

## **Final Report**

# Woodland Research and Technology Park Development Impact Fee Nexus Study

*The Economics of Land Use*



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City of Woodland

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# 1. Introduction and Executive Summary

The Woodland Research and Technology Park Specific Plan Area (WRTP or Plan Area) is located on approximately 350 acres just south of the City of Woodland (City) and borders the Spring Lake Specific Plan Area (SLSP), which is located to the east and north of the WRTP. **Map 1-1** shows the WRTP location in relation to the City of Woodland. The WRTP is included in the City's 2035 General Plan as a natural extension of the City and is planned for annexation into the City. As stated in the Public Review Draft WRTP Specific Plan, the WRTP is planned to be a "self-sustaining, enterprising mixed-use community anchored by a technology and innovation campus, with vibrant retail and supporting uses, integrated residential neighborhoods, recreation, open space and public uses."

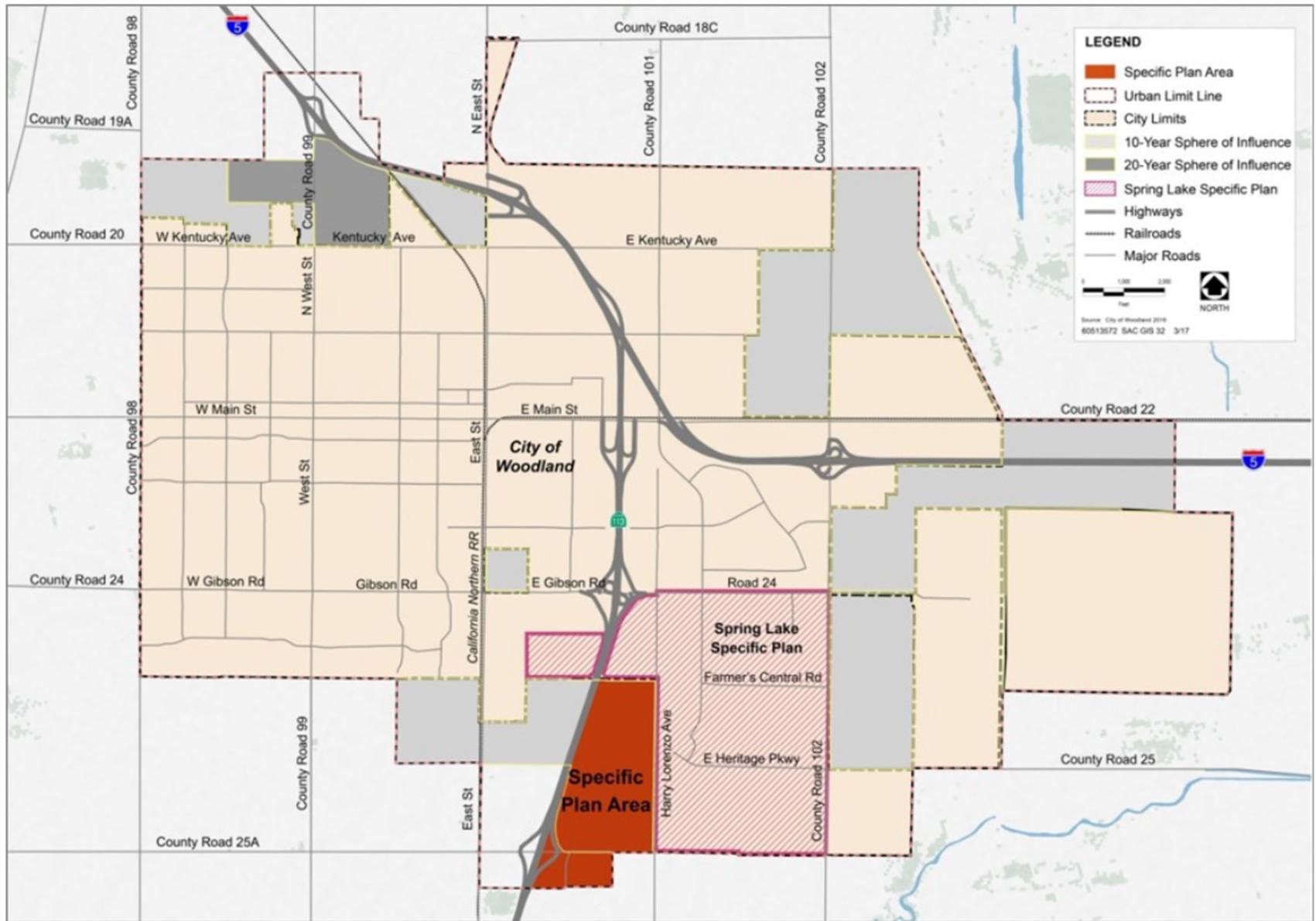
Under the direction of the City, Cunningham Engineering Corporation (CEC) prepared the Capital Improvement Program (CIP) that details the costs of backbone infrastructure and public facilities needed to serve the projected new residents and employees of the WRTP. The subject of this WRTP Development Impact Fee Program Nexus Study (Nexus Study) is the proposed development impact fee program that will serve as a major funding source for the construction of WRTP backbone infrastructure and public facilities included in the CIP. This fee program is referred to hereafter as the Woodland Research and Technology Infrastructure Fee (RTIF) Program.

## RTIF Program Overview

The purpose of the Nexus Study is to establish the RTIF Program and the legally required nexus findings for the City to implement the RTIF Program and to set the initial development impact fees (RTIF or fees). This Nexus Study also summarizes key components of the implementation and administration of the proposed RTIF Program. As described herein, the RTIF Program may be updated periodically to reflect changes in land uses, facilities requirements, improvement costs, and other fee program information over time.

The RTIF Program will be a City-implemented plan-area-specific development impact fee program based in part on the development agreements entered into between the City and the land owners within the Plan Area and applicable only to WRTP land uses. It will be used as a mechanism to fund backbone infrastructure and public facilities needed to serve the projected new residents and employees that are not funded by other sources. The RTIF Program will contain the following fee components:

**Map 1-1. Plan Area Location**



- Streets
- Parks
- Storm Drainage
- Water
- Sewer
- Administration

**Table 1-1** summarizes the proposed RTIF by residential and commercial land use for each of the fee components. For each land use, the administration component fee is calculated as 4 percent of the sum of all other fees and will fund administration of the RTIF Program. All RTIF components will be charged and collected per residential dwelling unit or commercial gross developable acre and are consistent with the requirements of California Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et. seq.). Gross developable acres are acres zoned for private development and exclude parks, open space, schools, and public right of way.

While the commercial fee categories (Village Commercial/Community Commercial and Business Park) are the same for all RTIF components, there are different residential fee categories for different fee components to address provisions of California Assembly Bill 602 (AB 602), enacted in 2021. AB 602 modified the Mitigation Fee Act and stipulates that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis. The Mitigation Fee Act requirements are detailed in the next section.

In response to the provisions of AB 602, some of the RTIF components must have fees that differ by dwelling unit size while other components do not need to have different fees for different unit sizes. The proposed residential fee land uses for all fee components are summarized below:

#### **Streets and Parks Residential Fee Components**

- Single Family <1,000 sq. ft.
- Single Family 1,000 sq. ft.–1,999 sq. ft.
- Single Family 2,000 sq. ft.–2,999 sq. ft.
- Single Family >2,999 sq. ft.
- Multifamily <1,000 sq. ft.
- Multifamily ≥1,000 sq. ft.

#### **Storm Drainage, Water, and Sewer Residential Fee Components**

- Low Density
- Medium Density
- High Density

**Table 1-1**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**RTIF Program Fee Summary (2023\$)**

Land Use Category	Streets	Parks	Storm Drainage	Water	Sewer	Subtotal	Admin.	Total
<i>Source</i>	<i>Table 4-4</i>	<i>Table 4-12</i>	<i>Table 4-6</i>	<i>Table 4-8</i>	<i>Table 4-10</i>		<i>Table 3-1</i>	
<i>Percentage</i>							<i>4.00%</i>	
<b>Residential by Land Use</b>	<i>per unit</i>							
Low Density (LDR)	-	-	\$6,952	\$2,907	\$1,176	<b>\$11,036</b>	\$441	<b>\$11,477</b>
Medium Density (MDR)	-	-	\$4,742	\$2,475	\$910	<b>\$8,127</b>	\$325	<b>\$8,452</b>
High Density (HDR)	-	-	\$3,085	\$1,759	\$819	<b>\$5,663</b>	\$227	<b>\$5,890</b>
<b>Residential by Square Foot Range</b>	<i>per unit</i>							
<b>Single Family (LDR and MDR)</b>	<i>per unit</i>							
< 1,000 sq. ft.	\$12,800	\$8,199	-	-	-	<b>\$20,999</b>	\$840	<b>\$21,839</b>
1,000 to 1,999 sq. ft.	\$20,696	\$14,450	-	-	-	<b>\$35,146</b>	\$1,406	<b>\$36,552</b>
2,000 to 2,999 sq. ft.	\$29,904	\$22,380	-	-	-	<b>\$52,284</b>	\$2,091	<b>\$54,375</b>
> 2,999 sq. ft.	\$36,547	\$27,555	-	-	-	<b>\$64,102</b>	\$2,564	<b>\$66,666</b>
<b>Multifamily (HDR)</b>	<i>per unit</i>							
< 1,000 sq. ft.	\$12,256	\$14,450	-	-	-	<b>\$26,705</b>	\$1,068	<b>\$27,773</b>
≥1000 sq. ft.	\$13,606	\$16,533	-	-	-	<b>\$30,139</b>	\$1,206	<b>\$31,345</b>
<b>Residential for Average Unit Size</b>	<i>per unit</i>							
Low Density (2,300 sq. ft.)	\$29,904	\$22,380	\$6,952	\$2,907	\$1,176	<b>\$63,321</b>	\$2,533	<b>\$65,854</b>
Medium Density (1,850 sq. ft.)	\$20,696	\$14,450	\$4,742	\$2,475	\$910	<b>\$43,273</b>	\$1,731	<b>\$45,004</b>
High Density (990 sq. ft.)	\$12,256	\$14,450	\$3,085	\$1,759	\$819	<b>\$32,368</b>	\$1,295	<b>\$33,663</b>
<b>Commercial [1]</b>	<i>per acre</i>							
Village Center/Community Commercial	\$189,072	N/A	\$22,213	\$2,580	\$2,596	<b>\$216,461</b>	\$8,658	<b>\$225,119</b>
Business Park	\$86,378	N/A	\$22,213	\$2,346	\$1,731	<b>\$112,667</b>	\$4,507	<b>\$117,174</b>
<b>Commercial [1]</b>	<i>per bldg. sq. ft.</i>							
Village Center/Community Commercial	\$9.99	N/A	\$1.17	\$0.14	\$0.14	<b>\$11.43</b>	\$0.46	<b>\$11.89</b>
Business Park	\$4.96	N/A	\$1.27	\$0.13	\$0.10	<b>\$6.47</b>	\$0.26	<b>\$6.73</b>

Source: City of Woodland; EPS

[1] Commercial fees will be charged per gross developable acre. The amount per bldg. sq. ft. is shown for informative purposes only.

The proposed fees are based on the best land use information, backbone infrastructure and public facilities costs estimates, funding source information, and administrative cost estimates available at this time. The cost estimates presented in this report are in constant 2023 dollars. The following chapters of this report detail the land uses, facilities requirements, cost estimates, and cost allocation methodology used to estimate the fees.

## **Nexus Study Requirements**

### **California Government Code 66000**

The purpose of a Nexus Study is to establish the legally required nexus (or reasonable relationship) between projected new residential and nonresidential development and the capital facilities that will be required to serve that new development.

As briefly described in the previous section, the nexus requirements for imposing development impact fees were established under AB 1600 legislation, as codified by the Mitigation Fee Act (the Act; California Government Code section 66000 and following). The Act sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”<sup>1</sup> Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Determine how 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.

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<sup>1</sup> *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

### **City Policy Affecting Nexus Findings**

To better ensure the feasibility of the commercial development contemplated in the WRTP and buildout of the Plan Area as a whole, the City has made a policy decision to adjust the commercial cost allocation factors to be 25 percent of the original factors that were established as measures of the proportional demand generated by each nonresidential development type. The landowners for each of the properties in the Plan Area have agreed through their respective development agreements that in exchange for the consideration of the vested rights granted through the development agreement, and the benefits to the commercial properties and the development as a whole, that the costs allocated to WRTP residential development should be adjusted (i.e., increased) to account for the downward adjustment in the cost allocation factors for commercial properties. These adjustments to the fees have been agreed to by the landowners as a public benefit pursuant to the terms and conditions of their respective development agreements. Consequently, the last nexus finding requiring 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” is made for the Plan Area as a whole, with the acknowledgment that allocations between commercial and residential properties have been modified by agreement between the City and the landowners, pursuant to the terms of the individual development agreements.

### **Assembly Bill 602**

In addition, in 2021, AB 602 amended the requirements that would apply to new or updated impact fees by creating a “standards and practices” section to the Act, codified as Government Code Section 66016.5. This section is both declaratory of previously existing law and added certain new requirements. A new provision that pertains to this report requires that a nexus study “shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development” [66016.5(a)(5)(A)], and “large jurisdictions shall adopt a capital improvement plan as a part of the nexus study” [66016.5(a)(6)]. Although Woodland is not considered a large jurisdiction, the City has prepared a WRTP Capital Improvement Plan that is summarized in **Appendix B** of this Nexus Study.

Water and sewer systems are specifically exempt from the requirements of Section 66016.5. An exemption to the square footage allocation method may be made for other backbone infrastructure if the nexus study makes the following three findings:

- An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

Section 66016.5 [66016.5(a)(5)(C)] also states that the square footage allocation method “does not prohibit an agency from establishing different fees for different types of developments.”

In response to these provisions of AB 602, this Nexus Study makes findings justifying the use of the residential fee land uses summarized above for the various fee components. **Chapter 5** details all required nexus findings. For all fee components, the City has decided to establish separate fees for single family and multifamily units in recognition of different persons per household for these different types of units.

### **Senate Bill 13 and Accessory Dwelling Units**

In addition to the considerations discussed above pursuant to AB 602, a separate piece of legislation, California Senate Bill 13 (SB 13,) passed in 2019, establishes a new system for assessing fees on accessory dwelling units (ADUs). It amended California Government Code Section 65852.2(3)(A)(f)(3) to read:

*“A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.”*

Based on this section of the California Government Code, any ADU smaller than 750 square feet is exempt from RTIF Program fees. Fees on ADUs larger than 750 square feet require the City to perform the following calculations:

- 1) Determine the total habitable building square footage of both the proposed ADU and the primary residential unit on the lot on which the ADU is proposed.  
*As an example, assume that a primary single family dwelling unit has 2,000 habitable building square feet and the proposed ADU has 1,000 habitable building square feet.*
- 2) Calculate the ADU's habitable building square feet as a percentage of the primary unit's habitable building square feet.  
*In the example from step 1), the size of the ADU is 50 percent of the primary residential unit.*
- 3) Identify the RTIF category and fee that would have applied to the primary residential unit. In the RTIF Program, the fee category would differ for the different fee components.  
*In the example from step 1), the RTIF category is "Single Family 2,000 sq. ft.—2,999 sq. ft." for Streets and Parks fees and either LDR or MDR for the other fee components.*
- 4) For each fee component, calculate the ADU fees as the percentage from step 2) multiplied by the RTIF for the fee category identified in step 3).  
*In the example from step 1), the ADU RTIF for each fee component is 50 percent of the primary unit RTIF.*

## **RTIF Program Implementation and Administration**

### **Implementation**

The proposed RTIF Program will be approved by the City through an ordinance establishing and authorizing collection of the fee and a resolution setting the amount of the fees. The RTIF Program will be independent and separate from all other City, Yolo County (County), other agency, or regional development impact fees that will be applicable to WRTP development.

## Administration

The City will administer the RTIF Program. The RTIF Program will include a 4 percent planning and administration component to fund RTIF Program administration. The administration component of the RTIF must be paid in cash at the issuance of a building permit to provide the City with funding to administer the RTIF Program, while RTIF credits may be available for the other fee components (as detailed in **Chapter 6**). Administration of the RTIF Program will include the following major tasks:

- Tracking all RTIF Program payments and assignment of fee credits and reimbursements for improvements constructed privately by developers.
- Tracking the progress of construction contracts for RTIF Program improvements.
- Performing annual fee adjustments to account for the inflation of infrastructure and public facilities costs.
- Conducting periodic reviews of development projections, facilities requirements, improvement costs, funding sources, and cost allocation methodologies and making necessary adjustments to the RTIF Program.
- Preparing the required annual and five-year reports on the status of the RTIF Program.

The RTIF Program implementation and administration are detailed in **Chapter 6** of this report. Using its authority to implement the RTIF Program, the City reserves the right to make interpretations, clarifications, or other modifications to the RTIF Program implementation and administration provisions summarized in this Nexus Study, subject to the provisions of the Development Agreements.

## Supporting Documents

The following documents produced by or for the City are being prepared in conjunction with this analysis:

- WRTP Specific Plan.
- Development Agreements between the City and each individual WRTP Property Owner.
- Master Reimbursement Agreement between the City and all WRTP Property Owners.
- WRTP Plan Area Specific Plan Public Facilities Financing Plan.
- CIP prepared by CEC. A summary of the CIP is included as **Appendix B** of this report.

## Organization of Report

This Nexus Study is organized into the following chapters:

- **Chapter 1** summarizes the proposed RTIF Program.
- **Chapter 2** identifies the land uses that will be subject to the RTIF Program.
- **Chapter 3** details the RTIF Program improvements and costs.
- **Chapter 4** details the cost allocation and fee estimate methodology.
- **Chapter 5** summarizes the nexus findings for each RTIF Program component.
- **Chapter 6** describes RTIF Program implementation and administration.

In addition, the Nexus Study contains the following appendices:

- **Appendix A:** Dwelling Unit Average Size Backup Data.
- **Appendix B:** Summary of WRTP CIP.

## 2. WRTP Land Uses and Demographics

The WRTP is located on approximately 350 gross acres, with approximately 150 acres planned for residential development and 130 acres planned for nonresidential retail and office development. The remaining WRTP areas are planned for public uses, including parks, trails, greenbelts, other open space, roads, and a school. **Table 2-1** summarizes the planned acres, dwelling units, and nonresidential building square feet by land use. It also includes the average square feet per unit for each residential category. These average square feet were estimated based on building permit data provided by the City, as summarized in **Appendix A. Table 2-2** further details the planned acres, dwelling units, and nonresidential building square feet by the specific plan land uses. A total of 1,670 dwelling units and approximately 2.3 million square feet of nonresidential building space are planned in the WRTP. **Map 2-1** depicts the WRTP land use plan.

### Demographic Information

#### Population Summary

**Table 2-3** summarizes the estimated population at buildout of the WRTP. For each land use, the population is estimated as the number of dwelling units multiplied by the estimated persons per household (PPH). It is estimated that the WRTP will have a population of approximately 4,300 at buildout. The backup for the PPH factors is provided in **Table 2-4** and **Table 2-5** and detailed in the following section.

#### Persons per Household and Trips per Household Factors

Persons per household factors are used in the Streets, Parks, and Sewer cost allocations, and trips per household factors are used in the Streets cost allocation. As discussed in **Chapter 1**, in response to the provisions of AB 602, different fee components have different residential fee categories, as summarized below:

#### Streets and Parks Residential Fee Components

- Single Family <1,000 sq. ft.
- Single Family 1,000 sq. ft.–1,999 sq. ft.
- Single Family 2,000 sq. ft.–2,999 sq. ft.
- Single Family >2,999 sq. ft.
- Multifamily <1,000 sq. ft.
- Multifamily ≥1,000 sq. ft.

**Table 2-1  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
Land Use Summary**

Land Use	Density	Building Square Feet per Unit	Buildout		
			Acres	Dwelling Units	Building Square Feet
<i>Source:</i>			<i>Table 2-2</i>	<i>Table 2-2</i>	<i>Table 2-2</i>
<b>Residential</b>	<i>units per acre</i>	<i>avg per unit</i>			
Low Density [1]	7.1	2,300	87.9	628	
Medium Density [2]	12.7	1,850	41.1	524	
High Density [3]	24.0	990	21.6	518	
<b>Total Residential</b>			<b>150.6</b>	<b>1,670</b>	
<b>Nonresidential</b>	<i>FAR</i>	<i>per acre</i>			
Village Center/Community Commercial [4]	0.43	18,930	16.4		310,948
Business Park [5]	0.40	17,424	113.6		1,980,115
<b>Total Nonresidential</b>			<b>130.1</b>		<b>2,291,063</b>
<b>Public</b>					
Open Space			20.3		
Right of Way			37.9		
School			10.0		
<b>Total Public</b>			<b>68.2</b>		
<b>Total</b>			<b>348.8</b>	<b>1,670</b>	<b>2,291,063</b>

Source: Woodland Research and Technology Park Specific Plan; City of Woodland

[1] Includes Low Density and Village Center Low Density.

[2] Includes Medium Density and Village Center Medium Density.

[3] Includes High Density and High Density/Community Commercial (residential part).

[4] Includes Community Commercial, High Density/Community Commercial (commercial part), Village Center Mixed Use, and Village Center Commercial.

[5] Includes Research and Technology Park, Highway Commercial, and Research Flex.

**Table 2-2**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Land Use Detail**

Land Use	Density	Buildout		
		Acres	Dwelling Units	Building Square Feet
<b>Residential</b>	<i>units per acre</i>			
<b>Single Family</b>				
Low Density	7.3	74.8	549	
Village Center Low Density	6.0	13.1	79	
Medium Density	13.2	25.5	337	
Village Center Medium Density	12.0	15.6	187	
<b>Subtotal Single Family</b>		<b>129.0</b>	<b>1,152</b>	
<b>Multifamily</b>				
High Density	24.0	9.7	232	
High Density/Community Commercial (75%/25%)	24.0	11.9	286	
<b>Subtotal Multifamily</b>		<b>21.6</b>	<b>518</b>	
<b>Total Residential</b>	<b>11.1</b>	<b>150.6</b>	<b>1,670</b>	
<b>Retail/Commercial</b>	<i>FAR</i>			
<b>Village Center/Community Commercial</b>				
Community Commercial	0.40	6.8		118,065
High Density/Community Commercial (75%/25%)	0.40	4.0		69,173
Village Center Mixed Use [1]	0.50	4.2		91,040
Village Center Commercial	0.50	1.5		32,670
<b>Business Park</b>				
Research and Technology Park	0.40	69.6		1,212,170
Highway Commercial	0.40	8.2		142,981
Research Flex (Light Industrial)	0.40	35.9		624,964
<b>Total Retail/Commercial</b>		<b>130.1</b>		<b>2,291,063</b>
<b>Parks and Open Space</b>				
Open Space		11.0		
Village Center Open Space (net of Commercial)		9.3		
<b>Subtotal</b>		<b>20.3</b>		
<b>School</b>		<b>10.0</b>		
<b>Right of Way</b>		<b>37.9</b>		
<b>Total</b>		<b>348.8</b>	<b>1,670</b>	<b>2,291,063</b>

Source: Woodland Research and Technology Park Specific Plan; City of Woodland

[1] Assumes parcel C-VCMDR3 (0.702 acres) develops as village commercial mixed use.

# Map 2-1. Land Use Plan

## LEGEND

LDR	LOW DENSITY RESIDENTIAL
VCLDR	VILLAGE CENTER LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
VCMR	VILLAGE CENTER MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
HDR/CCO	HIGH DENSITY RESIDENTIAL WITH COMMUNITY COMMERCIAL OVERLAY
VCMU	VILLAGE CENTER MIXED USE
RTP	RESEARCH & TECHNOLOGY PARK
RTP/TO	RESEARCH & TECHNOLOGY PARK WITH TRANSITIONAL OVERLAY
RTP/CCO	RESEARCH & TECHNOLOGY PARK WITH COMMUNITY COMMERCIAL OVERLAY
RTP/RFO	RESEARCH & TECHNOLOGY PARK WITH RESEARCH FLEX OVERLAY
HC	HIGHWAY COMMERCIAL
OS	GREENBELTS, OPEN SPACE
PP	PEDESTRIAN PROMENADE
VCOS	VILLAGE CENTER OPEN SPACE
DET POND	DETENTION POND



**Table 2-3**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Estimated Population at Buildout by Land Use Category**

<b>Land Use</b>	<b>Dwelling Units</b>	<b>PPH</b>	<b>Population</b>
<i>Source</i>	<i>Table 2-2</i>	<i>Table 2-5</i>	
<b>Single Family</b>			
Low Density	549	3.09	1,696
Village Center Low Density	79	3.09	244
Medium Density	337	2.39	806
Village Center Medium Density	187	2.39	447
<b>Subtotal Single Family</b>	<b>1,152</b>		<b>3,193</b>
<b>Multifamily</b>			
High Density	232	2.15	499
High Density/Community Commercial (75%/25%)	286	2.15	615
<b>Subtotal Multifamily</b>	<b>518</b>		<b>1,114</b>
<b>Total Residential</b>	<b>1,670</b>		<b>4,307</b>

Source: City of Woodland; EPS; U.S. Census Bureau PUMS data; Solano County Assessor

**Table 2-4**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Estimated Persons per Household and Trips per Household by Square Foot Range**

Average Sq. Ft.	Sq. Ft. Range	Est. Persons per Household [1]	Est. Avg. Daily Trips per Household [2]
<b>Single Family Residential</b>			
1,000	<1000	1.22	4.49
1,500	1,000 to 1,999	2.15	7.26
<b>2,500</b>	<b>2,000 to 2,999</b>	<b>3.33</b>	<b>10.49</b>
3,500	>2,999	4.10	12.82
<b>Multifamily Residential Ranges</b>			
<b>900</b>	<b>&lt;1000</b>	<b>2.15</b>	<b>7.26</b>
1,000	≥1000	2.46	8.06

Source: EPS; U.S. Census Bureau PUMS data; Solano County Assessor; National Household Travel Survey

- [1] Persons per household factors are from Vacaville Nexus Study, using the following process:
- Compile data on PPH by number of bedrooms for homes constructed in Solano and Yolo Counties using U.S. Census Bureau PUMS data.
  - Estimate average square feet by number of bedrooms using Solano County Assessor data for Vacaville.
  - Use interpolation of above data to develop the following equations for the average PPH by square feet per unit:
    - Single Family:**  $PPH = 2.2979 * LN(\text{avg. sq. ft.}) - 14.651$
    - Multifamily:**  $PPH = 2.9252 * LN(\text{avg. sq. ft.}) - 17.744$
  - Use equations to estimate PPH for the average square feet for each square foot range.
- [2] See Table 2-6.

**Table 2-5**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Estimated Population by Square Foot Range and Persons per Household by Unit Type**

Sq. Ft. Range	Est. Persons per Household [1]	Percentage [2]			Units				Estimated Population			
		LDR	MDR	HDR	LDR	MDR	HDR	Total	LDR	MDR	HDR	Total
<b>Single Family</b>												
<1000	1.22	0%	0%	-	0	0	-	0	0	0	-	0
1,000 to 1,999	2.15	20%	80%	-	126	419	-	545	271	901	-	1,172
<b>2,000 to 2,999</b>	3.33	80%	20%	-	502	105	-	607	1,671	350	-	2,021
>2,999	4.10	0%	0%	-	0	0	-	0	0	0	-	0
<b>Total</b>		<b>100%</b>	<b>100%</b>	-	<b>628</b>	<b>524</b>	-	<b>1,152</b>	<b>1,942</b>	<b>1,251</b>	0	<b>3,193</b>
<b>Multifamily</b>												
<1000	2.15	-	-	100%	-	-	518	518	-	-	1,114	1,114
≥1000	2.46	-	-	0%	-	-	0	0	-	-	0	0
<b>Total</b>		-	-	<b>100%</b>	-	-	<b>518</b>	<b>518</b>	-	-	<b>1,114</b>	<b>1,114</b>
<b>Total</b>		<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>628</b>	<b>524</b>	<b>518</b>	<b>1,670</b>	<b>1,942</b>	<b>1,251</b>	<b>1,114</b>	<b>4,307</b>
<b>Average Persons per Household</b>									<b>3.09</b>	<b>2.39</b>	<b>2.15</b>	<b>2.58</b>

Source: EPS; City of Woodland

[1] See Table 2-4.

[2] Percentages from City of Woodland.

## **Storm Drainage, Water, and Sewer Residential Fee Components**

- Low Density (LDR)
- Medium Density (MDR)
- High Density (HDR)

Because the Streets and Parks fee categories differ from the Wastewater fee categories, two sets of persons per household factors need to be established: one for the Streets and Parks fee categories, which vary by square foot range, and one for the Wastewater categories, which vary by unit type. In addition, trips per household factors need to be estimated for the Streets fee categories.

The methods for estimating the two sets of persons per household factors and the trips per household factors are detailed in the remainder of this section.

### ***Persons per Household Factors by Square Foot Range***

**Table 2-4** details the calculation of the single family and multifamily persons per household factors by residential square foot range. The factors were developed using Solano and Yolo County data and the methodology outlined in the steps below. These steps were performed separately for single family and multifamily data, and separate single family and multifamily PPH factors were established for the different unit sizes.

- 1) Compile US Census Bureau Public Use Microdata Sample (PUMS) data on Solano and Yolo County persons per household by number of bedrooms.
- 2) Estimate average square feet by number of bedrooms per unit using Solano County Assessor data for the City of Vacaville.
- 3) Use interpolation of the data in steps 1) and 2) to develop an equation to calculate the average persons per household as a function of the average square feet per unit.
- 4) For each square foot range, do the following:
  - a) Establish the average square feet for the square foot range.
  - b) Using the equation from step 3), estimate persons per household for the average square feet. This persons per household factor serves as the estimated persons per household for the square foot range.

### ***Persons per Household Factors by Unit Type***

**Table 2-5** shows the calculation of the population per household by unit type (LDR, MDR, and HDR). The following steps are taken to estimate the persons per household by unit type:

- 1) For each unit type, the City estimated the percentage of total units that are attributable to each square foot range. For example, the City estimates that 20 percent of the LDR units are in the Single Family 1,000 sq. ft.–1,999 sq. ft. range, and the remaining 80 percent are in the Single Family 2,000 sq. ft.–2999 sq. ft. range.
- 2) For each unit type, the percentages from step 1) are multiplied by the total number of units for the unit type to estimate the distribution of the units by square foot range.
- 3) For each unit type, the units by square foot range are multiplied by the persons per household for the square foot range to estimate population by unit type and square foot range. These population estimates are summed for each unit type to estimate total population by unit type.
- 4) The total population by unit type is divided by the total units by unit type to arrive at persons per household by unit type.

### ***Trips per Household Factors by Square Foot Range***

**Table 2-6** details the calculation of the single family and multifamily daily trips per household for each Streets fee category (square foot range). The steps to develop the factors are outlined below:

- 1) Obtain 2017 National Household Travel Survey on average daily trips per household for standard household sizes (1 to 5 persons). These factors are shown in the top part of **Table 2-6**.
- 2) Record the persons per household factors from **Table 2-4** for each fee category.
- 3) Use linear interpolation of the National Household Travel Survey trips per household by household size to estimate the trips per household for each persons per household factor recorded in step 2).

**Table 2-6  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
Estimated Trips per Household by Household Size**

<b>Square Foot Range</b>	<b>Persons per Household</b>	<b>Average Daily Trips per Household</b>
<b>National Household Travel Survey Data</b>		
	1.00	3.82
	2.00	6.88
	3.00	9.44
	4.00	12.61
	5.00	14.72
<b>Average Household Size by Square Foot Range [1]</b>		
<b>Single Family</b>		
< 1,000 sq. ft.	1.22	4.49
1,000 to 1,999 sq. ft.	2.15	7.26
2,000 to 2,999 sq. ft.	3.33	10.49
> 2,999 sq. ft.	4.10	12.82
<b>Multifamily</b>		
<1000 sq. ft.	2.15	7.26
≥1000 sq. ft.	2.46	8.06

Source: 2017 National Household Travel Survey - California data; EPS

[1] Average PPH by square foot range from Table 2-4. Average daily trips per household estimated by linear interpolation of National Household Travel Survey Data.

## 3. Infrastructure and Public Facilities

This chapter summarizes the WRTP planned backbone infrastructure and public facilities (public improvements) and related costs and funding sources, which are based on the WRTP CIP prepared by CEC. A summary of the CIP is included as **Appendix B** of this Nexus Study. The following types of public improvements are included in the CIP:

- Streets
- Storm Drainage
- Water
- Sewer
- Parks and Open Space

### Capital Improvement Program

**Table 3-1** summarizes the CIP improvements, costs and funding sources. As detailed in **Appendix B**, the CIP contains approximately \$129.3 million in backbone infrastructure and public facilities construction, land acquisition, utilities, and agricultural and habitat mitigation costs. In addition, the City has included an interchange contingency cost of approximately \$1.5 million, for a total cost of \$130.8 million. All costs are expressed in 2023 dollars. The CIP costs are anticipated to be funded by a variety of sources, including the RTIF Program, developers, the City, future planning areas (SP-1B and SP-1C), the SLSP, and other as yet unidentified sources.

### RTIF Program Costs

**Table 3-2** summarizes the RTIF Program improvements and costs. In addition to the construction costs, the Streets, Storm Drainage and Parks and Open Spaces improvement categories also include land acquisition, agricultural mitigation, and habitat conservation plan (HCP) costs. The agricultural mitigation and HCP costs are required to mitigate for the loss of agricultural and habitat land because of using the land for infrastructure, parks and greenways. The Water and Sewer improvements are located within the streets, so the land acquisition and associated agricultural mitigation and HCP costs are included in the Streets costs.

The RTIF Program also includes an Administration component that is calculated as four percent of all other RTIF Program costs. The RTIF Program includes approximately \$95.2 million in improvement costs and \$3.8 million in administration costs, for a total of \$99.0 million, with the remaining \$35.6 million funded by other sources. The RTIF Program improvements and costs are discussed in the remainder of this chapter.

**Table 3-1  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
Backbone Infrastructure and Public Facilities Cost Summary**

Item	Total	RTIF	Other Sources				Subtotal	
			Developer	City	SP-1B/1C	SLSP		Other
<b>Streets</b>								
Land Allocation	\$2,908,000	\$1,828,000	\$538,000	\$0	\$542,000	\$0	\$0	\$1,080,000
Ag Mitigation and HCP Costs	\$992,000	\$992,000	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way & Utilities - SR 113/Hwy 25A	\$195,000	\$132,000	\$0	\$63,000	\$0	\$0	\$0	\$63,000
Construction	\$65,501,000	\$44,300,000	\$8,839,000	\$3,365,000	\$5,982,000	\$3,015,000	\$0	\$21,201,000
CR 25A/Hwy 113 Interchange Contingency	\$1,450,000	\$1,450,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Streets</b>	<b>\$71,046,000</b>	<b>\$48,702,000</b>	<b>\$9,377,000</b>	<b>\$3,428,000</b>	<b>\$6,524,000</b>	<b>\$3,015,000</b>	<b>\$0</b>	<b>\$22,344,000</b>
<b>Storm Drainage</b>								
Land Allocation	\$648,000	\$648,000	\$0	\$0	\$0	\$0	\$0	\$0
Ag Mitigation and HCP Costs	\$175,000	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$20,018,000	\$10,515,000	\$2,012,000	\$0	\$0	\$0	\$7,491,000	\$9,503,000
<b>Total Storm Drainage</b>	<b>\$20,841,000</b>	<b>\$11,338,000</b>	<b>\$2,012,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,491,000</b>	<b>\$9,503,000</b>
<b>Water</b>	<b>\$5,228,000</b>	<b>\$4,343,000</b>	<b>\$375,000</b>	<b>\$510,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$885,000</b>
<b>Sewer</b>	<b>\$3,549,000</b>	<b>\$1,879,000</b>	<b>\$1,131,000</b>	<b>\$539,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,670,000</b>
<b>Parks and Open Space</b>								
Land Allocation	\$2,035,000	\$2,035,000	\$0	\$0	\$0	\$0	\$0	\$0
Ag Mitigation and HCP Costs	\$273,000	\$273,000	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$27,811,000	\$26,638,000	\$0	\$0	\$0	\$1,173,000	\$0	\$1,173,000
<b>Total Parks and Open Space</b>	<b>\$30,119,000</b>	<b>\$28,946,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,173,000</b>	<b>\$0</b>	<b>\$1,173,000</b>
<b>Total Improvements</b>	<b>\$130,783,000</b>	<b>\$95,208,000</b>	<b>\$12,895,000</b>	<b>\$4,477,000</b>	<b>\$6,524,000</b>	<b>\$4,188,000</b>	<b>\$7,491,000</b>	<b>\$35,575,000</b>

Source: Cunningham Engineering; City of Woodland

**Table 3-2  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
RTIF Costs**

Item	RTIF Program Cost [1]			Total
	Construction	Land Acquisition	Ag Mitigation and HCP Costs	
<b>Improvement Costs</b>				
Streets [2]	\$45,882,000	\$1,828,000	\$992,000	<b>\$48,702,000</b>
Storm Drainage	\$10,515,000	\$648,000	\$175,000	<b>\$11,338,000</b>
Water	\$4,343,000	\$0	\$0	<b>\$4,343,000</b>
Sewer	\$1,879,000	\$0	\$0	<b>\$1,879,000</b>
Parks and Open Space	\$26,638,000	\$2,035,000	\$273,000	<b>\$28,946,000</b>
<b>Total Improvement Costs</b>	<b>\$89,257,000</b>	<b>\$4,511,000</b>	<b>\$1,440,000</b>	<b>\$95,208,000</b>
<b>RTIF Program Administration (4%)</b>				\$3,808,320
<b>Total RTIF Costs</b>				<b>\$99,016,320</b>

Source: Cunningham Engineering; City of Woodland

[1] See Table 3-1 for cost details.

[2] Street construction costs differ from costs on Table B-1 because this table includes a \$1.45 million interchange contingency that is not included in the CIP costs shown in Table B-1.

## **Streets**

The RTIF Program includes a total of \$48.7 million in land acquisition, right of way and utilities, agricultural mitigation and HCP, and construction costs for street improvements. The improvements below are included in the RTIF Program and are briefly described in the remainder of this section:

- County Road 25A
- Parkland Avenue
- Main Internal Roadways
- Road B
- State Route 113 (Highway 113) and County Road 25A Interchange

### ***County Road 25A***

County Road 25A (CR 25A) will be the primary entryway to the WRTP. The RTIF Program includes construction of the section of CR 25A from Highway 113 on the west to Harry Lorenzo Avenue on the east. There will be a signalized intersection at Road B and CR 25A that will serve as the main entryway to the WRTP.

### ***Parkland Avenue***

Parkland Avenue is the principal arterial street within the WRTP. The RTIF Program includes funding for the extension of Parkland Avenue from Harry Lorenzo Avenue on the east side of the WRTP to the future Parkland Avenue Overcrossing on the west side of the WRTP. The earthen abutment and road section are included in the RTIF Program, but the overcrossing structure is the responsibility of SP-1B.

### ***Main Internal Roads***

The RTIF Program includes construction of the main internal collector streets. These streets are designed to connect different parts of the WRTP and provide access into and out of the project. These roads are partially reimbursable through the RTIF program.

### ***Road B***

Road B is a minor arterial street that serves as the main north to south road linking different areas of the WRTP. All intersections on Road B will be signalized and include enhanced pavement, landscaping, and aesthetic features. Road B includes a mobility hub that will serve as a point of arrival or departure for employees and residents traveling to, from, and within the WRTP by different transportation modes.

### ***Highway 113 and County Road 25A Interchange (Double Roundabout Option)***

Interchange improvements at Highway 113 and CR 25A include ramp improvements and the construction of roundabouts on both the east and west sides of the interchange. Funding for a portion of the costs is included in the RTIF

Program, with the remainder of the funding to be provided by the City and the SLSP.

### **Storm Drainage**

The RTIF Program includes a total of \$11.3 million in land acquisition, agricultural migration and HCP, and construction costs for on-site and off-site storm drainage improvements.

On-site improvements consist of a system of collection and conveyance facilities located in and adjacent to collector and arterial streets and in greenbelt corridors. The improvements located in and adjacent to the streets will be partially funded through the RTIF Program, with developers also contributing to the funding. The improvements in greenbelt corridors will be totally funded by the RTIF Program.

Off-site improvements consist of upgrades to the recently constructed South Regional Pump Station. The RTIF Program will fund a pro rata share of the offsite improvements based on the benefit received by the WRTP, with the rest of the funding to be provided by other developments that will also benefit from the improvements.

### **Water**

The RTIF Program includes a total of \$4.3 million in construction costs for water improvements. Water facilities consist of the pipelines needed to connect to existing transmission mains and distribute water throughout the WRTP. These pipelines will be located within the right-of-way of public streets. The majority of these improvements will be funded through the RTIF Program, with the developers and the City also providing some funding.

### **Sewer**

The RTIF Program includes a total of \$1.9 million in construction costs for on-site and off-site sewer improvements.

On-site improvements consist of a system of collection and conveyance facilities located in and adjacent to internal streets. These improvements will be partially funded through the RTIF Program, with developers also contributing to the funding.

Off-site improvements include upgrades to the existing SLSP pump station. The RTIF Program will partially fund the upgrades, with the City providing the rest of the funding.

### **Parks and Open Space**

The RTIF Program includes a total of \$28.9 million in land acquisition, agricultural mitigation and HCP, and construction costs for parks and open space. The planned parks and open space system includes parks, open space, and greenbelts throughout the WRTP. The land use plan includes an 11.6-acre neighborhood park to serve the WRTP and 6.0 acres of open space and greenbelts. The Parks and Recreation improvements will be mostly funded through the RTIF Program, with the SLSP contributing approximately \$1.2 million of funding.

## 4. Cost Allocation Methodology and Fee Calculation

For each improvement type, the RTIF is estimated by allocating the RTIF Program costs (detailed in the previous chapter) to the various land uses based on each land use's relative demand for and benefit received from the improvement type. Recall from **Chapter 1** that to comply with the requirements in AB 602, the residential land use categories for Streets and Parks are based on ranges of unit square feet, while the residential land use categories for the other fee components are based on the type of unit.

**Table 4-1** provides a cost allocation summary and fee estimate. The fee components consist of five backbone infrastructure and public facilities components, as well as an Administration component. For each residential and commercial land use, the backbone infrastructure and public facilities component fees are established by a cost allocation methodology, while the Administration fees are established as four percent of the total of the other fees. Although the residential land use categories vary for the different fee components, the cost allocation and fees for all fee components will be charged per residential unit or commercial acre. The commercial fees are also shown on a per building square foot basis for informational purposes.

The general steps to allocate the costs and estimate the fees for each backbone infrastructure and public facilities fee component are outlined below:

- 1) Determine the RTIF Program costs. These costs were detailed in the previous chapter.
- 2) Determine the Dwelling Unit Equivalent (DUE) factor for each land use that serves as a measure of demand placed on the improvement relative to the demand of either a "Low Density" dwelling unit (for Storm Drainage, Water, and Sewer fees) or a "Single Family 2,000 sq. ft.-2,999 sq. ft." dwelling unit (for Streets and Parks fees).
- 3) For the commercial uses, adjust the DUE factor to be 25 percent of the factor from step 2). These adjusted DUE factors reflect the agreement of the parties to lower the fees for commercial uses and to allocate the costs as contemplated and agreed to pursuant to the development agreements with each of the landowners.

**Table 4-1**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**RTIF Program Fee Summary (2023\$)**

Land Use Category	Streets	Parks	Storm Drainage	Water	Sewer	Subtotal	Admin.	Total
<i>Source</i>	<i>Table 4-4</i>	<i>Table 4-12</i>	<i>Table 4-6</i>	<i>Table 4-8</i>	<i>Table 4-10</i>		<i>Table 3-1</i>	
<i>Percentage</i>							<i>4.00%</i>	
<b>Residential by Land Use</b>	<i>per unit</i>							
Low Density (LDR)	-	-	\$6,952	\$2,907	\$1,176	<b>\$11,036</b>	\$441	<b>\$11,477</b>
Medium Density (MDR)	-	-	\$4,742	\$2,475	\$910	<b>\$8,127</b>	\$325	<b>\$8,452</b>
High Density (HDR)	-	-	\$3,085	\$1,759	\$819	<b>\$5,663</b>	\$227	<b>\$5,890</b>
<b>Residential by Square Foot Range</b>	<i>per unit</i>							
<b>Single Family (LDR and MDR)</b>	<i>per unit</i>							
< 1,000 sq. ft.	\$12,800	\$8,199	-	-	-	<b>\$20,999</b>	\$840	<b>\$21,839</b>
1,000 to 1,999 sq. ft.	\$20,696	\$14,450	-	-	-	<b>\$35,146</b>	\$1,406	<b>\$36,552</b>
2,000 to 2,999 sq. ft.	\$29,904	\$22,380	-	-	-	<b>\$52,284</b>	\$2,091	<b>\$54,375</b>
> 2,999 sq. ft.	\$36,547	\$27,555	-	-	-	<b>\$64,102</b>	\$2,564	<b>\$66,666</b>
<b>Multifamily (HDR)</b>	<i>per unit</i>							
< 1,000 sq. ft.	\$12,256	\$14,450	-	-	-	<b>\$26,705</b>	\$1,068	<b>\$27,773</b>
≥1000 sq. ft.	\$13,606	\$16,533	-	-	-	<b>\$30,139</b>	\$1,206	<b>\$31,345</b>
<b>Residential for Average Unit Size</b>	<i>per unit</i>							
Low Density (2,300 sq. ft.)	\$29,904	\$22,380	\$6,952	\$2,907	\$1,176	<b>\$63,321</b>	\$2,533	<b>\$65,854</b>
Medium Density (1,850 sq. ft.)	\$20,696	\$14,450	\$4,742	\$2,475	\$910	<b>\$43,273</b>	\$1,731	<b>\$45,004</b>
High Density (990 sq. ft.)	\$12,256	\$14,450	\$3,085	\$1,759	\$819	<b>\$32,368</b>	\$1,295	<b>\$33,663</b>
<b>Commercial [1]</b>	<i>per acre</i>							
Village Center/Community Commercial	\$189,072	N/A	\$22,213	\$2,580	\$2,596	<b>\$216,461</b>	\$8,658	<b>\$225,119</b>
Business Park	\$86,378	N/A	\$22,213	\$2,346	\$1,731	<b>\$112,667</b>	\$4,507	<b>\$117,174</b>
<b>Commercial [1]</b>	<i>per bldg. sq. ft.</i>							
Village Center/Community Commercial	\$9.99	N/A	\$1.17	\$0.14	\$0.14	<b>\$11.43</b>	\$0.46	<b>\$11.89</b>
Business Park	\$4.96	N/A	\$1.27	\$0.13	\$0.10	<b>\$6.47</b>	\$0.26	<b>\$6.73</b>

Source: City of Woodland; EPS

[1] Commercial fees will be charged per gross developable acre. The amount per bldg. sq. ft. is shown for informative purposes only.

- 4) For each land use, multiply the DUE factor by the number of units (dwelling units or commercial bldg. sq. ft.) and sum across land uses to derive the total DUEs.
- 5) Calculate the cost per DUE as the total cost divided by the total DUEs.
- 6) For each land use, calculate the cost per unit or building square foot as the DUE factor multiplied by the cost per DUE.
- 7) For the commercial land uses, convert the cost per building square foot to a cost per acre by applying the floor area ratio.

## Cost Allocation by Component

As outlined above, DUE factors are used to allocate improvement costs to each land use based on the land use's demand placed on an improvement type relative to the demand from a single-family unit. The remainder of this chapter summarizes the DUE factors and details the cost allocation for each backbone infrastructure and public facilities fee component.

### Streets

#### *DUE Factors*

The streets DUE factors are established using daily vehicle miles traveled (VMT) to measure relative demand for roadway infrastructure by land use. The DUE factors by land use are calculated as the estimated VMT per household relative to the VMT per household for a "Single Family 2,000 sq. ft.–2,999 Sq. Ft." unit.

#### Residential Factors

Residential VMT factors are established using a two-part process. Original VMT factors for each land use are calculated as a combination of the estimated PM Peak Hour trips, average trip length, and percentage of trips considered to be newly originated trips. Each VMT factor is then adjusted by a trip factor based on daily trips per household that scales the VMT up or down depending on number of persons per household for the different unit size categories. The calculation of the estimated daily trips per household for each residential fee category was detailed in **Chapter 2**.

#### Commercial Factors

As with the residential factors, original commercial VMT factors for each land use are calculated as a combination of the estimated PM Peak Hour trips, average trip length, and percentage of trips considered to be newly originated trips. These VMT factors are then adjusted to be 25 percent of the original factors to reflect the lowering of the fees for commercial uses as agreed to pursuant to the development agreements with each of the landowners.

**Table 4-2** summarizes the VMT factors adjustments described above and the calculation of the final DUE factors. **Table 4-3** provides the backup for the original VMT factors.

#### ***Cost Allocation***

**Table 4-4** details the streets cost allocations using the road costs established in the previous chapter, the DUE factors from **Table 4-2**, and the methodology outlined at the beginning of this chapter.

### **Storm Drainage**

#### ***DUE Factors***

**Table 4-5** details the storm drainage DUE factors. The DUE factors are established using runoff estimates, as measured by impervious surface factors, to estimate relative demand for storm drainage improvements by land use. The DUE factors by land use are calculated as the impervious surface percentage per acre relative to the impervious surface percentage for a low-density single-family acre. The impervious surface factors per acre were obtained from the City of Woodland Storm Drainage Master Plan. For commercial uses, the DUE factors are adjusted to be 25 percent of the original factors to reflect the agreement to lower the fees for commercial uses as prescribed in the development agreements with each of the landowners.

#### ***Cost Allocation***

**Table 4-6** details the storm drainage cost allocation using the storm drainage costs established in the previous chapter, the DUE factors from **Table 4-5**, and the methodology outlined at the beginning of this chapter.

### **Water**

#### ***DUE Factors***

**Table 4-7** details the water DUE factors. The DUE factors are established using maximum daily water usage, as measured in gallons per minute (GPM) and obtained from the City Water Master Plan, to estimate relative demand for water facilities by land use. The DUE factors by land use are calculated as the GPM per unit (residential dwelling unit or commercial building square foot) relative to the GPM for a low-density single-family unit. For commercial uses, the DUE factors are adjusted to be 25 percent of the original factors to reflect the agreement to lower the fees for commercial uses as prescribed in the development agreements with each of the landowners.

#### ***Cost Allocation***

**Table 4-8** details the water cost allocation using the water costs established in the previous chapter, the DUE factors from **Table 4-7**, and the methodology outlined at the beginning of this chapter.

**Table 4-2  
Woodland Research and Technology Park Development Impact Fee New  
Dwelling Unit Equivalent Factors - Streets Improvements**

Land Use Category	Trips per Household	Residential Trip Factor	VMT per Unit/1,000 Sq. Ft.		Street DUEs		
			Original	Adjusted	DUE Factor	Units/ Sq. Ft.	Total DUEs
<i>Source</i>	<i>Table 2-4</i>		<i>Table 4-3</i>			<i>Table 2-5</i>	
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/D for Single Fam 2,000-2,999 sq. ft.</i>	<i>F</i>	<i>E*F</i>
<b>Residential</b>							
<b>Single Family Residential</b>							
	<i>A/A for 2,000-2,999 sq. ft.</i>						
< 1,000 sq. ft.	4.49	0.43	3.87	1.66	0.43	0	0
1,000 to 1,999 sq. ft.	7.26	0.69	3.87	2.68	0.69	545	377
2,000 to 2,999 sq. ft.	<b>10.49</b>	<b>1.00</b>	3.87	3.87	1.00	607	607
> 2,999 sq. ft.	12.82	1.22	3.87	4.73	1.22	0	0
<b>Subtotal</b>						<b>1,152</b>	<b>984</b>
<b>Multifamily Residential</b>							
	<i>A/A for &lt;1,000 sq. ft.</i>						
< 1,000 sq. ft.	<b>7.26</b>	<b>1.00</b>	1.59	1.59	0.41	518	212
≥1000 sq. ft.	8.06	1.11	1.59	1.76	0.45	0	0
<b>Subtotal</b>						<b>518</b>	<b>212</b>
<b>Commercial</b>							
<i>Commercial Weighting Factor</i>				<i>D=C*25%</i>			
Village Center/Community Commercial	-	-	5.17	1.29	0.33	310,948	104
Business Park	-	-	2.56	0.64	0.17	1,980,115	328
<b>Subtotal</b>						<b>2,291,063</b>	<b>432</b>
<b>Total</b>							<b>1,629</b>

Source: City of Woodland; EPS

**Table 4-3  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
VMT Factor - Street Improvements**

Land Use Category	Dwelling Units/ Bldg. Sq. Ft.	Vehicle Miles Travelled (VMT)			
		PM Peak Hour Trip Rate [1]	Trip Length (Miles) [2]	Percentage of New Trips [3]	Per Unit / 1,000 Bldg. Sq. Ft.
<i>Source</i>	<i>Table 2-1</i>				
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=B*C*D</i>
<b>Residential</b>		<i>per unit</i>			
Low Density	628	1.22	3.17	100%	3.87
Medium Density	524	1.22	3.17	100%	3.87
High Density	518	0.50	3.17	100%	1.59
<b>Commercial</b>		<i>per 1,000 bldg. sq. ft.</i>			
<i>Commercial Weighting Factor</i>					
Village Center/Community Commercial	310,948	3.81	1.91	71%	5.17
Business Park	1,980,115	1.15	2.23	100%	2.56
<b>Total</b>					

Sources: City of Woodland; Fehr & Peers; EPS.; National Travel Household Survey.

The City provided the PM peak hour trip rates. Fehr & Peers provided the trip length and percent new trips data.

[1] The single family PM peak hour trip rates are from the City Travel Demand Model. The trip rates for the remainder of the land uses are from the *ITE Trip Generation Manual, 10th Edition, ITE, 2017*:

- Single Family: Derived from City of Woodland Travel Demand Model.
- Multifamily: Average of Multifamily Low-Rise (ITE Code 220) and Multifamily Mid-Rise (ITE Code 221).
- Village Center/Community Commercial: Shopping Center (ITE Code 820).
- Business Park: General Office Building (ITE Code 710).

[2] Estimated using City of Woodland Travel Demand Model.

[3] Average percent new trips from *ITE Trip Generation Manual, 11th Edition, ITE, 2021*.

**Table 4-4  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
Infrastructure Cost Allocation - Streets Improvements**

Item	DUE Factor	Amount	FAR	Cost per Nonres. Acre
<i>Formula</i>	<i>A</i>	<i>B</i>		
<b>Cost per DUE</b>				
Total Cost		\$48,702,000		
Total DUEs		1,629		
<b>Cost per DUE</b>		<b>\$29,904</b>		
<b>Cost per Unit</b>				
<b>Single Family Residential</b>				
< 1,000 sq. ft.	0.43	\$12,800		
1,000 to 1,999 sq. ft.	0.69	\$20,696		
2,000 to 2,999 sq. ft.	1.00	<b>\$29,904</b>		
> 2,999 sq. ft.	1.22	\$36,547		
<b>Multifamily Residential</b>				
< 1,000 sq. ft.	0.41	\$12,256		
≥1000 sq. ft.	0.45	\$13,606		
<b>Commercial</b>	<u>per 1,000 sq. ft.</u>			
Village Center/Community Commercial	0.33	\$9.99	0.43	\$189,072
Business Park	0.17	\$4.96	0.40	\$86,378

Source: City of Woodland; EPS

**Table 4-5  
Woodland Research and Technology Park Development Impact Fee Nexus Study  
Dwelling Unit Equivalent Factors - Storm Drainage Improvements**

Land Use Category	Runoff Coefficient per Acre [1]	Density	Runoff Coefficient per Unit/1,000 Bldg. Sq. Ft. [1]	DUE Factor
<i>Source</i>		<i>Table 2-1</i>		
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/B</i>	<i>D=C/C for SF-LD</i>
<b>Residential</b>		<u><i>units per acre</i></u>	<u><i>per unit</i></u>	
Low Density	0.50	7.1	0.070	1.000
Medium Density	0.61	12.7	0.048	0.682
High Density	0.75	24.0	0.031	0.444
<b>Commercial</b>		<u><i>far</i></u>	<u><i>per 1,000 bldg. sq. ft.</i></u>	
<i>Commercial Weighting Factor</i>				<b>25%</b>
Village Center/Community Commercial	0.90	0.43	0.05	0.17
Business Park	0.90	0.40	0.05	0.18

Source: City of Woodland; EPS

[1] Impervious area percentage; based on the 2006 City of Woodland Storm Drainage Facilities Master Plan.

**Table 4-6**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Infrastructure Cost Allocation - Storm Drainage Improvements**

Land Use Category	Acres	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor	Total DUEs	Percentage Allocation	Cost Allocation	Cost per Unit or Bldg. Sq. Ft.	Cost per Acre
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A</i>	
<b>Residential</b>		<i>units</i>	<i>per unit</i>					
Low Density		628	1.00	628	38.5%	\$4,366,048	\$6,952	
Medium Density		524	0.68	357	21.9%	\$2,484,704	\$4,742	
High Density		518	0.44	230	14.1%	\$1,598,075	\$3,085	
<b>Subtotal Residential</b>		<b>1,670</b>		<b>1,215</b>	<b>74.5%</b>	<b>\$8,448,827</b>		
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C/1,000</i>	<i>E=D/Total D</i>	<i>F=E*Total F</i>	<i>F/B</i>	<i>F/A</i>
<b>Commercial</b>		<i>bldg. sq. ft.</i>	<i>per 1,000 sq. ft.</i>					
Village Center/Community Commercial	16.4	310,948	0.17	52	3.2%	\$364,864	\$1.17	\$22,213
Business Park [1]	113.6	1,980,115	0.18	363	22.3%	\$2,524,309	\$1.27	\$22,213
<b>Subtotal Commercial</b>	<b>130.1</b>	<b>2,291,063</b>		<b>416</b>	<b>25.5%</b>	<b>\$2,889,173</b>		
<b>Total</b>				<b>1,631</b>	<b>100.0%</b>	<b>\$11,338,000</b>		

Source: City of Woodland; EPS

[1] Includes Research and Technology Park and Highway Commercial.

**Table 4-7**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Dwelling Unit Equivalent Factors - Water Improvements**

Land Use Category	Max Day Water Demand per Acre [1] [2]	Density	Max Day Water Demand (gal) per Unit/1,000 Sq. Ft.	DUE Factor
<i>Source</i>		<i>Table 2-1</i>		
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/B</i>	<i>D=C/C for SF-LD</i>
<b>Residential</b>		<u><i>units per acre</i></u>	<u><i>per unit</i></u>	
Low Density	6,970	7.1	982	1.00
Medium Density	10,613	12.7	836	0.85
High Density	14,256	24.0	594	0.61
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C=A/(43,560*B)*1,000</i>	<i>D=C/C for SF-LD</i>
<b>Commercial</b>		<u><i>far</i></u>	<u><i>per 1,000 bldg. sq. ft.</i></u>	
<i>Commercial Weighting Factor</i>				25%
Village Center/Community Commercial	3,485	0.43	184	0.05
Business Park	3,168	0.40	182	0.05

Source: City of Woodland; EPS

[1] Based on the 1999 Water Master Plan, Water System Model, Tables 2-2 and 3-1.

Example: (GPM/Gross Acre) x 2.2 ( Max Day Peaking Factor) x 60 Min/Hr x 24 Hr/Day = 6970 GPD per Acre.

[2] Value for Medium Density = average of Low Density and High Density values.

**Table 4-8**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Infrastructure Cost Allocation - Water Improvements**

Land Use Category	Acres	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor	Total DUEs	Percentage Allocation	Cost Allocation	Cost per Unit or Bldg. Sq. Ft.	Cost per Acre
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A</i>	
<b>Residential</b>		<i>units</i>	<i>per unit</i>					
Low Density		628	1.00	628	42.0%	\$1,825,876	\$2,907	
Medium Density		524	0.85	446	29.9%	\$1,296,889	\$2,475	
High Density		518	0.61	313	21.0%	\$911,283	\$1,759	
<b>Subtotal Residential</b>		<b>1,670</b>		<b>1,387</b>	<b>92.9%</b>	<b>\$4,034,049</b>		
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C/1,000</i>	<i>E=D/Total D</i>	<i>F=E*Total F</i>	<i>F/B</i>	<i>F/A</i>
<b>Commercial</b>		<i>bldg. sq. ft.</i>	<i>per 1,000 sq. ft.</i>					
Village Center/Community Commercial	16.4	310,948	0.05	15	1.0%	\$42,385	\$0.14	\$2,580
Business Park [1]	113.6	1,980,115	0.05	92	6.1%	\$266,566	\$0.13	\$2,346
<b>Subtotal Commercial</b>	<b>130.1</b>	<b>2,291,063</b>		<b>106</b>	<b>7.1%</b>	<b>\$308,951</b>		
<b>Total</b>				<b>1,494</b>	<b>100.0%</b>	<b>\$ 4,343,000</b>		

Source: City of Woodland; EPS

[1] Includes Research and Technology Park and Highway Commercial

## Sewer

### *DUE Factors*

**Table 4-9** details the sewer DUE factors. The DUE factors are established using average daily sewage generation, as measured in daily gallons per person for residential uses and daily gallons per acre for commercial uses and provided by the City, to estimate relative demand for sewer facilities by land use. The DUE factors by land use are calculated as the daily sewage gallons per unit (residential dwelling unit or commercial building square foot) relative to the daily sewage gallons for a low-density single-family unit. For commercial uses, the DUE factors are adjusted to be 25 percent of the original factors to reflect the agreement to lower the fees for commercial uses as prescribed in the development agreements with each of the landowners.

### *Cost Allocation*

**Table 4-10** details the sewer cost allocation using the water costs established in the previous chapter, the DUE factors from **Table 4-9**, and the methodology outlined at the beginning of this chapter.

## Parks and Open Space

### *DUE Factors*

**Table 4-11** details the parks and open space DUE factors. The DUE factors are established using population, as measured by persons per household, to estimate relative demand for parks and open space by land use. The DUE factors by residential land use are calculated as the estimated persons per household relative to the persons per household for a "Single Family 2,000 sq. ft. – 2,999 Sq. Ft." unit. The calculation of the estimated daily persons per household for each residential fee category was detailed in **Chapter 2**. Parks and open space costs are not allocated to commercial development, as the parks and open space system is primarily planned to serve the residents of the WRTP.

### *Cost Allocation*

**Table 4-12** details the parks and open space cost allocations using the Parks and Open Space costs established in the previous chapter, the DUE factors from **Table 4-11**, and the methodology outlined at the beginning of this chapter.

**Table 4-9**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Dwelling Unit Equivalent Factors - Sewer Improvements**

Land Use Category	Sewer Demand Land Use	Persons per Household	FAR	Gallons per Acre [1]	Gallons per Person [2]	Gallons per Unit/ 1,000 sq. ft.	DUE Factor
<i>Source</i>		<i>Table 2-1</i>					
<i>Formula</i>		<i>A</i>			<i>B</i>	$C=A*B$	$D=C/C \text{ for SF-LD}$
<b>Residential</b>						<i>per unit</i>	
Low Density	Residential	3.09			55	170.0	1.00
Medium Density	Residential	2.39			55	131.5	0.77
High Density	Residential	2.15			55	118.3	0.70
<i>Formula</i>			<i>A</i>	<i>B</i>		$C=B/(A*43,560)*1,000$	$D=C/C \text{ for SF-LD}$
<b>Commercial</b>						<i>per 1,000 bldg. sq. ft.</i>	
<i>Commercial Weighting Factor</i>							25%
Village Center/Community Commercial	Other Commercial		0.43	1,500		79.2	0.1166
Business Park	Business Park		0.40	1,000		57.4	0.0844

Source: City of Woodland; WRTP Specific Plan - Public Review Draft (November 2020); Cunningham Engineering; EPS

[1] Based on the technical report evaluating General Plan impacts on the City's Water Pollution Control Facility, prepared by Nexgen Utility Management January 2015, Table 3-3.

[2] From City of Woodland.

**Table 4-10**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Infrastructure Cost Allocation - Sewer Improvements**

Land Use Category	Acres	Dwelling Units/ Bldg. Sq. Ft.	DUE Factor	Total DUEs	Percentage Allocation	Cost Allocation	Cost per Unit or Bldg. Sq. Ft.	Cost per Acre
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C=A*B</i>	<i>D=C/Total C</i>	<i>E=D*Total E</i>	<i>E/A</i>	
<b>Residential</b>		<i>units</i>	<i>per unit</i>					
Low Density		628	1.00	628	39.3%	\$738,832	\$1,176	
Medium Density		524	0.77	405	25.4%	\$476,823	\$910	
High Density		518	0.70	360	22.6%	\$424,029	\$819	
<b>Subtotal Residential</b>		<b>1,670</b>		<b>1,394</b>	<b>87.3%</b>	<b>\$1,639,685</b>		
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C/1,000</i>	<i>E=D/Total D</i>	<i>F=E*Total F</i>	<i>F/B</i>	<i>F/A</i>
<b>Commercial</b>		<i>bldg. sq. ft.</i>	<i>per 1,000 sq. ft.</i>					
Village Center/Community Commercial	16.4	310,948	0.1166	36	2.3%	\$42,641	\$0.14	\$2,596
Business Park [1]	113.6	1,980,115	0.0844	167	10.5%	\$196,674	\$0.10	\$1,731
<b>Subtotal Commercial</b>	<b>130.1</b>	<b>2,291,063</b>		<b>203</b>	<b>12.7%</b>	<b>\$239,315</b>		
<b>Total</b>				<b>1,597</b>	<b>100.0%</b>	<b>\$1,879,000</b>		

Source: City of Woodland; EPS

[1] Includes Research and Technology Park and Highway Commercial

**Table 4-11**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Dwelling Unit Equivalent Factors - Parks and Open Space Improvements**

Land Use Category	Persons per Household	DUE Factor
<i>Source</i>	<i>Table 2-4</i>	
<i>Formula</i>	<i>A</i>	<i>A / A for 2,000 to 2,999 sq. ft.</i>
<b>Single Family Residential</b>		
< 1,000 sq. ft.	1.22	0.37
1,000 to 1,999 sq. ft.	2.15	0.65
<b>2,000 to 2,999 sq. ft.</b>	<b>3.33</b>	<b>1.00</b>
> 2,999 sq. ft.	4.10	1.23
<b>Multifamily Residential</b>		
< 1,000 sq. ft.	2.15	0.65
≥1000 sq. ft.	2.46	0.74
<b>Commercial [1]</b>		
Village Center/Community Commercial	N/A	N/A
Business Park	N/A	N/A

Source: City of Woodland; EPS

[1] Commercial development not charged park fee.

**Table 4-12**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Infrastructure Cost Allocation - Parks and Open Space Improvements**

Item	Persons per Household	DUE Factor	Amount
<b>Cost per DUE</b>			
Total Cost			\$28,946,000
Total Population			4,307
Cost per Resident			\$6,721
<b>Cost per DUE</b>	<b>3.33</b>		<b>\$22,380</b>
<i>Formula</i>			
	<i>A</i>	<i>B=A/A for 2,000-2,999 sq. ft.</i>	<i>B*\$22,380</i>
<b>Cost per Unit</b>			
<b>Single Family Residential</b>			
< 1,000 sq. ft.	1.22	0.37	\$8,199
1,000 to 1,999 sq. ft.	2.15	0.65	\$14,450
<b>2,000 to 2,999 sq. ft</b>	<b>3.33</b>	<b>1.00</b>	<b>\$22,380</b>
> 2,999 sq. ft.	4.10	1.23	\$27,555
<b>Multifamily Residential</b>			
< 1,000 sq. ft.	2.15	0.65	\$14,450
≥1000 sq. ft.	2.46	0.74	\$16,533

Source: City of Woodland; EPS

## 5. Nexus Findings

This report has been prepared to establish the RTIF Program fees in accordance with the procedural guidelines established in the Mitigation Fee Act, which are codified in California Government Code (CGC) Section 66000 et. seq. The Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees.

In particular, CGC Section 66001 includes specific requirements for establishing a reasonable relationship or nexus between the development impact fee, and CGC Section 66016.5 (added in 2021 to address the newly enacted AB 602) includes additional requirements for development impact fees. The remainder of this chapter addresses the requirements of CGC Section 66001 and CGC Section 66016.5.

### **California Government Code Section 66001**

CGC Section 66001 requires that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”<sup>2</sup> Specifically, each local agency imposing a development impact fee must make the following findings:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate how a reasonable relationship exists 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.

This section details these findings for each RTIF Program component that is addressed in this report. To better ensure the feasibility of the commercial development contemplated in the WRTP and build out of the Plan Area as a whole,

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<sup>2</sup> *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

the City has made a policy decision to adjust the commercial cost allocation factors to be 25 percent of the original factors that were established as measures of the proportional demand generated by each nonresidential development type. The landowners for each of the properties in the Plan Area have agreed through their respective development agreements that in exchange for the consideration of the vested rights granted through the development agreement, and the benefits to the commercial properties and the development as a whole that the costs allocated to WRTP residential development should be adjusted (i.e., increased) to account for downward adjustment in the cost allocation factors for commercial properties. These adjustments to the fees have been agreed to by the landowners as a public benefit pursuant to the terms and conditions of their respective development agreement. Consequently, the last nexus finding requiring 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” is made for the Plan Area as a whole, with the acknowledgment that allocations between commercial and residential properties have been modified by agreement between the City and the landowners, pursuant to the terms of the individual development agreements.

## **Roadways**

### ***Purpose of Fee***

The purpose of the RTIF Program streets fee is to provide funding to construct new street infrastructure required to serve the new WRTP residents and employees.

### ***Use of Fee***

The RTIF Program streets fees will be used to construct and expand roadway facilities needed to accommodate future traffic volumes projected as a result of new development. The streets fee will be used to fund streets land acquisition, right of way and utilities, and construction costs.

### ***Relationship Between Use of Fee and Type of Development***

The RTIF Program streets fees will be used to construct street improvements needed to adequately serve an increased service population as the result of the new development. A reasonable relationship exists between the use of the streets fee and the residential and commercial development on which the fees are imposed because the fees will be used to construct the roadway system needed to serve the new residents and employees generated by the new development.

### ***Relationship Between Need for Facility and Type of Development***

New residential and commercial development in the WRTP will generate new residents and employees that will result in new vehicular trips and the need for additional street improvements to maintain adequate levels of service.

A reasonable relationship exists between the need for street improvements and the type of new residential and nonresidential development projects because the street improvements must be constructed to accommodate the new development types that will place an increased demand on the roadway system.

***Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed***

The total cost of improvements funded by the RTIF Program streets fee is allocated among the projected new residential and nonresidential land uses in the WRTP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on vehicle miles travelled are used to measure the relative demand generated by each land use and to allocate the street costs across all benefiting land uses in the WRTP. A reasonable relationship exists between the amount of the RTIF Program streets fees and the costs of the facilities attributable to the new residential and nonresidential development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.<sup>3</sup>

**Storm Drainage**

***Purpose of Fee***

The purpose of the RTIF Program storm drainage fee is to provide funding to construct new storm drainage infrastructure required to provide flood protection to the new WRTP residents and employees.

***Use of Fee***

The RTIF Program storm drainage fees will be used to construct and expand storm drainage infrastructure to accommodate increased demand for flood protection as a result of new development. The storm drainage fees will be used to fund storm drainage land acquisition, agricultural and HCP costs, and construction costs.

***Relationship Between Use of Fee and Type of Development***

The RTIF Program storm drainage fees will be used to construct storm drainage improvements needed to adequately serve an increased service population as the result of the new development. A reasonable relationship exists between the use of the storm drainage fee and the residential and commercial development on which the fees are imposed because the fees will be used to construct the storm drainage infrastructure needed to serve the new residents and employees generated by the new development.

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<sup>3</sup> This nexus finding is subject to the modification of cost allocations as agreed to between the City and the landowners in the Plan Area pursuant to their respective development agreements.

### ***Relationship Between Need for Facility and Type of Development***

New residential and commercial development in the WRTP will generate new residents and employees that will result in the need for additional storm drainage infrastructure to provide adequate flood protection to the WRTP service population. A reasonable relationship exists between the need for storm drainage improvements and the type of new residential and commercial development projects because the storm drainage infrastructure must be constructed to accommodate the new development types that will place an increased demand on the storm drainage system.

### ***Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed***

The total cost of improvements funded by the RTIF Program storm drainage fee is allocated among the projected new residential and commercial land uses in the WRTP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on the need for drainage improvements, as measured by impervious surface area generated by each land use type, are used to measure the relative demand generated by each land use and to allocate the storm drainage costs across all benefitting land uses in the WRTP. A reasonable relationship exists between the amount of the RTIF Program storm drainage fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.<sup>4</sup>

## **Water**

### ***Purpose of Fee***

The purpose of the RTIF Program water fee is to provide funding to construct new water infrastructure required to serve the new WRTP residents and employees.

### ***Use of Fee***

The RTIF Program water fees will be used to construct water facilities needed to accommodate increased demand projected as a result of new development. The water fees will be used to fund construction of the pipelines needed to connect to existing transmission mains and distribute water throughout the WRTP.

### ***Relationship Between Use of Fee and Type of Development***

The RTIF Program water fees will be used to construct the water system infrastructure needed to adequately serve the new WRTP service population as the result of new development. A reasonable relationship exists between the use

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<sup>4</sup> This nexus finding is subject to the modification of cost allocations as agreed to between the City and the landowners in the Plan Area pursuant to their respective development agreements.

of the water fees and the residential and commercial development on which the fees are imposed because the fees will be used to construct the water system infrastructure needed to serve the new residents and employees generated by the new development.

***Relationship Between Need for Facility and Type of Development***

New residential and commercial development in the WRTP will generate new residents and employees that will result in the need for new water system capacity to provide adequate service to the WRTP's service population. A reasonable relationship exists between the need for water system improvements and the type of new residential and commercial development projects because the new water system improvements must be constructed to accommodate the new development types that will place an increased demand on the water system.

***Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed***

The total cost of improvements funded by the RTIF Program water fee is allocated among the projected new residential and commercial land uses in the WRTP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on water usage, as measured in maximum day water demand, are used to measure the relative demand generated by each land use and to allocate the water costs across all benefiting land uses in the WRTP. A reasonable relationship exists between the amount of the RTIF Program water fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.<sup>5</sup>

**Sewer**

***Purpose of Fee***

The purpose of the RTIF sewer fee is to provide funding to construct new sewer infrastructure required to serve the new WRTP residents and employees.

***Use of Fee***

The RTIF sewer fees will be used to construct sewer facilities needed to accommodate increased demand projected as a result of new development. The sewer fees will be used to fund construction of collection and conveyance facilities and upgrades to an existing sewer pump station.

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<sup>5</sup> This nexus finding is subject to the modification of cost allocations as agreed to between the City and the landowners in the Plan Area pursuant to their respective development agreements.

### ***Relationship Between Use of Fee and Type of Development***

The RTIF Program sewer fees will be used to construct the sewer system infrastructure needed to adequately serve the new WRTP service population as the result of new development. A reasonable relationship exists between the use of the sewer fees and the residential and commercial development on which the fees are imposed because the fees will be used to construct the sewer system infrastructure needed to serve the new residents and employees generated by the new development.

### ***Relationship Between Need for Facility and Type of Development***

New residential and commercial development in the WRTP will generate new residents and employees that will result in the need for new sewer system improvements to provide adequate service to the WRTP's service population. A reasonable relationship exists between the need for sewer system improvements and the type of new residential and commercial development projects because the new sewer system improvements must be constructed to accommodate the new development types that will place an increased demand on the sewer system.

### ***Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed***

The total cost of improvements funded by the RTIF Program sewer fee is allocated among the projected new residential and commercial land uses in the WRTP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on sewage generation, as measured in gallons per day, are used to measure the relative demand generated by each land use and to allocate the sewer costs across all benefitting land uses in the WRTP. A reasonable relationship exists between the amount of the RTIF Program sewer fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.<sup>6</sup>

## **Parks and Open Space**

### ***Purpose of Fee***

The purpose of the RTIF Program parks and open space fee is to provide funding to construct new parks and open space required to serve the new WRTP residents.

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<sup>6</sup> This nexus finding is subject to the modification of cost allocations as agreed to between the City and the landowners in the Plan Area pursuant to their respective development agreements.

### ***Use of Fee***

The RTIF Program parks and open space fees will be used to construct parks and open space improvements needed to accommodate increased demand projected as a result of new development. The parks and open space fees will be used to fund construction of parks, open space, and greenbelts throughout the WRTP.

### ***Relationship Between Use of Fee and Type of Development***

The RTIF Program parks and open space fees will be used to construct the parks and open space system needed to adequately serve the new WRTP residents as the result of new development. A reasonable relationship exists between the use of the parks and open space fees and the residential development on which the fees are imposed because the fees will be used to construct the parks and open space needed to serve the new residents generated by the new development.

### ***Relationship Between Need for Facility and Type of Development***

New residential development in the WRTP will generate new residents that will result in the need for new parks and open space. A reasonable relationship exists between the need for new parks and open space and the type of new residential development projects because the new parks and open space must be constructed to accommodate the new development types that will benefit from the parks and open space.

### ***Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed***

The total cost of improvements funded by the RTIF Program parks and open space fee is allocated among the projected new residential land uses in the WRTP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on people who will use the parks, as measured by persons per household, are used to measure the relative demand generated by each land use and to allocate the parks and open space costs across all benefitting residential land uses in the WRTP. A reasonable relationship exists between the amount of the RTIF Program parks and open space fees and the costs of the improvements attributable to the new residential development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each residential development type.

### **Administration**

The administration component of the RTIF funds City costs associated with fee program administration and implementation, including credit and reimbursement agreement negotiations and implementation, credit and reimbursement tracking, annual reporting requirements, periodic updates to the Nexus Study, and other related costs. Collection and implementation of the RTIF, inclusive of the constituent fee components described above, is reliant upon funding from the administration component.

For each land use, the administration component is calculated as four percent of the total of all other RTIF components. Costs of the administration component are therefore based on each fee component and subcomponent, and associated nexus findings for the administration component are established by the nexus finding for each fee component documented above.

## **California Government Code Section 66016.5 (AB 602)**

As noted earlier in this document, this nexus analysis must consider the newly created CGC Section 66016.5. This section stipulates that a jurisdiction must calculate residential development impact fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis.

In this report, residential fees are calculated as shown below:

- **Streets and Parks and Open Space**  
Fees by dwelling unit square foot ranges
- **Storm Drainage, Sewer, and Water**  
Fees by unit type

The sewer and water fees need no further justification as they are exempted from the proportionality requirement of CGC Section 66016.5. However, the required findings detailed in CGC Section 66016.5 must be made for streets, parks and open space, and storm drainage fees. The specific requirements and findings for streets, parks and open space, and drainage fees are detailed in the remainder of this chapter.

### **Requirements for Exceptions to Fee Proportional to Housing Square Footage**

CGS Section 66016.5(a)(5)(A) states, among other things, that fees “imposed on a housing development project proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.” However, Section 66016.5(a)(5)(B) states that a nexus study “is not required to comply with this proportionality requirement if the local agency makes the following findings:

- a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.”

## Streets

### ***a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.***

The WRTP streets costs are allocated to dwelling units on a trips basis in the form of VMT per unit, which relies on transportation factors (number of trips, length of trips), as well as on persons per household, as persons per household has a direct relationship to the number of daily trips. The persons per household data provided in this report supports identification of an increasing number of people per household and trips per household as a dwelling unit size increases. However, the data present limitations on both the lower/smaller unit size range and on the higher/larger unit size range. For example, regardless of how small a dwelling unit may be, the minimum assumed persons per unit would be 1. Similarly, as home size continues to increase, the data are not as conclusive that the number of persons per unit and daily trips per unit continue to increase in a linear or otherwise determinant fashion. For these reasons, deriving a fee directly calculated on residential building square footage alone is not an appropriate metric to calculate the RTIF Program streets fees.

### ***b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.***

As detailed in **Chapter 2**, the number of people per household, trips per household, and VMT per household show a pattern of increasing as unit size increases. Thus, implementing the fee based on ranges of building square feet for residential development bears a reasonable relationship between the fee charged and the burden posed by the development because units that fall in the lower building unit size range pay a lower fee than units that fall in a higher building unit size range, which is proportional to the estimated number of people per household by unit size within each size range.

***c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.***

Implementation of the RTIF Program streets fees for residential development by building square foot range achieves the objective that smaller residential units would be charged a lower fee than larger units and ensures proportionality of fees based on relative demand for the facilities, as documented in this report.

## **Parks and Open Space**

***a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.***

The WRTP parks and open space costs are allocated to dwelling units on a persons served basis in the form of persons per unit. The persons per household data provided in this report supports identification of an increasing number of people per household as a dwelling unit size increases. However, the data present limitations on both the lower/smaller unit size range and on the higher/larger unit size range. For example, regardless of how small a dwelling unit may be, the minimum assumed persons per unit would be 1. Similarly, as home size continues to increase, the data are not as conclusive that the number of persons per unit continues to increase in a linear or otherwise determinant fashion. For these reasons, deriving a fee directly calculated on residential building square footage alone is not an appropriate metric to calculate the RTIF Program parks and open space fees.

***b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.***

As detailed in **Chapter 2**, the number of people per household shows a pattern of increasing as unit size increases. Thus, implementing the fee based on ranges of building square feet for residential development bears a reasonable relationship between the fee charged and the burden posed by the development because units that fall in the lower building unit size range pay a lower fee than units that fall in a higher building unit size range, which is proportional to the estimated number of people per household by unit size within each size range.

***c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.***

Implementation of the RTIF Program parks and open space fees for residential development by building square foot range achieves the objective that smaller residential units would be charged a lower fee than larger units and ensures proportionality of fees based on relative demand for the facilities, as documented in this report.

## **Storm Drainage**

***a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.***

New impervious surfaces drive the demand for drainage facilities. In housing developments, new impervious surfaces incorporate the footprint on a parcel, capturing ground floor living spaces as well as driveways, sidewalks, patios and other such surfaces. A square footage of proposed units basis would introduce inequities. For example, a two-story home with the same footprint as a single-story home would pay twice the fee while causing an identical impact on the drainage system. This inequity would be amplified in multistory apartment and condominium buildings or towers.

***b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.***

For storm water runoff, the standard, customary and equitable method to establish a reasonable relationship between the fee charged, the facilities required, and the type of development on which the fee is imposed is with a direct measure of new impermeable surfaces. New runoff as a result of development establishes the demand for new or improved capacity, the cost of which is the basis of the fee.

***c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.***

A fee basis of impermeable square footage ensures equity for the allocation of the cost of the impact from development. The fee is proportional to the impact caused by new impermeable surfaces. Smaller developments with identical unit footprints will have the same fees. Smaller footprints will have proportionately lower fees. Similarly, multifamily apartment buildings will have lower impacts and fees on a per unit basis as the size of the units decline and/or the number of floors increase.

## 6. Fee Program Implementation and Administration

This chapter identifies tasks that the City will complete when implementing the RTIF Program.

The RTIF Program fees presented in this report are based on the best improvement cost estimates, funding source information, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new development changes, if other assumptions significantly change, or if other funding becomes available (as a result of legislative action on state and local government finance, for example), the RTIF Program should be updated accordingly.

After the fees presented in this report are established, the City will conduct periodic reviews of the public improvement costs and other assumptions used as the basis of this Nexus Study. Based on these reviews, the City may make necessary adjustments to the RTIF Program through subsequent RTIF Program updates.

### **Inflation Adjustment**

The costs in this report are shown in 2023 dollars based on the WRTP CIP prepared by CEC. To ensure that the RTIF Program stays current with the prevailing cost of construction, the proposed fees will be automatically adjusted by the City annually to account for the inflation (or deflation) of construction, right-of-way acquisition, environmental, and design costs. Consistent with other City-administered fee programs, annual fee adjustments shall occur automatically on January 1 of each calendar year.

The RTIF will be adjusted automatically by the percentage change in the average of the Engineering-News Record's San Francisco and 20-City Construction Cost Indices for the 12-month period ending in October of the previous year, or equivalent, as determined by the Finance Director if these numbers are not available. For example, the adjustment for January 2024 will be determined by calculating the percentage change from October 2022 to October 2023 in the average of the ENR 20-city and San Francisco CCIs. The resulting value will be the adjustment factor that will be applied to the RTIF in January 2024.

## **Implementing Ordinances/Resolutions**

The proposed RTIF would be adopted by the City through one or more ordinances authorizing collection of the fees and through one or more fee resolutions establishing the fees. The fee will be effective 60 days following the City's final action on the ordinances authorizing collection of the fee and on the fee resolutions establishing the fee. The new ordinances and resolutions should reference the automatic inflation adjustment factor discussed in this section.

## **Fee Administration**

The RTIF will be collected from new development in the WRTP subject to the fee at the time of building permit issuance; use of these funds may need to wait until a sufficient fund balance can be accrued. According to CGC Section 66000, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner.

## **Fee Exemptions, Reductions, and Waivers**

### **Public Agencies**

All federal and state agencies, public school districts, and the City may be exempt from the RTIF Program fees. Other non-City public agencies shall be subject to payment of the RTIF Program fees.

### **Replacement/Reconstruction**

Any replacement or reconstruction (no change in use) of any residential unit or any nonresidential structure that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God shall be exempt from the RTIF. However, if the replacement or reconstructed residential unit exceeds the documented total number of units or unit size of the damaged/destroyed residential structure, or the replacement or reconstructed nonresidential building exceeds the documented total floor area of the damaged/destroyed building, the excess units or building square footage is subject to the RTIF.

### **Additions/Alterations/Modifications/Temporary Facilities**

The following rules shall apply to additions, alterations, modifications, and temporary facilities:

- 1) Consistent with current State law, ADU and Junior ADU that are fewer than 750 building square feet shall not be assessed the RTIF.
- 2) Additions to residential structures where the total square footage of the dwelling remains within a fee category range, provided no change in use occurs and a second full kitchen is not added, shall not be charged a fee. If the square footage of the dwelling increases into a new fee category range, the difference of the two fee category ranges shall be collected before building permit issuance.
- 3) Except as otherwise provided, when an existing residential dwelling is converted into two primary units, or a new primary dwelling is added to the property, that new unit shall be assessed a fee consistent with the provisions of this Nexus Study.
- 4) Supporting use square footage in multi-unit residential projects, such as the office and recreation areas required to directly serve the multifamily project, shall not be subject to a fee. The residential unit fee will provide the full mitigation required in multi-unit residential projects.
- 5) Non-habitable residential structures, including decks, pools and spas, pool cabanas, sheds, and detached garages, shall not be assessed a fee. An attached garage shall not count towards the square footage of the dwelling.

### **Accessory Dwelling Units**

Fees on ADUs larger than 750 square feet require a two-part calculation. First the City will determine the total habitable building square footage of the proposed ADU and the primary residential unit on the lot on which the ADU is proposed. The City will determine the ADU building square footage as a proportion of the primary residential unit. As an example, if the primary residential dwelling unit is 2,000 building square feet and the proposed ADU is 1,000 building square feet, then the ADU would be 50 percent of the primary residential unit. The City would then identify the RTIF that will apply to the primary residential unit and apply 50 percent to that amount as the RTIF applicable to the ADU. In this example, the categories would be the Single Family 2,000 – 2,999 sq. ft. category for streets and parks and open space fees and either low density residential or medium density residential for the other fee categories.

### **Credit for Replacement of Existing Buildings**

New development that replaces existing development is eligible for a fee credit to the extent the facilities to be funded by the new development are already provided to the existing development. For example, a 4-unit apartment complex that is replaced by an 8-unit apartment complex could receive up to a 50 percent credit in the fee ( $4/8 = 50$  percent). The City's Community Development Director will determine the amount of the fee credit at the time a site plan is submitted to the City. No credit will be provided for development that existed at the time of Specific Plan approval.

## **Fee Credit and Reimbursement to Developers**

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up front before adequate revenue from the fee collection would be available to fund such improvements. Consequently, some type of private funding may be necessary to pay for the public improvements when they are needed. This private financing may be in the form of land-secured bonds, developer equity, or other forms of private financing.

In cases where a private party (e.g., developer) has advance-funded an eligible RTIF Program facility, the party will be due fee credits or reimbursements from the fee program. Note that the RTIF administration component must be paid in cash at the issuance of a building permit to provide the City with funding to administer the RTIF Program. RTIF credits or reimbursements will be provided under the following conditions:

- Developer-installed improvements shall be considered for reimbursement. Only funds collected from the RTIF shall be used to reimburse a developer who installed eligible RTIF Program improvements identified in the WRTP CIP.
- The value of any developer-installed improvement for fee credit or reimbursement purposes shall be based on the lesser of the actual cost of eligible facilities (as determined at the sole discretion of the City via a review of the construction contract and payments made, plus an allowance determined by the City for soft costs directly associated with the facility design and construction) or the total eligible facility costs based on the cost schedule and estimate set forth in the CIP, subject to the automatic annual inflation adjustment described previously in this chapter. The Master Reimbursement Agreement governs how the RTIF reimbursements will be provided.
- All construction contracts, construction work, and requests for reimbursement are performed in conformance with the most current City policies governing such construction of eligible improvements and the Master Reimbursement Agreement.

## **Impact Fee Program Adoption Process**

Impact fee program adoption procedures are found in CGC Section 66016 through CGC Section 66019. Adoption of this impact fee program requires the City Council to follow certain procedures, including holding a public hearing with at least 30 days' notice for the hearing (Gov. Code § 66016.5(a)(7)). The City is required to post a public notice at least 30 days before the public hearing considering the fee. The City shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.

Mailed notice 14 days before the public hearing is required for those individuals who request such notification. Data, such as this Nexus Study and referenced material, must be made available at least 10 days before the public hearing. Any new or increased fees would be effective 60 days after adoption.

## **Programming Revenues and Projects with the Capital Improvement Plan**

The City will update its CIP to identify specific projects and program fee revenues to those projects. Use of the CIP in this manner documents a reasonable relationship between new development and the use of fee revenues.

The City shall plan its CIP expenditures at least 5 years in advance and show where all collected development impact fee revenues will be spent. The City can hold funds in a project account for longer than 5 years, if necessary, to collect sufficient funds to complete a given project. See Compliance Requirements below for the specific CIP update requirements stated in CGC Section 62000.

## **Compliance Requirements**

The California Mitigation Fee Act (CGC Section 66000 et seq.) mandates procedures for administration of impact fee programs, including collection, accounting, refunds, updates, and reporting. The City must comply with the annual and 5-year reporting requirements. For facilities to be funded with a combination of impact fees and other revenues, the City must identify the source and amount of the other revenues. The City must also identify when the other revenues are anticipated to be available to fund the project. The City's compliance obligations regarding the act include the specific requirements detailed below.

### **Earmarking of Fee Revenues**

CGC Section 66006 mandates that the City deposit fees for the improvements in a separate capital facilities account or fund to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments. Fees must be expended solely for the purpose for which they were collected. Interest earned on the fee revenues must also be placed in the capital account and used for the same purpose. The California Mitigation Fee Act is not clear as to whether depositing fees “for the improvements” refers to a specific capital improvement or a class of improvements (e.g., fire or police facilities). The City maintains discretion as to how it will collect and account for RTIF fees, while maintaining compliance with CGC requirements.

### **Reporting**

CGC Section 66006 requires that once each year, within 180 days of the close of the fiscal year, the City must make available to the public the following information for each account established to receive impact fee revenues:

- 1) The amount of the fee.
- 2) The beginning balance and the ending balance of the account or fund.
- 3) The amount of the fees collected and interest earned.
- 4) Identification of each public improvement on which fee revenues were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fee revenues.
- 5) Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected for financing of an incomplete public improvement.
- 6) A description of each interfund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvements on which the transfer or loan will be expended.
- 7) The amount of any refunds or allocations made pursuant to CGC Section 66001, paragraphs (e) and (f).

The above-listed information must be reviewed by the City Council at its next regularly scheduled public meeting, but not fewer than 15 days after the statements are made public.

### **Findings and Refunds**

CGC Section 66001 requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by CGC Section 66006, and every 5 years thereafter, the City must make all the following findings for any fee revenues that remain unexpended, whether committed or uncommitted:

- 1) Identify the purpose to which the fee will be put.
- 2) Demonstrate the reasonable relationship between the fee and the purpose for which it is charged.
- 3) Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which the impact fees are to be used.
- 4) Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

### **Updating of the Impact Fee Nexus Study**

According to CGC Section 66016.5(a)(8), impact fee nexus studies shall be updated at least every 8 years from the date of adoption. This requirement became effective on January 1, 2023.

In future updates, the City may use the impact fee nexus study template developed by the California Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code to update the nexus study.

### **Annual Update of the Capital Improvement Plan**

CGC Section 66002 provides that if the City adopts a CIP to identify the use of impact fees, that program must be adopted and annually updated by a resolution of the governing body at a noticed public hearing. The City maintains two CIPs: one includes the programming of all projects funded or partly funded by impact fee revenues (WRTP CIP prepared by CEC, a summary of which is contained in this nexus study in **Appendix B**) and an overall citywide 5-year CIP that is adopted annually during the City budget process.



## APPENDICES:

Appendix A: Dwelling Unit Average Size  
Backup Data

Appendix B: Summary of WRTP Capital  
Improvement Program



## APPENDIX A: Dwelling Unit Average Size Backup Data

Table A-1      Single Family Unit Sizes—Spring Lake

Table A-2      City Multifamily Building Permits

**Table A-1**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Single Family Unit Sizes - Spring Lake**

Land Use	Average	Plan											
		1	2	3	4	5	6	7	8	9	10	11	12
<b>Low Density</b>													
DR Horton	2,111	1,577	1,856	2,390	2,622	-	-	-	-	-	-	-	-
Prudler	1,929	1,488	2,013	2,031	2,185	-	-	-	-	-	-	-	-
Pioneer Village	2,757	2,786	2,620	2,394	2,134	3,425	3,312	3,104	2,282	-	-	-	-
Oyang South	2,771	3,023	2,935	2,739	2,614	2,700	3,512	2,494	2,119	1,945	3,324	3,105	2,737
Oyang North	2,586	3,072	2,693	2,433	2,147	-	-	-	-	-	-	-	-
Calvert Ph 1 and 2	2,293	1,662	1,827	2,119	2,403	2,713	3,033	-	-	-	-	-	-
Calvert Ph 3 and 4	2,274	2,607	2,443	2,345	1,702	-	-	-	-	-	-	-	-
Spring Lake Central Ph 1	2,423	2,882	2,553	2,587	2,195	1,900	-	-	-	-	-	-	-
Spring Lake Central Ph 2	2,046	2,568	2,216	2,153	1,967	1,693	1,677	-	-	-	-	-	-
Spring Lake Central Ph 4	2,790	3,184	3,104	3,057	2,573	2,571	2,249	-	-	-	-	-	-
Heritage Remainder Ph 2	2,609	2,874	2,767	2,145	1,945	3,312	-	-	-	-	-	-	-
Heritage Remainder Meritage	2,604	2,047	2,169	2,347	2,501	2,654	2,762	3,104	3,246	-	-	-	-
Richmond American	2,432	2,193	2,288	3,164	2,505	2,012	-	-	-	-	-	-	-
<b>Average (Rounded)</b>	<b>2,430</b>												
<b>Medium Density</b>													
Beeghly	1,687	1,450	1,656	1,733	1,908	-	-	-	-	-	-	-	-
Parkside	1,917	1,438	2,013	2,031	2,185	-	-	-	-	-	-	-	-
Ruby Estates	1,935	1,717	1,956	2,131	-	-	-	-	-	-	-	-	-
<b>Average (Rounded)</b>	<b>1,850</b>												
<b>Average Single Family Sq. Ft.</b>	<b>2,320</b>												

Source: City of Woodland

**Table A-2**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**City Multifamily Building Permits**

Land Use	Building Permit	Square Feet Less Non-Living Space	Square Feet	Units	Square Feet per Unit
<b>2090 Heritage Parkway - Rochdale Grange Apartments</b>					
Building A	5,920	0	<b>5,920</b>	6	987
Building B	5,920	0	<b>5,920</b>	6	987
Building C	5,920	0	<b>5,920</b>	6	987
Building D	4,866	0	<b>4,866</b>	5	973
Building E	4,866	0	<b>4,866</b>	5	973
Building F	4,866	0	<b>4,866</b>	5	973
Building G	4,866	0	<b>4,866</b>	5	973
Building H	6,435	0	<b>6,435</b>	5	1,287
<b>2170 Farmers Central - Mutual Housing at Spring Lake</b>					
Plan A	31,632	(912)	<b>30,720</b>	26	1,182
Plan B	26,284	(4,792)	<b>21,492</b>	24	896
Plan C	6,334	(834)	<b>5,500</b>	4	1,375
Plan D	6,644	(834)	<b>5,810</b>	4	1,453
Plan E	6,334	(834)	<b>5,500</b>	4	1,375
Plan G	17,825	(3,684)	<b>14,141</b>	15	943
Plan Type 2	15,872	(3,584)	<b>12,288</b>	16	768
Plan Type 3	10,040	(1,792)	<b>8,248</b>	8	1,031
<b>10 North Cottonwood - Mercy Housing Apartments</b>					
Building A	4,739	0	<b>4,739</b>	5	948
Building B	4,739	0	<b>4,739</b>	5	948
Building C	4,739	0	<b>4,739</b>	5	948
Building D	4,739	0	<b>4,739</b>	5	948
Building E	4,739	0	<b>4,739</b>	5	948
Building F	4,739	0	<b>4,739</b>	5	948
Building G	4,739	0	<b>4,739</b>	5	948
Building H	5,220	0	<b>5,220</b>	8	653
Building I	7,775	0	<b>7,775</b>	7	1,111
Building J	4,739	0	<b>4,739</b>	5	948
Building K	4,739	0	<b>4,739</b>	5	948
Building L	4,739	0	<b>4,739</b>	5	948
Building M	4,739	0	<b>4,739</b>	5	948
Building N	4,739	0	<b>4,739</b>	5	948
Building O	4,739	0	<b>4,739</b>	5	948
<b>Total/Average (Rounded)</b>			<b>221,960</b>	<b>224</b>	<b>990</b>
<b>Average Over 1,000</b>			<b>69,988</b>	<b>58</b>	<b>1,210</b>
<b>Average Under 1,000</b>			<b>151,972</b>	<b>166</b>	<b>920</b>

Source: City of Woodland

**APPENDIX B:**  
**Summary of WRTP**  
**Capital Improvement Program**

Table B-1      Backbone Infrastructure Cost Estimates (2 pages)



**Table B-1**  
**Woodland Research and Technology Park Development Impact Fee Nexus Study**  
**Backbone Infrastructure Cost Estimates (2023\$)**

Item	Assumption	Total Estimated Costs							RTIF						
		Streets [1]	Storm Drainage	Water	Sewer	Parks and Open Space	Planning and Admin.	Total	Streets [1]	Storm Drainage	Water	Sewer	Parks and Open Space	Planning and Admin.	Total
<b>County Road 25A (Hwy 113 to Harry Lorenzo and Parkland to Miekle)</b>															
Construction		\$4,173,000	\$249,000	\$374,000	\$0	\$0	\$0	<b>\$4,796,000</b>	\$4,173,000	\$249,000	\$374,000	\$0	\$0	\$0	<b>\$4,796,000</b>
Contingency	10%	\$418,000	\$25,000	\$37,000	\$0	\$0	\$0	<b>\$480,000</b>	\$418,000	\$25,000	\$37,000	\$0	\$0	\$0	<b>\$480,000</b>
Soft Cost	15%	\$626,000	\$37,000	\$56,000	\$0	\$0	\$0	<b>\$719,000</b>	\$626,000	\$37,000	\$56,000	\$0	\$0	\$0	<b>\$719,000</b>
<b>Subtotal County Road 25A</b>		<b>\$5,217,000</b>	<b>\$311,000</b>	<b>\$467,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,995,000</b>	<b>\$5,217,000</b>	<b>\$311,000</b>	<b>\$467,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,995,000</b>
<b>Parkland Avenue</b>															
Construction		\$5,451,000	\$652,000	\$369,000	\$0	\$0	\$0	<b>\$6,472,000</b>	\$5,451,000	\$652,000	\$369,000	\$0	\$0	\$0	<b>\$6,472,000</b>
Contingency	10%	\$545,000	\$65,000	\$37,000	\$0	\$0	\$0	<b>\$647,000</b>	\$545,000	\$65,000	\$37,000	\$0	\$0	\$0	<b>\$647,000</b>
Soft Cost	15%	\$818,000	\$98,000	\$55,000	\$0	\$0	\$0	<b>\$971,000</b>	\$818,000	\$98,000	\$55,000	\$0	\$0	\$0	<b>\$971,000</b>
<b>Subtotal Parkland Avenue</b>		<b>\$6,814,000</b>	<b>\$815,000</b>	<b>\$461,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,090,000</b>	<b>\$6,814,000</b>	<b>\$815,000</b>	<b>\$461,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,090,000</b>
<b>Main Internal Roadways</b>															
Construction		\$12,008,000	\$3,723,000	\$1,914,000	\$1,579,000	\$0	\$0	<b>\$19,224,000</b>	\$5,246,000	\$2,113,000	\$1,614,000	\$1,041,000	\$0	\$0	<b>\$10,014,000</b>
Contingency	10%	\$1,201,000	\$372,000	\$191,000	\$158,000	\$0	\$0	<b>\$1,922,000</b>	\$525,000	\$211,000	\$161,000	\$104,000	\$0	\$0	<b>\$1,001,000</b>
Soft Cost	15%	\$1,801,000	\$558,000	\$287,000	\$237,000	\$0	\$0	<b>\$2,883,000</b>	\$787,000	\$317,000	\$242,000	\$156,000	\$0	\$0	<b>\$1,502,000</b>
<b>Subtotal Main Internal Roadways</b>		<b>\$15,010,000</b>	<b>\$4,653,000</b>	<b>\$2,392,000</b>	<b>\$1,974,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,029,000</b>	<b>\$6,558,000</b>	<b>\$2,641,000</b>	<b>\$2,017,000</b>	<b>\$1,301,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,517,000</b>
<b>Road B</b>															
Mobility Hub (includes 25% contingency)		\$862,000	\$0	\$0	\$0	\$0	\$0	<b>\$862,000</b>	\$862,000	\$0	\$0	\$0	\$0	\$0	<b>\$862,000</b>
Other Construction		\$10,048,000	\$839,000	\$1,118,000	\$467,000	\$0	\$0	<b>\$12,472,000</b>	\$10,048,000	\$839,000	\$1,118,000	\$101,000	\$0	\$0	<b>\$12,106,000</b>
Contingency (on Other Construction)	10%	\$1,005,000	\$84,000	\$112,000	\$47,000	\$0	\$0	<b>\$1,248,000</b>	\$1,005,000	\$84,000	\$112,000	\$10,000	\$0	\$0	<b>\$1,211,000</b>
Soft Cost	15%	\$1,637,000	\$126,000	\$168,000	\$70,000	\$0	\$0	<b>\$2,001,000</b>	\$1,637,000	\$126,000	\$168,000	\$15,000	\$0	\$0	<b>\$1,946,000</b>
<b>Subtotal Road B</b>		<b>\$13,552,000</b>	<b>\$1,049,000</b>	<b>\$1,398,000</b>	<b>\$584,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,583,000</b>	<b>\$13,552,000</b>	<b>\$1,049,000</b>	<b>\$1,398,000</b>	<b>\$126,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,125,000</b>
<b>Harry Lorenzo - Half Section North [2]</b>		<b>\$387,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$387,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Hwy 113/CR 25A Interchange</b>															
Right of Way and Utilities (no soft costs/cont.)		\$250,000	\$0	\$0	\$0	\$0	\$0	<b>\$250,000</b>	\$132,000	\$0	\$0	\$0	\$0	\$0	<b>\$132,000</b>
Construction (incl. 20% contingency)		\$10,307,000	\$0	\$0	\$0	\$0	\$0	<b>\$10,307,000</b>	\$5,463,000	\$0	\$0	\$0	\$0	\$0	<b>\$5,463,000</b>
Construction Management	15%	\$1,546,000	\$0	\$0	\$0	\$0	\$0	<b>\$1,546,000</b>	\$819,000	\$0	\$0	\$0	\$0	\$0	<b>\$819,000</b>
Soft Cost	15.56%	\$1,604,000	\$0	\$0	\$0	\$0	\$0	<b>\$1,604,000</b>	\$850,000	\$0	\$0	\$0	\$0	\$0	<b>\$850,000</b>
<b>Subtotal SR 113/CR 25A Interchange</b>		<b>\$13,707,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,707,000</b>	<b>\$7,264,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,264,000</b>
<b>Parkland Avenue Overcrossing</b>															
Construction		\$7,863,000	\$0	\$0	\$0	\$0	\$0	<b>\$7,863,000</b>	\$3,590,000	\$0	\$0	\$0	\$0	\$0	<b>\$3,590,000</b>
Construction Management	25%	\$1,966,000	\$0	\$0	\$0	\$0	\$0	<b>\$1,966,000</b>	\$898,000	\$0	\$0	\$0	\$0	\$0	<b>\$898,000</b>
Soft Cost	15%	\$1,180,000	\$0	\$0	\$0	\$0	\$0	<b>\$1,180,000</b>	\$539,000	\$0	\$0	\$0	\$0	\$0	<b>\$539,000</b>
<b>Subtotal Parkland Avenue Overcrossing</b>		<b>\$11,009,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,009,000</b>	<b>\$5,027,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,027,000</b>
<b>Sewer Lift Station Upgrades</b>															
Construction		\$0	\$0	\$0	\$734,000	\$0	\$0	<b>\$734,000</b>	\$0	\$0	\$0	\$335,000	\$0	\$0	<b>\$335,000</b>
Offsite Contingency	20%	\$0	\$0	\$0	\$147,000	\$0	\$0	<b>\$147,000</b>	\$0	\$0	\$0	\$67,000	\$0	\$0	<b>\$67,000</b>
Soft Cost	15%	\$0	\$0	\$0	\$110,000	\$0	\$0	<b>\$110,000</b>	\$0	\$0	\$0	\$50,000	\$0	\$0	<b>\$50,000</b>
<b>Subtotal Sewer Lift Station Upgrades</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$991,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$991,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$452,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$452,000</b>
<b>Greenbelts, Parks, and Ponds</b>															
Construction		\$0	\$3,632,000	\$408,000	\$0	\$22,249,000	\$0	<b>\$26,289,000</b>	\$0	\$3,632,000	\$0	\$0	\$21,310,000	\$0	<b>\$24,942,000</b>
Contingency	10%	\$0	\$363,000	\$41,000	\$0	\$2,225,000	\$0	<b>\$2,629,000</b>	\$0	\$363,000	\$0	\$0	\$2,131,000	\$0	<b>\$2,494,000</b>
Soft Cost	15%	\$0	\$545,000	\$61,000	\$0	\$3,337,000	\$0	<b>\$3,943,000</b>	\$0	\$545,000	\$0	\$0	\$3,197,000	\$0	<b>\$3,742,000</b>
<b>Subtotal Greenbelts, Parks, and Ponds</b>		<b>\$0</b>	<b>\$4,540,000</b>	<b>\$510,000</b>	<b>\$0</b>	<b>\$27,811,000</b>	<b>\$0</b>	<b>\$32,861,000</b>	<b>\$0</b>	<b>\$4,540,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,638,000</b>	<b>\$0</b>	<b>\$31,178,000</b>
<b>Off-Site Storm Drainage</b>		<b>\$0</b>	<b>\$8,650,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,650,000</b>	<b>\$0</b>	<b>\$1,159,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,159,000</b>
<b>Land Allocations</b>		<b>\$2,908,000</b>	<b>\$648,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,035,000</b>	<b>\$0</b>	<b>\$5,591,000</b>	<b>\$1,828,000</b>	<b>\$648,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,035,000</b>	<b>\$0</b>	<b>\$4,511,000</b>
<b>Ag Mitigation and HCP Cost</b>		<b>\$992,000</b>	<b>\$175,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$273,000</b>	<b>\$0</b>	<b>\$1,440,000</b>	<b>\$992,000</b>	<b>\$175,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$273,000</b>	<b>\$0</b>	<b>\$1,440,000</b>
<b>Subtotal Costs</b>		<b>\$69,596,000</b>	<b>\$20,841,000</b>	<b>\$5,228,000</b>	<b>\$3,549,000</b>	<b>\$30,119,000</b>	<b>\$0</b>	<b>\$129,333,000</b>	<b>\$47,252,000</b>	<b>\$11,338,000</b>	<b>\$4,343,000</b>	<b>\$1,879,000</b>	<b>\$28,946,000</b>	<b>\$0</b>	<b>\$93,758,000</b>
<b>Planning and Administration [3]</b>	0%	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Costs</b>		<b>\$69,596,000</b>	<b>\$20,841,000</b>	<b>\$5,228,000</b>	<b>\$3,549,000</b>	<b>\$30,119,000</b>	<b>\$0</b>	<b>\$129,333,000</b>	<b>\$47,252,000</b>	<b>\$11,338,000</b>	<b>\$4,343,000</b>	<b>\$1,879,000</b>	<b>\$28,946,000</b>	<b>\$0</b>	<b>\$93,758,000</b>

Source: Cunningham Engineering

[1] Includes Grading & Erosion Control, Street Work & Concrete, Dry Utilities, Streetlights, Mobility Hub, and ROW acquisition.

[2] Improvements completed.

[3] Planning and Administration costs from CIP are excluded because they are accounted for in the RTIF Program Administration fee component.

**Table B-1**  
**Woodland Research and Technology Park Development Impact Fee Ne**  
**Backbone Infrastructure Cost Estimates (2023\$)**

Item	Assumption	Developer				City				SP-1B/1C	SLSP		Other		
		Streets [1]	Storm Drainage	Water	Sewer	Total	Streets [1]	Water	Sewer	Total	Streets [1]	Streets [1]	Parks and Open Space	Total	Storm Drainage
<b>County Road 25A (Hwy 113 to Harry Lorenzo and Parkland to Miekle)</b>															
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Contingency	10%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal County Road 25A</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Parkland Avenue</b>															
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Contingency	10%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal Parkland Avenue</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Main Internal Roadways</b>															
Construction		\$6,762,000	\$1,610,000	\$300,000	\$538,000	\$9,210,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Contingency	10%	\$676,000	\$161,000	\$30,000	\$54,000	\$921,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Soft Cost	15%	\$1,014,000	\$241,000	\$45,000	\$81,000	\$1,381,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal Main Internal Roadways</b>		<b>\$8,452,000</b>	<b>\$2,012,000</b>	<b>\$375,000</b>	<b>\$673,000</b>	<b>\$11,512,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Road B</b>															
Mobility Hub (includes 25% contingency)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Construction		\$0	\$0	\$0	\$366,000	\$366,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Contingency (on Other Construction)	10%	\$0	\$0	\$0	\$37,000	\$37,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Soft Cost	15%	\$0	\$0	\$0	\$55,000	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal Road B</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$458,000</b>	<b>\$458,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Harry Lorenzo - Half Section North [2]</b>		<b>\$387,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$387,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Hwy 113/CR 25A Interchange</b>															
Right of Way and Utilities (no soft costs/cont.)		\$0	\$0	\$0	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$0	\$55,000	\$55,000	\$0	
Construction (incl. 20% contingency)		\$0	\$0	\$0	\$0	\$0	\$2,577,000	\$0	\$0	\$2,577,000	\$0	\$2,267,000	\$2,267,000	\$0	
Construction Management	15%	\$0	\$0	\$0	\$0	\$0	\$387,000	\$0	\$0	\$387,000	\$0	\$340,000	\$340,000	\$0	
Soft Cost	15.56%	\$0	\$0	\$0	\$0	\$0	\$401,000	\$0	\$0	\$401,000	\$0	\$353,000	\$353,000	\$0	
<b>Subtotal SR 113/CR 25A Interchange</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,428,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,428,000</b>	<b>\$0</b>	<b>\$3,015,000</b>	<b>\$3,015,000</b>	<b>\$0</b>	
<b>Parkland Avenue Overcrossing</b>															
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,273,000	\$0	\$0	\$0	
Construction Management	25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,068,000	\$0	\$0	\$0	
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,000	\$0	\$0	\$0	
<b>Subtotal Parkland Avenue Overcrossing</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,982,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Sewer Lift Station Upgrades</b>															
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399,000	\$399,000	\$0	\$0	\$0	\$0	
Offsite Contingency	20%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$0	
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$80,000	\$0	\$0	\$0	\$0	
<b>Subtotal Sewer Lift Station Upgrades</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$539,000</b>	<b>\$539,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Greenbelts, Parks, and Ponds</b>															
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$408,000	\$0	\$408,000	\$0	\$0	\$939,000	\$939,000	
Contingency	10%	\$0	\$0	\$0	\$0	\$0	\$0	\$41,000	\$0	\$41,000	\$0	\$0	\$94,000	\$94,000	
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$61,000	\$0	\$61,000	\$0	\$0	\$140,000	\$140,000	
<b>Subtotal Greenbelts, Parks, and Ponds</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$510,000</b>	<b>\$0</b>	<b>\$510,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,173,000</b>	<b>\$1,173,000</b>	
<b>Off-Site Storm Drainage</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,491,000</b>	
<b>Land Allocations</b>		<b>\$538,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$538,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$542,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Ag Mitigation and HCP Cost</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Subtotal Costs</b>		<b>\$9,377,000</b>	<b>\$2,012,000</b>	<b>\$375,000</b>	<b>\$1,131,000</b>	<b>\$12,895,000</b>	<b>\$3,428,000</b>	<b>\$510,000</b>	<b>\$539,000</b>	<b>\$4,477,000</b>	<b>\$6,524,000</b>	<b>\$3,015,000</b>	<b>\$1,173,000</b>	<b>\$4,188,000</b>	<b>\$7,491,000</b>
<b>Planning and Administration [3]</b>	0%	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Costs</b>		<b>\$9,377,000</b>	<b>\$2,012,000</b>	<b>\$375,000</b>	<b>\$1,131,000</b>	<b>\$12,895,000</b>	<b>\$3,428,000</b>	<b>\$510,000</b>	<b>\$539,000</b>	<b>\$4,477,000</b>	<b>\$6,524,000</b>	<b>\$3,015,000</b>	<b>\$1,173,000</b>	<b>\$4,188,000</b>	<b>\$7,491,000</b>

Source: Cunningham Engineering

[1] Includes Grading & Erosion Control, Street Work & Concrete, Dry Utilities, Streetlights, Mobility Hub, and ROW acquisition.

[2] Improvements completed.

[3] Planning and Administration costs from CIP are excluded because they are accounted for in the RTIF Program Administration fee component.