentage of Costs Allocated	Total Cost
Existing Development	44,856	71%	181,114	(74,837)	0	106,277	79%	$96,551,428
Future Development	18,259	29%	73,723	0	(45,863)	27,860	21%	$25,309,992
Total	63,115	100%	254,837	(74,837)	(45,863)	134,137	100%	$121,861,420

City of Redlands
Government Facilities
Fee Calculation

Table 5
Future Standards

	Future Units	Future Residents	Future Standard per 1,000 Residents	Existing Standard	Resulting Status
Future Building Sq. Ft.	27,860	27,450	1,014.92	1,014.92	Future Standard Equal to Existing Standard

Table 6
Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
Buidings	$25,309,992	18,259	$1,386.19
Total	$25,309,992	NA	$1,386.19

Table 7
Development Impact Fee per Unit or 1,000 SF

Land Use Type	EDUs per Unit [2]	EDUs per 1,000 SF / Room	Units / 1,000 SF / Room	Fees per Unit	Fees per 1,000 SF / Room	Cost Financed by DIF
Residential Property	1.000	NA	11,200	$1,386.19	NA	$15,525,347
Non-Residential Property						
Retail	NA	0.759	1,613	NA	$1,051.69	$1,696,759
Commercial	NA	0.189	1,623	NA	$261.40	$424,190
Food Service & Entertainment	NA	3.783	216	NA	$5,243.32	$1,131,173
Office	NA	2.378	858	NA	$3,295.94	$2,827,932
Warehousing - Standard	NA	1.020	100	NA	$1,413.97	$141,397
Warehousing - High Cube	NA	0.204	2,000	NA	$282.79	$565,586
Manufacturing & Assembly	NA	0.275	1,115	NA	$380.59	$424,190
Industrial - Other	NA	2.813	36	NA	$3,899.95	$141,397
Institutional & Health Care	NA	0.631	2,652	NA	$874.38	$2,318,904
Hotel/Motel Rooms	NA	0.163	500	NA	$226.23	$113,117
Total						$25,309,992
Cost Allocated to Existing Development						$96,551,428
Total Cost of Government Facilities						$121,861,420

APPENDIX C

City of Redlands
Development Impact Fee Justification Study

STORM DRAIN ERU FACTORS

The residential ERU factors and the weighted average residential ERU factor calculation is presented in the table below:

Residential Weighted Average Equivalent Runoff Factor

Land Use	Units	Residential Units	Res. density (units/acre) or ADU s.f. per unit	Acres, "A"	Runoff Coefficient, "C"	Runoff per unit or ksf; Q=C*I*A	ERU Factor	Total ERUs
Single Family Residential	D.U.	5,000	7.00	714.3	0.55	0.08	1.00	5,000
Accessory Dwelling Unit	D.U.	800	600.00	11.0	1.00	0.01	0.18	140
Multi Family Residential	D.U.	3,000	10.00	300.0	0.8	0.08	1.02	3,055
Transit Oriented	D.U.	2,400	20.00	120.0	0.90	0.05	0.57	1,375
	Subtotal	11,200		1,145.3				9,569
	Weighted Average						0.85	

For residential ERU factors, an average density of seven units per acre is assumed for single-family residential property, while multi-family residential density is assumed to be ten units per acre. Transit oriented land uses are assumed to be at a higher density equal to 20 units per acre. For accessory dwelling units, it is assumed that an average 600 square foot structure is constructed outside of the footprint of the associated single-family residence and is 100% impervious ("C" factor is equal to 1.00).

The runoff per acre for single-family, multi-family and transit-oriented uses is simply the C value for each land use, as described above and shown in the table below. The runoff per unit for each land use is determined by dividing the per acre runoff by the density for that land use. For example, the runoff per acre for a single-family unit is 0.55 cfs (Q= 0.55*1*1). The runoff per single-family unit would then be determined by dividing the runoff per acre by the single-family density of seven units per acre. The runoff per unit for each of the other residential land uses is divided by the runoff per unit of a single-family land use to determine the ERU factors.

Calculation of Single Family Residential Runoff Factor, **"C"**

Line Number	Description	Source	Amount	Units
1	Density (units per acre)	City Provided	7	DU per Acre
2	1 Acre		43,560	Square Feet
3	Lot Frontage	Assumed or City Provided	50	Lineal Feet
4	Street half width	City Standard	25	Lineal Feet
5	House footprint	Ave. Single Family (City)	1,200	Square Feet
6	hardscape (Percent of available surface a	Assumed	25%	%
	Analysis			
7	Frontage Street Area	Line 3 x Line 4	1,250	Square Feet
8	Lot depth to Centerline	(Line 2 / Line 1)/Line 3	124	feet
9	Lot Depth	Line 8 - Line 4	99	Square Feet
10	Lot net area	Line 3 x Line 9	4,973	Square Feet
11	House footprint	Line 5	1,200	Square Feet
12	hardscape (Percent of available surface a	Assumed	25%	Square Feet
13	hardscape	(Line 10 - Line 11) x Line 12	943	Square Feet
14	Impervious area per lot	Line 11 + Line 13	2,143	Square Feet
15	Impervious Area (lot + street)	Line 14 + Line 7	3,393	Square Feet
16	Gross acreage per lot	Line 2 / Line 1	6,223	Square Feet
17	% impervious area - **C Factor**	(Line 11 x Line 12)	**0.55**	"Runoff Ratio"

For the special case of ADU units, the total acres for ADU units is determined by multiplying the 800 total future units by 600 square feet per unit, and then dividing this total square feet by 43,560 square feet per acre.

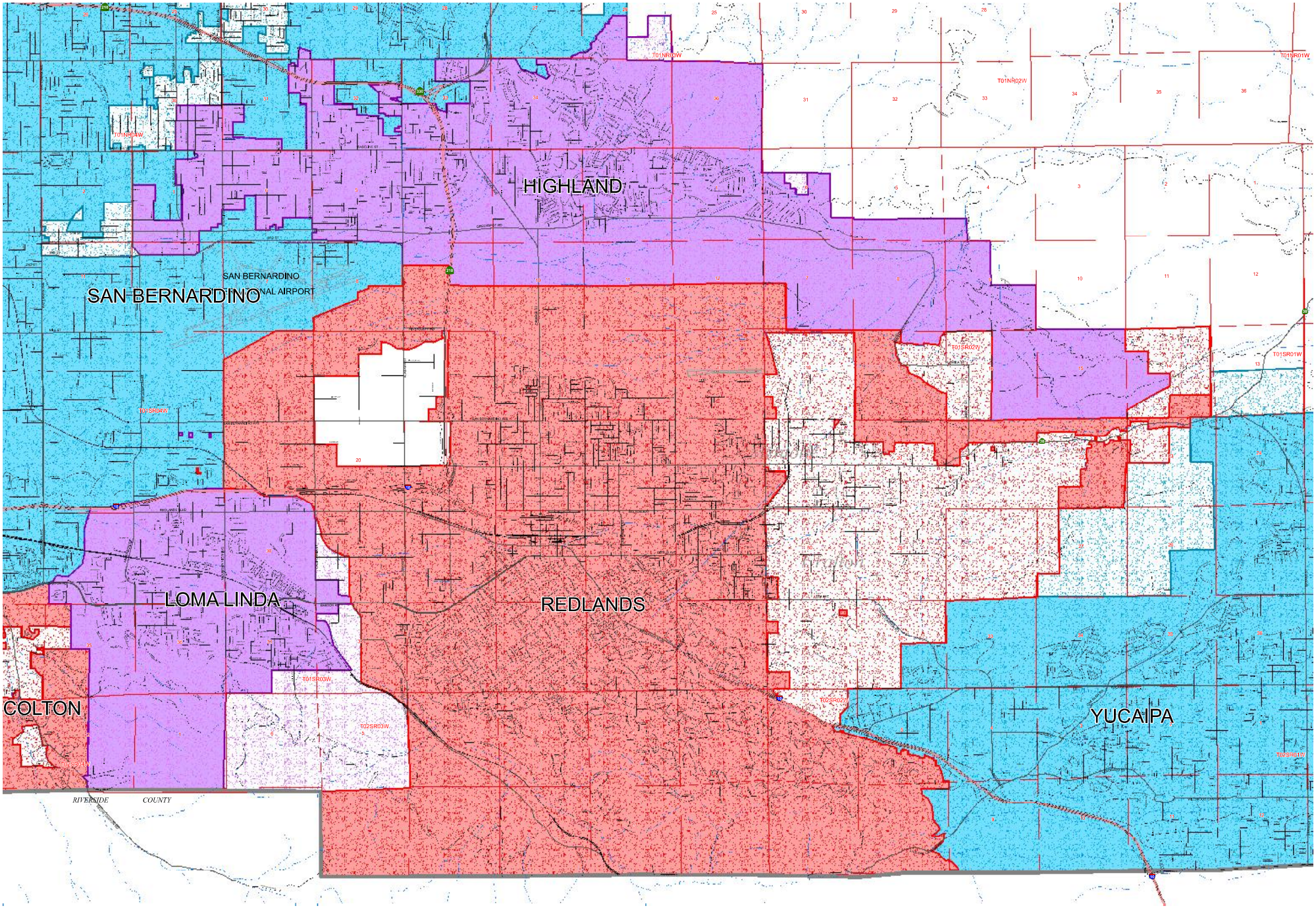
Finally, the total ERUs (9,569) for the residential category is divided by the total residential units (11,200) to determine the weighted average ERUs for the combined residential category. This weighted average of 0.85 is used to calculate the residential fee per square foot in compliance with AB602.

For non-residential ERU factors, in order to calculate the runoff per thousand square feet ("KSF") of building footprint, an average floor area ratio ("FAR") of 0.50 is assumed. The runoff per acre is adjusted by the FAR and the conversion factor of 43.56 KSF per acre to determine the runoff per KSF of building area. These runoff factors are then divided by the runoff per dwelling unit for a single-family dwelling unit to determine the ERU factor for each non-residential land use category.

APPENDIX D

City of Redlands
Development Impact Fee Justification Study

SOI AND SERVICE AREA MAPS



CITY OF REDLANDS
City and Sphere of Influence Boundaries

City and sphere of influence boundaries are current as of the last LAFCO action on 11/21/2008

Map Printed On: May 4, 2009

This map is not a legal representation of city boundaries. For additional information call the Local Agency Formation Commission (909) 383-9900

RECENT REDLANDS ANNEXATION ACTIVITY

LAFCO#	DATE	TYPE
3105	11/21/2006	C
3053	07/21/2006	C
3070	09/21/2006	C
3095	06/06/2007	C
3069	08/08/2006	C

Source: LAFCO, County of San Bernardino

1 inch = 1,700 feet

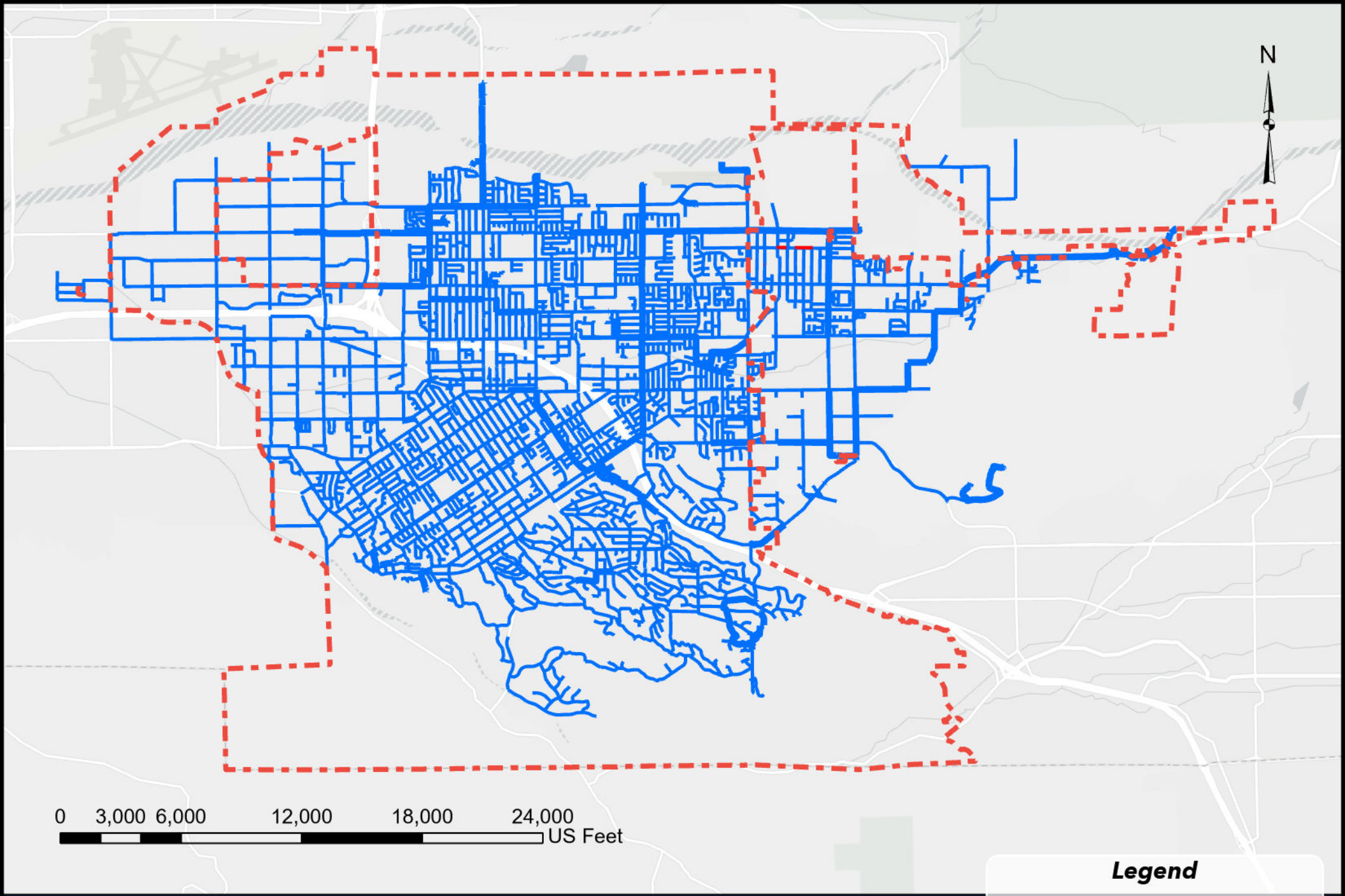
0 900 1,800 3,600 5,400 7,200 Feet

City Of Redlands
City of Highland
City of Yucaipa
City of Loma Linda
City of Colton
City of San Bernardino

Redlands Sphere
Highland Sphere
Yucaipa Sphere
Loma Linda Sphere
Colton Sphere
San Bernardino Sphere

Township Boundary
Section Boundary
Water Features
Railroads
County Boundary

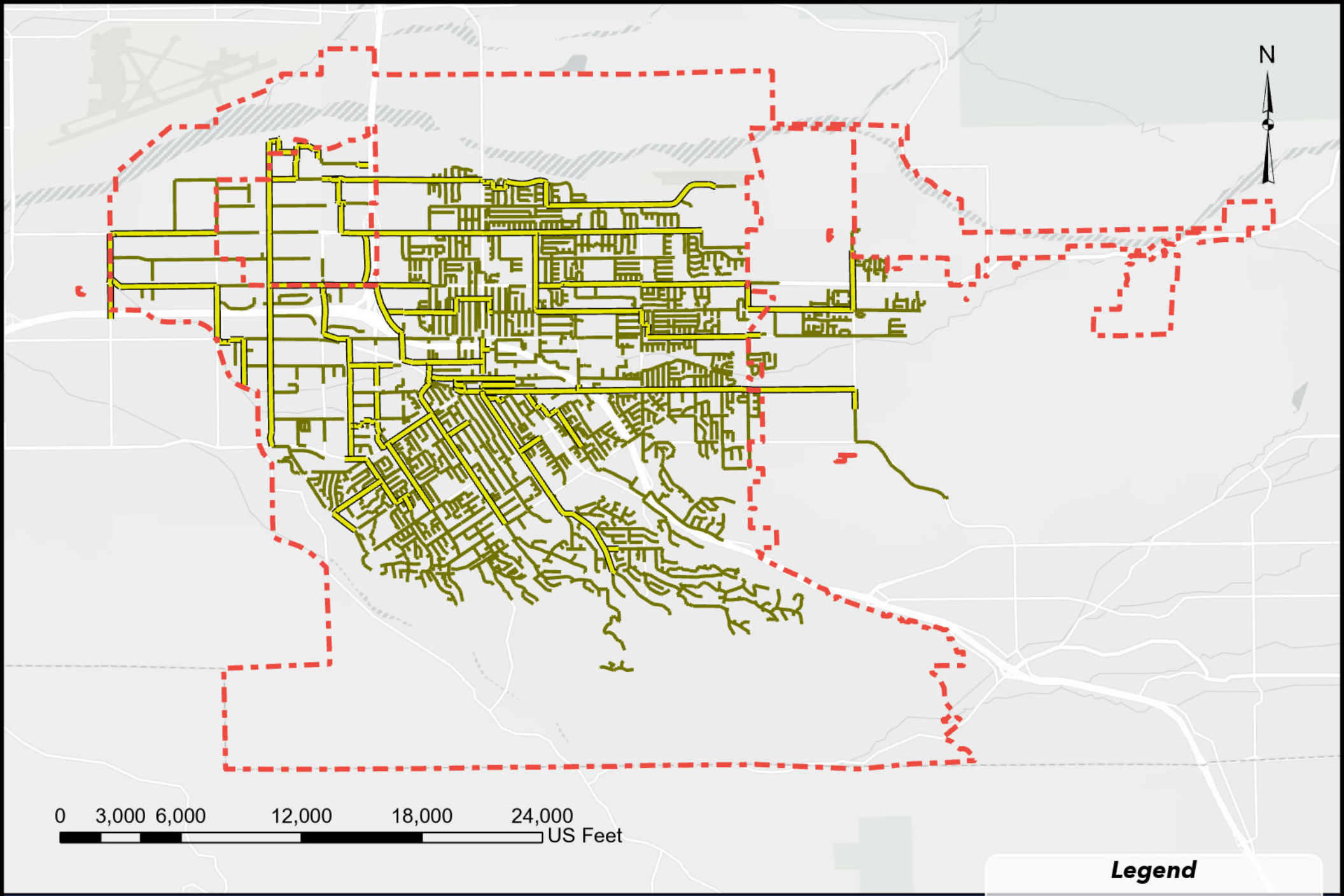
N W E S



City of Redlands

Water Service Map

Author: Redlands GIS **Date:** 3/4/2024



City of Redlands

Sewer Service Map

Author: Redlands GIS **Date:** 3/4/2024

www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds