CITY OF WEST SACRAMENTO

SOUTHPORT DRAINAGE IMPACT FEES

JULY 2, 1996

BORCALLI
&
ASSOCIATES, INC.
CONSULTING ENGINEERS

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I. BACKGROUND

Borcalli & Associates, Inc. (B&A) previously assisted the City of West Sacramento to formulate a Drainage Master Plan (DMP) for Southport that will provide a safe, reliable, and cost-effective system for the area. The resulting DMP and the opinion of construction costs were detailed in the B&A report entitled, "Southport Drainage Master Plan," dated February 1995, which is briefly summarized below.

Hydrologic and hydraulic analyses conducted for the DMP determined that a significant portion of Southport is subject to flooding during the 100-year storm event. Flooding is widespread for lands located below an elevation of 11 feet. The primary factors contributing to the flooding are inadequate pumping and conveyance capacities. Activities to remove flood storage from the system or increase flow at the existing Main Drainage Canal Pump Station will increase flood stages near the pump station due to limited pumping capacity.

The general facilities layout for the DMP is presented in Figure 1. The concept for the DMP is to subdivide Southport into subareas. In general, the subareas will drain by gravity to regional detention ponds. Stormwater runoff will be pumped from the ponds into the drainage channels for conveyance to another pump station for discharge to the Sacramento River Deep Water Ship Channel. Where site characteristics permit, the runoff will be pumped from the detention ponds directly to the Deep Water Ship Channel. This concept was adopted as the most feasible for the following reasons:

- The City of West Sacramento desires that regional facilities be incorporated into the DMP to reduce the discharge of pollutants in stormwater from urban areas.

- The relatively flat topography and high water surface and invert elevations of the existing channels preclude being able to drain much of the area directly to the conveyance system by gravity.

- It is economical to reduce the required pump station capacities by attenuating peak discharges using detention ponds.

II. PURPOSE

The purpose of this assignment was to develop drainage impact fees for new development to recover their portion of the construction costs of the DMP facilities. These facilities are identified as follows:

- Main Drainage Canal Pump Station and Canal System -- Facilities outside subarea boundaries that benefit all subareas.

- Internal Drainage Facilities -- Facilities located within a subarea including detention ponds and pumping plants, storm drain lines greater than or equal to 33 inches in diameter, manholes, and drop inlets.

III. SCOPE

The primary scope of work included allocating the construction and land acquisition costs for the DMP facilities among land use types based upon the benefits received. The allocated costs are used to compute the corresponding drainage impact fees for new development.

Two alternative drainage impact fees were developed. The alternatives differ in the apportionment of DMP facility costs associated with public/quasi-public lands. The alternatives are as follows:

- Alternative 1 -- Public parks, open space, and agriculture are exempt from paying impact fees. The costs for drainage of these lands will be distributed to proposed development on a per acre basis.

- Alternative 2 -- Public/quasi-public, public parks, open space, and agriculture are exempt from paying impact fees. The costs for drainage of these lands will be distributed to proposed development on a per acre basis.

IV. DEVELOPMENT OF DRAINAGE IMPACT FEES

The primary assumptions and work tasks completed for allocating costs and for developing the two alternative drainage impact fees are presented in this section.

A. ASSUMPTIONS

Major assumptions reflected in the analyses include the following:

1. The current drainage system serving Southport is adequate for agricultural land use. The DMP is not required for continued agricultural uses.

   Subareas that remain entirely agricultural (MC100 and MC110) will discharge runoff into the Sacramento River Deep Water Ship Channel by using an existing pumping plant near the site of the proposed Main Drainage Canal Pump Station. These subareas will not pay impact fees for DMP facilities.

   Agricultural areas will also exist at build out in subareas MC70 and MC90. These areas will not pay impact fees for DMP facilities.

2. Existing urban developments will drain to the Main Drainage Canal Pump Station and canal system and will benefit from the higher level of service and reliability provided. Costs for these facilities will be allocated to existing developments.

3. Costs allocated to existing urban development, which benefit from the DMP, will be collected differently than costs allocated to proposed

development. Therefore, the cost allocation will distinguish between existing and proposed development.

4. Under the DMP, subareas MC80 and MC90 will pump directly to the Sacramento River Deep Water Ship Channel. These subareas also benefit from the Main Drainage Canal Pump Station and canal system. These facilities remove the subareas from the 100-year floodplain without negatively impacting other areas. The canal system also provides environmental mitigation for Southport. It is assumed that these subareas receive 25 percent less benefit from these facilities than the other subareas.

B. ALLOCATION OF COSTS BY SUBAREAS

The estimated construction costs for the DMP facilities were allocated between subareas. These costs served as the base from which to allocate costs to the various land use types.

The estimated construction and land acquisition costs were obtained from the February 1995 DMP report. Based upon recent experience by the City of West Sacramento, the unit land acquisition cost used in the February 1995 estimate was increased from $20,000 per acre to $40,000 per acre for use in this study.

As presented in Table 1, the construction cost for the Main Drainage Canal Pump Station and canal system is estimated to be $19,670,200. The total construction cost for the internal drainage facilities is estimated to be $63,640,500, as presented in Table 2.

TABLE 1

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

MAIN DRAINAGE CANAL PUMP STATION AND CANAL SYSTEM COST[1/]
(dollars)

Item	Main Drainage Canal Pump Station and Canal System
Construction Cost	10,483,200
Contingencies @ 25%	2,620,800
Subtotal	13,104,000
Engineering @ 20%	2,620,800
Subtotal	15,724,800
Land Acquisition[2/]	2,373,200
Land Contingencies @ 35%	830,620
Acquisition Allowance @ 25%	593,300
Contingency on Acquisition Allocation @ 25%	148,325
Subtotal	3,945,445
TOTAL	19,670,200

1/ Costs derived from Table 10 and Appendix C from the report entitled "City of West Sacramento, Southport Drainage Master Plan," dated February 1995.

2/ Based upon recent experience of the City of West Sacramento, the unit cost for Land Acquisition used in this analysis was increased from $20,000 per acre to $40,000 per acre as shown in the report entitled, "City of West Sacramento, Southport Drainage Master Plan," dated February 1995.

TABLE 2

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

INTERNAL DRAINAGE FACILITIES COST[1/]
(dollars)

Item	Subareas												
	MC10	MC20A	MC30	MC40	MC50	MC60	MC70	MC80	MC90	NC10	NC20	SC10	TOTALS
Construction Cost	5,610,900	2,202,000	0	3,580,800	0	6,743,400	2,079,600	5,704,800	1,778,200	4,013,700	1,364,400	3,732,800	36,810,600
Contingencies @ 25%	1,402,725	550,500	0	895,200	0	1,685,850	519,900	1,426,200	444,550	1,003,425	341,100	933,200	9,202,650
Subtotal	7,013,625	2,752,500	0	4,476,000	0	8,429,250	2,599,500	7,131,000	2,222,750	5,017,125	1,705,500	4,666,000	46,013,250
Engineering @ 20%	1,402,725	550,500	0	895,200	0	1,685,850	519,900	1,426,200	444,550	1,003,425	341,100	933,200	9,202,650
Subtotal	8,416,350	3,303,000	0	5,371,200	0	10,115,100	3,119,400	8,557,200	2,667,300	6,020,550	2,046,600	5,599,200	55,215,900
Land Acquisition[2/]	530,400	278,400	0	467,600	0	730,600	746,200	704,400	226,600	515,400	313,600	554,200	5,067,400
Land Contingencies @ 35%	185,640	97,440	0	163,660	0	255,710	261,170	246,540	79,310	180,390	109,760	193,970	1,773,590
Acquisition Allowance @ 25%	132,600	69,600	0	116,900	0	182,650	186,550	176,100	56,650	128,850	78,400	138,550	1,266,850
Contingency on Acquisition Allocation @ 25%	33,150	17,400	0	29,225	0	45,663	46,638	44,025	14,163	32,213	19,600	34,638	316,713
Subtotal	881,790	462,840	0	777,385	0	1,214,623	1,240,558	1,171,065	376,723	856,853	521,360	921,358	8,424,553
TOTAL COST	9,298,100	3,765,800	0	6,148,600	0	11,329,700	4,360,000	9,728,300	3,044,000	6,877,400	2,568,000	6,520,600	63,640,500

1/ Costs derived from Table 10 and Appendix C of the report entitled, "City of West Sacramento, Southport Drainage Master Plan," dated February 1995.

2/ Based upon recent experience of the City of West Sacramento, the unit cost for Land Acquisition used in this analysis was increased from $20,000 per acre to $40,000 per acre as shown in the report entitled, "City of West Sacramento, Southport Drainage Master Plan," dated February 1995.

The internal drainage facilities only benefit the corresponding subarea. The cost estimates presented in Table 2 were developed for each subarea and therefore, no other effort is required to allocate benefits and costs between subareas.

Allocation of the benefits and costs for the Main Drainage Canal Pump Station and canal system between subareas is not as straightforward. For example, the relative discharges from subareas MC50, MC30, and MC10 into the Main Drainage Canal Pump Station and canal system are greater than other subareas. In addition, there are no direct discharges from subareas MC80 and MC90 into these facilities. However, as previously discussed, these two subareas do receive benefit.

The costs for the Main Drainage Canal Pump Station and canal system were allocated to the subareas based upon the discharge from the detention ponds. The weighted benefit received by each subarea was computed by taking the corresponding detention pond discharge as a percentage of the sum of the detention pond discharges. The total cost of $19,670,200, was allocated among subareas using the weighted benefit. The results are presented in Table 3.

The costs for the internal drainage system and Main Drainage Canal Pump Station and canal system, which were allocated to the subareas, are presented in Table 4. The total cost to be allocated among the various land use types for the DMP facilities is $83,310,700.

TABLE 3

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALLOCATION OF MAIN DRAINAGE CANAL PUMP STATION AND CANAL SYSTEM COST BY SUBAREA

Subarea	Detention Pond Discharge, cfs	Percent of Total Flow for Weighted Benefit	Portion of Cost Allocated to Subarea, $
MC10	125.0	22.0	4,334,200
MC20A	26.0	4.6	901,500
MC30	27.0	4.8	936,200
MC40	51.0	9.0	1,768,300
MC50	67.0	11.8	2,323,100
MC60	67.0	11.8	2,323,100
MC70	42.0	7.4	1,456,300
MC80	36.0 [1/]	6.3	1,248,200
MC90	11.3 [1/]	2.0	391,800
NC10	38.0	6.7	1,317,600
NC20	34.0	6.0	1,178,900
SC10	43.0	7.6	1,491,000
TOTAL	567.3	100.0	19,670,200

[1/] Subareas MC80 and MC90 will be pumped directly to the Sacramento River Deep Water Ship Channel and therefore, receive less benefit from the Main Drainage Canal Pump Station and canal system than other subareas. These facilities remove the subareas from the floodplain and the canal system provides for environmental mitigation. It is assumed that this subarea will pay 25 percent less than the other subareas. As such, the listed discharge is 75 percent of actual.

TABLE 4

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALLOCATION OF DMP FACILITIES COST BY SUBAREA
(dollars)

Subarea	Internal Drainage Facilities	Main Drainage Canal Pump Station and Canals	Total Allocated Cost
MC10	9,298,100	4,334,200	13,632,300
MC20A	3,765,800	901,500	4,667,300
MC30	0	936,200	936,200
MC40	6,148,600	1,768,300	7,916,900
MC50	0	2,323,100	2,323,100
MC60	11,329,700	2,323,100	13,652,800
MC70	4,360,000	1,456,300	5,816,300
MC80	9,728,300	1,248,200	10,976,500
MC90	3,044,000	391,800	3,435,800
NC10	6,877,400	1,317,600	8,195,000
NC20	2,568,000	1,178,900	3,746,900
SC10	6,520,600	1,491,000	8,011,600
TOTAL	63,640,500	19,670,200	83,310,700

C. LAND USE TYPES

The land use types and areas that will exist in Southport at ultimate build out of each subarea are presented in Table 5. As presented in Table 4, costs for the DMP facilities will be allocated to existing and proposed land uses based upon benefit received.

D. ALLOCATION OF BENEFITS BY LAND USE TYPE

Benefits for the DMP facilities were allocated to each land use type based upon contribution to storm runoff. The contribution to runoff was based upon the runoff coefficients for the Rational Method. This method is used for estimating the rate of runoff.

For purposes of this analysis, the runoff coefficient, which is dimensionless, was used to reflect the runoff unit per acre associated with each land use type. The runoff units per acre were multiplied by the area to obtain the total runoff units for each land use type. The weighted benefit received by each land use type within a subarea was computed by taking the total runoff units for a particular land use type as a percentage of the total runoff units within the subarea.

The resulting allocation of benefits by land use types within each subarea are presented in Table 6. The cost for the DMP facilities for each subarea will be apportioned among the land use types within the subareas based upon the weighted benefit.

TABLE 5

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ULTIMATE LAND USE TYPES AND AREAS PER SUBAREA[1/]

Land Use Type	Area Per Subarea, ac												Total, ac
	MC10	MC20A	MC30	MC40	MC50	MC60	MC70	MC80	MC90	NC10	NC20	SC10	
PROPOSED DEVELOPMENT													
Rural Estates, RE	0.00	0.00	0.00	0.00	0.00	0.00	416.43	233.44	0.00	0.00	0.00	44.91	694.78
Rural Residential, RR	74.30	0.00	0.00	0.00	0.00	0.00	50.73	0.00	0.00	91.22	179.19	46.59	442.03
Low Density Residential, LR	237.69	0.00	0.00	0.00	43.17	216.62	76.75	310.21	160.68	235.16	0.00	334.60	1614.88
Medium Density Residential, MR	184.42	0.00	17.31	0.00	0.00	85.52	0.00	125.71	0.00	59.04	10.03	30.89	512.92
High Density Residential, HR	90.57	0.00	19.95	0.00	0.00	36.13	0.00	20.59	0.00	50.85	0.00	25.79	243.88
Neighborhood Commercial, NC	7.00	0.00	0.00	5.74	0.00	13.53	0.00	12.93	0.00	6.68	26.62	7.03	79.53
Community Commercial, CC	31.19	0.00	0.00	4.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.26
Water Related Commercial, WRC	4.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.84
General Commercial, GC	0.00	0.00	0.00	0.00	12.78	0.00	2.48	0.00	0.00	0.00	0.00	0.00	15.26
Business Park, BP	0.00	58.74	0.00	65.53	0.00	91.80	0.00	0.00	0.00	0.00	0.00	0.00	216.07
Mixed Use, MU	38.08	58.54	0.00	0.00	0.00	11.03	0.00	0.00	0.00	0.00	0.00	0.00	107.65
Riverfront Mixed Use, RMU	26.01	22.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.41
Light Industrial, LI	0.00	0.00	0.00	51.11	0.00	130.23	0.00	0.00	0.00	0.00	0.00	0.00	181.34
Heavy Industrial, HI	0.00	44.20	0.00	271.16	0.00	145.46	0.00	0.00	0.00	0.00	0.00	0.00	460.82
Water Related Industrial, WRI	17.78	19.74	0.00	6.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.59
Public/Quasi-Public, PQP	18.98	0.00	12.19	4.83	0.00	13.79	49.21	36.99	10.75	32.96	79.08	8.41	267.19
Recreation and Park, RP	58.76	28.25	1.77	32.41	9.94	44.79	8.33	19.19	8.38	27.05	0.00	71.21	310.08
Open Space, OS	9.87	3.29	6.70	11.63	0.00	14.19	19.04	53.20	13.79	20.27	0.00	25.83	177.81
Subtotal	799.49	235.16	57.92	452.55	65.89	803.09	622.97	812.26	193.60	523.23	294.92	595.26	5456.34
EXISTING DEVELOPMENT													
Rural Estates, RE	0.00	0.00	0.00	0.00	0.00	0.00	8.20	0.00	0.00	0.00	0.00	0.00	8.20
Rural Residential, RR	15.07	0.00	0.00	0.00	0.00	0.00	104.59	0.00	0.00	25.15	98.13	16.46	259.40
Low Density Residential, LR	28.36	46.53	0.00	0.00	180.54	0.00	0.00	0.00	0.00	1.53	0.00	0.00	256.96
Medium Density Residential, MR	0.00	0.00	74.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.47	0.00	77.92
Agriculture, A	0.00	0.00	0.00	0.00	0.00	0.00	29.12	0.00	39.12	0.00	0.00	0.00	68.24
Subtotal	43.43	46.53	74.45	0.00	180.54	0.00	141.91	0.00	39.12	26.68	101.60	16.46	602.48
TOTAL AREA	842.92	281.69	132.37	452.55	246.43	803.09	764.88	812.26	232.72	549.91	396.52	611.72	6127.06

1/ Source: City of West Sacramento, "Southport Drainage Master Plan," Backup Information, February 1995.

TABLE 6

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALLOCATION OF BENEFITS BY LAND USE TYPE

Land Use Type	Runoff Units per Acre [1]	Subarea MC10			Subarea MC20A			Subarea MC30		
		Area, ac	Total Runoff Units	Weighted Benefit[2], %	Area, ac	Total Runoff Units	Weighted Benefit[2], %	Area, ac	Total Runoff Units	Weighted Benefit[2], %
PROPOSED DEVELOPMENT										
Rural Estates, RE	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural Residential, RR	0.35	74.30	26.01	6.04	0.00	0.00	0.00	0.00	0.00	0.00
Low Density Residential, LR	0.45	237.69	106.96	24.83	0.00	0.00	0.00	0.00	0.00	0.00
Medium Density Residential, MR	0.51	184.42	94.05	21.83	0.00	0.00	0.00	17.31	8.83	12.57
High Density Residential, HR	0.71	90.57	64.30	14.93	0.00	0.00	0.00	19.95	14.16	20.15
Neighborhood Commercial, NC	0.84	7.00	5.88	1.36	0.00	0.00	0.00	0.00	0.00	0.00
Community Commercial, CC	0.84	31.19	26.20	6.08	0.00	0.00	0.00	0.00	0.00	0.00
Water Related Commercial, WRC	0.84	4.84	4.07	0.94	0.00	0.00	0.00	0.00	0.00	0.00
General Commercial, GC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Business Park, BP	0.84	0.00	0.00	0.00	58.74	49.34	27.10	0.00	0.00	0.00
Mixed Use, MU	0.64	38.08	24.37	5.66	58.54	37.47	20.59	0.00	0.00	0.00
Riverfront Mixed Use, RMU	0.64	26.01	16.65	3.87	22.40	14.34	7.88	0.00	0.00	0.00
Light Industrial, LI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heavy Industrial, HI	0.80	0.00	0.00	0.00	44.20	35.36	19.43	0.00	0.00	0.00
Water Related Industrial, WRI	0.80	17.78	14.22	3.30	19.74	15.79	8.68	0.00	0.00	0.00
Public/Quasi-Public, PQP	0.58	18.98	11.01	2.56	0.00	0.00	0.00	12.19	7.07	10.06
Recreation and Park, RP	0.28	58.76	16.45	3.82	28.25	7.91	4.35	1.77	0.50	0.71
Open Space, OS	0.26	9.87	2.57	0.60	3.29	0.86	0.47	6.70	1.74	2.48
EXISTING DEVELOPMENT										
Rural Estates, RE	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural Residential, RR	0.35	15.07	5.27	1.22	0.00	0.00	0.00	0.00	0.00	0.00
Low Density Residential, LR	0.45	28.36	12.76	2.96	46.53	20.94	11.50	0.00	0.00	0.00
Medium Density Residential, MR	0.51	0.00	0.00	0.00	0.00	0.00	0.00	74.45	37.97	54.03
Agriculture, A	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		842.92	430.77	100.00	281.69	182.01	100.00	132.37	70.27	100.00

[1] Runoff units per acre is equal to the runoff coefficient for the Rational Method. The runoff coefficients reflect hydrologic soil group C and were obtained from the report entitled, "The City of West Sacramento, Storm Drainage Design Standards, Section 4.11, Draft," dated October 30, 1995.

[2] Weighted benefit for each land use type is calculated as "Total Runoff Units" divided by the sum of "Total Runoff Units" and multiplied by 100.

TABLE 6

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALLOCATION OF BENEFITS BY LAND USE TYPE

Land Use Type	Runoff Units per Acre [1/]	Subarea MC40			Subarea MC50			Subarea MC60		
		Area ac	Total Runoff Units	Weighted Benefit[2/], %	Area ac	Total Runoff Units	Weighted Benefit[2/], %	Area ac	Total Runoff Units	Weighted Benefit[2/], %
PROPOSED DEVELOPMENT										
Rural Estates, RE	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural Residential, RR	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Density Residential, LR	0.45	0.00	0.00	0.00	43.17	19.43	17.02	216.62	97.48	19.22
Medium Density Residential, MR	0.51	0.00	0.00	0.00	0.00	0.00	0.00	85.52	43.62	8.60
High Density Residential, HR	0.71	0.00	0.00	0.00	0.00	0.00	0.00	36.13	25.65	5.06
Neighborhood Commercial, NC	0.84	5.74	4.82	1.41	0.00	0.00	0.00	13.53	11.37	2.24
Community Commercial, CC	0.84	4.07	3.42	1.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Related Commercial, WRC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Commercial, GC	0.84	0.00	0.00	0.00	12.78	10.74	9.41	0.00	0.00	0.00
Business Park, BP	0.84	65.53	55.05	16.15	0.00	0.00	0.00	91.80	77.11	15.21
Mixed Use, MU	0.64	0.00	0.00	0.00	0.00	0.00	0.00	11.03	7.06	1.39
Riverfront Mixed Use, RMU	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Industrial, LI	0.80	51.11	40.89	12.00	0.00	0.00	0.00	130.23	104.18	20.55
Heavy Industrial, HI	0.80	271.16	216.93	63.64	0.00	0.00	0.00	145.46	116.37	22.95
Water Related Industrial, WRI	0.80	6.07	4.86	1.43	0.00	0.00	0.00	0.00	0.00	0.00
Public/Quasi-Public, PQP	0.58	4.83	2.80	0.82	0.00	0.00	0.00	13.79	8.00	1.58
Recreation and Park, RP	0.28	32.41	9.07	2.66	9.94	2.78	2.43	44.79	12.54	2.47
Open Space, OS	0.26	11.63	3.02	0.89	0.00	0.00	0.00	14.19	3.69	0.73
EXISTING DEVELOPMENT										
Rural Estates, RE	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural Residential, RR	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Density Residential, LR	0.45	0.00	0.00	0.00	180.54	81.24	71.14	0.00	0.00	0.00
Medium Density Residential, MR	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Agriculture, A	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		452.55	340.86	100.00	246.43	114.19	100.00	803.09	507.07	100.00

1/ Runoff units per acre is equal to the runoff coefficient for the Rational Method. The runoff coefficients reflect hydrologic soil group C and were obtained from the report entitled, "The City of West Sacramento, Storm Drainage Design Standards, Section 4.11, Draft," dated October 30, 1995.

2/ Weighted benefit for each land use type is calculated as "Total Runoff Units" divided by the sum of "Total Runoff Units" and multiplied by 100.

TABLE 6

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALLOCATION OF BENEFITS BY LAND USE TYPE

Land Use Type	Runoff Units per Acre [1/]	Subarea MC70			Subarea MC80			Subarea MC90		
		Area ac	Total Runoff Units	Weighted Benefit[2/], %	Area ac	Total Runoff Units	Weighted Benefit[2/], %	Area ac	Total Runoff Units	Weighted Benefit[2/], %
PROPOSED DEVELOPMENT										
Rural Estates, RE	0.32	416.43	133.26	48.52	233.44	74.70	21.68	0.00	0.00	0.00
Rural Residential, RR	0.35	50.73	17.76	6.47	0.00	0.00	0.00	0.00	0.00	0.00
Low Density Residential, LR	0.45	76.75	34.54	12.58	310.21	139.59	40.52	160.68	72.31	71.92
Medium Density Residential, MR	0.51	0.00	0.00	0.00	125.71	64.11	18.61	0.00	0.00	0.00
High Density Residential, HR	0.71	0.00	0.00	0.00	20.59	14.62	4.24	0.00	0.00	0.00
Neighborhood Commercial, NC	0.84	0.00	0.00	0.00	12.93	10.86	3.15	0.00	0.00	0.00
Community Commercial, CC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Related Commercial, WRC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Commercial, GC	0.84	2.48	2.08	0.76	0.00	0.00	0.00	0.00	0.00	0.00
Business Park, BP	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mixed Use, MU	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Riverfront Mixed Use, RMU	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Industrial, LI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heavy Industrial, HI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Related Industrial, WRI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Quasi-Public, PQP	0.58	49.21	28.54	10.39	36.99	21.45	6.23	10.75	6.24	6.21
Recreation and Park, RP	0.28	8.33	2.33	0.85	19.19	5.37	1.56	8.38	2.35	2.34
Open Space, OS	0.26	19.04	4.95	1.80	53.20	13.83	4.01	13.79	3.59	3.57
EXISTING DEVELOPMENT										
Rural Estates, RE	0.32	8.20	2.62	0.95	0.00	0.00	0.00	0.00	0.00	0.00
Rural Residential, RR	0.35	104.59	36.61	13.33	0.00	0.00	0.00	0.00	0.00	0.00
Low Density Residential, LR	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Medium Density Residential, MR	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Agriculture, A	0.41	29.12	11.94	4.35	0.00	0.00	0.00	39.12	16.04	15.96
Total		764.88	274.63	100.00	812.26	344.53	100.00	232.72	100.53	100.00

[1/] Runoff units per acre is equal to the runoff coefficient for the Rational Method. The runoff coefficients reflect hydrologic soil group C and were obtained from the report entitled, "The City of West Sacramento, Storm Drainage Design Standards, Section 4.11, Draft," dated October 30, 1995.

[2/] Weighted benefit for each land use type is calculated as "Total Runoff Units" divided by the sum of "Total Runoff Units" and multiplied by 100.

TABLE 6

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALLOCATION OF BENEFITS BY LAND USE TYPE

Land Use Type	Runoff Units per Acre [1/]	Subarea NC10			Subarea NC20			Subarea SC10		
		Area ac	Total Runoff Units	Weighted Benefit[2/], %	Area ac	Total Runoff Units	Weighted Benefit[2/], %	Area ac	Total Runoff Units	Weighted Benefit[2/], %
PROPOSED DEVELOPMENT										
Rural Estates, RE	0.32	0.00	0.00	0.00	0.00	0.00	0.00	44.91	14.37	5.56
Rural Residential, RR	0.35	91.22	31.93	12.72	179.19	62.72	36.42	46.59	16.31	6.31
Low Density Residential, LR	0.45	235.16	105.82	42.15	0.00	0.00	0.00	334.60	150.57	58.24
Medium Density Residential, MR	0.51	59.04	30.11	12.00	10.03	5.12	2.97	30.89	15.75	6.09
High Density Residential, HR	0.71	50.85	36.10	14.38	0.00	0.00	0.00	25.79	18.31	7.08
Neighborhood Commercial, NC	0.84	6.68	5.61	2.23	26.62	22.36	12.99	7.03	5.91	2.29
Community Commercial, CC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Related Commercial, WRC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Commercial, GC	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Business Park, BP	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mixed Use, MU	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Riverfront Mixed Use, RMU	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Industrial, LI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heavy Industrial, HI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Related Industrial, WRI	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Quasi-Public, PQP	0.58	32.96	19.12	7.62	79.08	45.87	26.64	8.41	4.88	1.89
Recreation and Park, RP	0.28	27.05	7.57	3.02	0.00	0.00	0.00	71.21	19.94	7.71
Open Space, OS	0.26	20.27	5.27	2.10	0.00	0.00	0.00	25.83	6.72	2.60
EXISTING DEVELOPMENT										
Rural Estates, RE	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural Residential, RR	0.35	25.15	8.80	3.51	98.13	34.35	19.95	16.46	5.76	2.23
Low Density Residential, LR	0.45	1.53	0.69	0.27	0.00	0.00	0.00	0.00	0.00	0.00
Medium Density Residential, MR	0.51	0.00	0.00	0.00	3.47	1.77	1.03	0.00	0.00	0.00
Agriculture, A	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		549.91	251.02	100.00	396.52	172.19	100.00	611.72	258.52	100.00

1/ Runoff units per acre is equal to the runoff coefficient for the Rational Method. The runoff coefficients reflect hydrologic soil group C and were obtained from the report entitled, "The City of West Sacramento, Storm Drainage Design Standards, Section 4.11, Draft," dated October 30, 1995.

2/ Weighted benefit for each land use type is calculated as "Total Runoff Units" divided by the sum of "Total Runoff Units" and multiplied by 100.

E. DRAINAGE IMPACT FEES

As previously stated, public parks, open space, and agriculture are exempt under Alternative 1. Public/quasi-public, public parks, open space, and agriculture are exempt under Alternative 2.

To compute the drainage impact fees for Alternatives 1 and 2, costs were allocated to the land use types in each subarea based upon benefit. Costs were also allocated to the exempt lands based upon weighted benefit. These costs were then reallocated to proposed development using a unit per acre cost.

The costs for the DMP facilities were allocated to the exempt lands within each subarea using the acres and weighted benefits presented in Table 6. These costs were then added for all subareas and the total cost was divided by the total area of the nonexempt proposed development. The result is the unit reallocation factor, which is the cost per acre that was applied to proposed development land use types to reallocate costs associated with exempt lands. The results are presented in Tables 7 and 8 for Alternatives 1 and 2, respectively.

Tables 7 and 8 are the work sheets for allocating costs to exempt lands and for developing the reallocation factor for Alternatives 1 and 2. The reallocation factor was computed to be $935 per acre and $1,839 per acre of proposed development under Alternatives 1 and 2, respectively.

TABLE 7

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- EXEMPT LAND DRAINAGE COST ALLOCATION AND REALLOCATION FACTOR[1/]

Subarea	Land Use	Area, ac	Weighted Benefit[2/], $	Allocated Cost[3/], $
MC10	Recreation and Park, RP	58.76	3.82	520,754
	Open Space, OS	9.87	0.60	81,794
	Agriculture, A	0.00	0.00	0
MC20A	Recreation and Park, RP	28.25	4.35	203,028
	Open Space, OS	3.29	0.47	21,936
	Agriculture, A	0.00	0.00	0
MC30	Recreation and Park, RP	1.77	0.71	6,647
	Open Space, OS	6.70	2.48	23,218
	Agriculture, A	0.00	0.00	0
MC40	Recreation and Park, RP	32.41	2.66	210,590
	Open Space, OS	11.63	0.89	70,460
	Agriculture, A	0.00	0.00	0
MC50	Recreation and Park, RP	9.94	2.43	56,451
	Open Space, OS	0.00	0.00	0
	Agriculture, A	0.00	0.00	0
MC60	Recreation and Park, RP	44.79	2.47	337,224
	Open Space, OS	14.19	0.73	99,665
	Agriculture, A	0.00	0.00	0
MC70	Recreation and Park, RP	8.33	0.85	49,439
	Open Space, OS	19.04	1.80	104,693
	Agriculture, A	29.12	4.35	253,009
MC80	Recreation and Park, RP	19.19	1.56	171,233
	Open Space, OS	53.20	4.01	440,158
	Agriculture, A	0.00	0.00	0
MC90	Recreation and Park, RP	8.38	2.34	80,398
	Open Space, OS	13.79	3.57	122,658
	Agriculture, A	39.12	15.96	548,354

1/ Exempt lands include land use types RP, OS, and A. It is assumed that the cost for drainage facilities from these land use types will be distributed evenly between all other proposed development land use types.

2/ Refer to Table 6 for the calculation of weighted benefits by land use types.

3/ Refer to Table 4 for the subarea total costs.

TABLE 7

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- EXEMPT LAND DRAINAGE COST ALLOCATION AND REALLOCATION FACTOR[1/]

Subarea	Land Use	Area, ac	Weighted Benefit[2/], $	Allocated Cost[3/], $
NC10	Recreation and Park, RP	27.05	3.02	247,489
	Open Space, OS	20.27	2.10	172,095
	Agriculture, A	0.00	0.00	0
NC20	Recreation and Park, RP	0.00	0.00	0
	Open Space, OS	0.00	0.00	0
	Agriculture, A	0.00	0.00	0
SC10	Recreation and Park, RP	71.21	7.71	617,694
	Open Space, OS	25.83	2.60	208,302
	Agriculture, A	0.00	0.00	0
Total		556.13		4,647,289
Total Nonexempt Area[4/], acres		4968.45		
Unit Reallocation Factor, $/acre				935.36

1/ Exempt lands include land use types RP, OS, and A. It is assumed that the cost for drainage facilities from these land use types will be distributed evenly between all other proposed development land use types.

2/ Refer to Table 6 for the calculation of weighted benefits by land use type.

3/ Refer to Table 4 for the subarea total costs.

4/ Nonexempt area includes proposed development excluding land use types RP and OS.

TABLE 8

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- EXEMPT LAND DRAINAGE COST ALLOCATION AND REALLOCATION FACTOR[1/]

Subarea	Land Use	Area, ac	Weighted Benefit[2/], $	Allocated Cost[3/], $
MC10	Public/Quasi-Public, PQP	18.98	2.56	348,987
	Recreation and Park, RP	58.76	3.82	520,754
	Open Space, OS	9.87	0.60	81,794
	Agriculture, A	0.00	0.00	0
MC20A	Public/Quasi-Public, PQP	0.00	0.00	0
	Recreation and Park, RP	28.25	4.35	203,028
	Open Space, OS	3.29	0.47	21,936
	Agriculture, A	0.00	0.00	0
MC30	Public/Quasi-Public, PQP	12.19	10.06	94,182
	Recreation and Park, RP	1.77	0.71	6,647
	Open Space, OS	6.70	2.48	23,218
	Agriculture, A	0.00	0.00	0
MC40	Public/Quasi-Public, PQP	4.83	0.82	64,919
	Recreation and Park, RP	32.41	2.66	210,590
	Open Space, OS	11.63	0.89	70,460
	Agriculture, A	0.00	0.00	0
MC50	Public/Quasi-Public, PQP	0.00	0.00	0
	Recreation and Park, RP	9.94	2.43	56,451
	Open Space, OS	0.00	0.00	0
	Agriculture, A	0.00	0.00	0
MC60	Public/Quasi-Public, PQP	13.79	1.58	215,714
	Recreation and Park, RP	44.79	2.47	337,224
	Open Space, OS	14.19	0.73	99,665
	Agriculture, A	0.00	0.00	0
MC70	Public/Quasi-Public, PQP	49.21	10.39	604,314
	Recreation and Park, RP	8.33	0.85	49,439
	Open Space, OS	19.04	1.80	104,693
	Agriculture, A	29.12	4.35	253,009

1/ Exempt lands include land use types PQP, RP, OS, and A. It is assumed that the cost for drainage facilities from these land use types will be distributed evenly between all other proposed development land use types.

2/ Refer to Table 6 for the calculation of weighted benefits by land use types.

3/ Refer to Table 4 for the subarea total costs.

TABLE 8

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- EXEMPT LAND DRAINAGE COST ALLOCATION AND REALLOCATION FACTOR[1/]

Subarea	Land Use	Area, ac	Weighted Benefit[2/], $	Allocated Cost[3/], $
MC80	Public/Quasi-Public, PQP	36.99	6.23	683,836
	Recreation and Park, RP	19.19	1.56	171,233
	Open Space, OS	53.20	4.01	440,158
	Agriculture, A	0.00	0.00	0
MC90	Public/Quasi-Public, PQP	10.75	6.21	213,363
	Recreation and Park, RP	8.38	2.34	80,398
	Open Space, OS	13.79	3.57	122,658
	Agriculture, A	39.12	15.96	548,354
NC10	Public/Quasi-Public, PQP	32.96	7.62	624,459
	Recreation and Park, RP	27.05	3.02	247,489
	Open Space, OS	20.27	2.10	172,095
	Agriculture, A	0.00	0.00	0
NC20	Public/Quasi-Public, PQP	79.08	26.64	998,174
	Recreation and Park, RP	0.00	0.00	0
	Open Space, OS	0.00	0.00	0
	Agriculture, A	0.00	0.00	0
SC10	Public/Quasi-Public, PQP	8.41	1.89	151,419
	Recreation and Park, RP	71.21	7.71	617,694
	Open Space, OS	25.83	2.60	208,302
	Agriculture, A	0.00	0.00	0
Total		823.32		8,646,655
Total Nonexempt Area[4/], acres		4701.26		
Unit Reallocation Factor, $/acre				1839.22

1/ Exempt lands include land use types PQP, RP, OS, and A. It is assumed that the cost for drainage facilities from these land use types will be distributed evenly between all other proposed development land use types.

2/ Refer to Table 6 for the calculation of weighted benefits.

3/ Refer to Table 4 for the subarea total costs.

4/ Nonexempt area includes proposed development excluding land use types PQP, RP, and OS.

The costs for the DMP were allocated to the nonexempt land use types within each subarea using the weighted benefits presented in Table 6, and using the reallocation factor presented in Tables 7 and 8. The drainage impact fee for each proposed land use type was computed by dividing the total allocated cost by the total area.

As an example, Tables 9 and 10 are the work sheets for subarea MC10 that present the allocation of costs and the drainage impact fees for the various land use types under Alternatives 1 and 2, respectively. The work sheets for all subareas are presented in Appendices A and B for Alternatives 1 and 2, respectively.

A comparison between subareas of the total allocated costs by land use type is provided in Tables 11 and 12 for Alternatives 1 and 2, respectively. Under both Alternatives 1 and 2, the combined total of all allocated costs is $83,310,700, which equals the total construction costs for the DMP facilities presented in Table 4.

A comparison between subareas of the drainage impact fees for proposed development is presented in Tables 13 and 14 for Alternatives 1 and 2, respectively. The mean, maximum, and minimum fees are also listed for each land use type.

TABLE 9

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC10 COST ALLOCATION AND IMPACT FEES

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[1], $	Reallocation of Exempt Land Costs[2], $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			13,632,300	$935/ac		
PROPOSED DEVELOPMENT						
Rural Estates, RE	0.00	0.00	0	0	0	-
Rural Residential, RR	74.30	6.04	823,391	69,497	892,888	12,017
Low Density Residential, LR	237.69	24.83	3,384,900	222,326	3,607,226	15,176
Medium Density Residential, MR	184.42	21.83	2,975,931	172,499	3,148,430	17,072
High Density Residential, HR	90.57	14.93	2,035,302	84,716	2,120,018	23,408
Neighborhood Commercial, NC	7.00	1.36	185,399	6,548	191,947	27,421
Community Commercial, CC	31.19	6.08	828,844	29,174	858,018	27,509
Water Related Commercial, WRC	4.84	0.94	128,144	4,527	132,671	27,411
General Commercial, GC	0.00	0.00	0	0	0	-
Business Park, BP	0.00	0.00	0	0	0	-
Mixed Use, MU	38.08	5.66	771,588	35,619	807,207	21,198
Riverfront Mixed Use, RMU	26.01	3.87	527,570	24,329	551,899	21,219
Light Industrial, LI	0.00	0.00	0	0	0	-
Heavy Industrial, HI	0.00	0.00	0	0	0	-
Water Related Industrial, WRI	17.78	3.30	449,866	16,631	466,497	26,237
Public/Quasi-Public, PQP	18.98	2.56	348,987	17,753	366,740	19,322
Recreation and Park, RP	58.76	3.82	0	0	0	N/A
Open Space, OS	9.87	0.60	0	0	0	N/A
Subtotal	799.49	95.82	12,459,922	683,617	13,143,539	
EXISTING DEVELOPMENT						
Rural Estates, RE	0.00	0.00	0	0	0	N/A
Rural Residential, RR	15.07	1.22	166,314	0	166,314	N/A
Low Density Residential, LR	28.36	2.96	403,516	0	403,516	N/A
Medium Density Residential, MR	0.00	0.00	0	0	0	N/A
Agriculture, A	0.00	0.00	0	0	0	N/A
Subtotal	43.43	4.18	569,830	0	569,830	
TOTAL	842.92	100.00	13,029,752	683,617	13,713,370	

[1] The total cost to allocate is obtained from Table 4.

[2] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the unit relocation factor from Table 7.

TABLE 10

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC10 COST ALLOCATION AND IMPACT FEES

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[1], $	Reallocation of Exempt Land Costs[2], $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			13,632,300	$1,839/ac		
PROPOSED DEVELOPMENT						
Rural Estates, RE	0.00	0.00	0	0	0	-
Rural Residential, RR	74.30	6.04	823,391	136,654	960,045	12,921
Low Density Residential, LR	237.69	24.83	3,384,900	437,164	3,822,064	16,080
Medium Density Residential, MR	184.42	21.83	2,975,931	339,189	3,315,120	17,976
High Density Residential, HR	90.57	14.93	2,035,302	166,578	2,201,881	24,311
Neighborhood Commercial, NC	7.00	1.36	185,399	12,875	198,274	28,325
Community Commercial, CC	31.19	6.08	828,844	57,365	886,209	28,413
Water Related Commercial, WRC	4.84	0.94	128,144	8,902	137,045	28,315
General Commercial, GC	0.00	0.00	0	0	0	-
Business Park, BP	0.00	0.00	0	0	0	-
Mixed Use, MU	38.08	5.66	771,588	70,037	841,626	22,102
Riverfront Mixed Use, RMU	26.01	3.87	527,570	47,838	575,408	22,123
Light Industrial, LI	0.00	0.00	0	0	0	-
Heavy Industrial, HI	0.00	0.00	0	0	0	-
Water Related Industrial, WRI	17.78	3.30	449,866	32,701	482,567	27,141
Public/Quasi-Public, PQP	18.98	2.56	0	0	0	N/A
Recreation and Park, RP	58.76	3.82	0	0	0	N/A
Open Space, OS	9.87	0.60	0	0	0	N/A
Subtotal	799.49	95.82	12,110,935	1,309,304	13,420,239	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	15.07	1.22	166,314	0	166,314	N/A
Low Density Residential, LR	28.36	2.96	403,516	0	403,516	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal	43.43	4.18	569,830	0	569,830	
TOTAL	842.92	100.00	12,680,765	1,309,304	13,990,069	

[1] The total cost to allocate is obtained from Table 4.

[2] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the unit relocation factor from Table 8.

TABLE 11

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- COMPARISON OF ALLOCATED COSTS

Land Use	Subarea Allocated Cost, $												Total, $
	MC10	MC20A	MC30	MC40	MC50	MC60	MC70	MC80	MC90	NC10	NC20	SC10	
PROPOSED DEVELOPMENT													
Rural Estates, RE	0	0	0	0	0	0	3,211,581	2,598,056	0	0	0	487,452	6,297,088
Rural Residential, RR	892,888	0	0	0	0	0	423,765	0	0	1,127,728	1,532,228	549,110	4,525,720
Low Density Residential, LR	3,607,226	0	0	0	435,771	2,826,686	803,479	4,737,836	2,621,321	3,674,152	0	4,978,927	23,685,398
Medium Density Residential, MR	3,148,430	0	133,871	0	0	1,254,133	0	2,160,311	0	1,038,624	120,665	516,800	8,372,833
High Density Residential, HR	2,120,018	0	207,305	0	0	724,626	0	484,663	0	1,226,004	0	591,344	5,353,960
Neighborhood Commercial, NC	191,947	0	0	116,997	0	318,478	0	357,854	0	188,997	511,622	190,041	1,875,936
Community Commercial, CC	858,018	0	0	82,976	0	0	0	0	0	0	0	0	940,994
Water Related Commercial, WRC	132,671	0	0	0	0	0	0	0	0	0	0	0	132,671
General Commercial, GC	0	0	0	0	230,558	0	46,524	0	0	0	0	0	277,081
Business Park, BP	0	1,319,781	0	1,339,873	0	2,162,457	0	0	0	0	0	0	4,822,112
Mixed Use, MU	807,207	1,015,753	0	0	0	200,091	0	0	0	0	0	0	2,023,051
Riverfront Mixed Use, RMU	551,899	388,735	0	0	0	0	0	0	0	0	0	0	940,634
Light Industrial, LI	0	0	0	997,834	0	2,927,462	0	0	0	0	0	0	3,925,297
Heavy Industrial, HI	0	948,199	0	5,291,947	0	3,269,375	0	0	0	0	0	0	9,509,522
Water Related Industrial, WRI	466,497	423,586	0	118,889	0	0	0	0	0	0	0	0	1,008,972
Public/Quasi-Public, PQP	366,740	0	105,584	69,436	0	228,613	650,343	718,435	223,418	655,288	1,072,142	159,286	4,249,285
Recreation and Park, RP	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Space, OS	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	13,143,539	4,096,055	446,760	8,017,954	666,329	13,911,921	5,135,692	11,057,154	2,844,739	7,910,792	3,236,657	7,472,960	77,940,552
EXISTING DEVELOPMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Estates, RE	0	0	0	0	0	0	55,255	0	0	0	0	0	55,255
Rural Residential, RR	166,314	0	0	0	0	0	775,313	0	0	287,645	747,507	178,659	2,155,437
Low Density Residential, LR	403,516	536,740	0	0	1,652,653	0	0	0	0	22,127	0	0	2,615,035
Medium Density Residential, MR	0	0	505,829	0	0	0	0	0	0	0	38,593	0	544,422
Agriculture, A	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	569,830	536,740	505,829	0	1,652,653	0	830,568	0	0	309,771	786,100	178,659	5,370,149
TOTAL	13,713,370	4,632,794	952,589	8,017,954	2,318,982	13,911,921	5,966,259	11,057,154	2,844,739	8,220,563	4,022,756	7,651,619	83,310,701

TABLE 12

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- COMPARISON OF ALLOCATED COSTS

Land Use	Subarea Allocated Cost, $												Total, $
	MC10	MC20A	MC30	MC40	MC50	MC60	MC70	MC80	MC90	NC10	NC20	SC10	
PROPOSED DEVELOPMENT													
Rural Estates, RE	0	0	0	0	0	0	3,587,975	2,809,053	0	0	0	528,044	6,925,072
Rural Residential, RR	960,045	0	0	0	0	0	469,618	0	0	1,210,178	1,694,191	591,221	4,925,253
Low Density Residential, LR	3,822,064	0	0	0	474,791	3,022,480	872,851	5,018,222	2,766,553	3,886,703	0	5,281,359	25,145,024
Medium Density Residential, MR	3,315,120	0	149,517	0	0	1,331,431	0	2,273,935	0	1,091,988	129,730	544,720	8,836,441
High Density Residential, HR	2,201,881	0	225,337	0	0	757,283	0	503,273	0	1,271,965	0	614,655	5,574,393
Neighborhood Commercial, NC	198,274	0	0	122,185	0	330,707	0	369,541	0	195,034	535,682	196,395	1,947,820
Community Commercial, CC	886,209	0	0	86,655	0	0	0	0	0	0	0	0	972,864
Water Related Commercial, WRC	137,045	0	0	0	0	0	0	0	0	0	0	0	137,045
General Commercial, GC	0	0	0	0	242,109	0	48,765	0	0	0	0	0	290,874
Business Park, BP	0	1,372,874	0	1,399,103	0	2,245,431	0	0	0	0	0	0	5,017,409
Mixed Use, MU	841,626	1,068,665	0	0	0	210,061	0	0	0	0	0	0	2,120,351
Riverfront Mixed Use, RMU	575,408	408,982	0	0	0	0	0	0	0	0	0	0	984,390
Light Industrial, LI	0	0	0	1,044,031	0	3,045,172	0	0	0	0	0	0	4,089,203
Heavy Industrial, HI	0	988,150	0	5,537,038	0	3,400,851	0	0	0	0	0	0	9,926,039
Water Related Industrial, WRI	482,567	441,428	0	124,376	0	0	0	0	0	0	0	0	1,048,371
Public/Quasi-Public, PQP	0	0	0	0	0	0	0	0	0	0	0	0	0
Recreation and Park, RP	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Space, OS	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	13,420,239	4,280,099	374,854	8,313,388	716,900	14,343,415	4,979,209	10,974,024	2,766,553	7,655,868	2,359,603	7,756,394	77,940,547
EXISTING DEVELOPMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Estates, RE	0	0	0	0	0	0	55,255	0	0	0	0	0	55,255
Rural Residential, RR	166,314	0	0	0	0	0	775,313	0	0	287,645	747,507	178,659	2,155,437
Low Density Residential, LR	403,516	536,740	0	0	1,652,653	0	0	0	0	22,127	0	0	2,615,035
Medium Density Residential, MR	0	0	505,829	0	0	0	0	0	0	0	38,593	0	544,422
Agriculture, A	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	569,830	536,740	505,829	0	1,652,653	0	830,568	0	0	309,771	786,100	178,659	5,370,149
TOTAL	13,990,069	4,816,838	880,683	8,313,388	2,369,553	14,343,415	5,809,777	10,974,024	2,766,553	7,965,639	3,145,703	7,935,053	83,310,696

TABLE 13

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- COMPARISON OF IMPACT FEES

Land Use	Impact Fee, $/ac														
	Subarea												Mean	Max	Min
	MC10	MC20A	MC30	MC40	MC50	MC60	MC70	MC80	MC90	NC10	NC20	SC10			
PROPOSED DEVELOPMENT															
Rural Estates, RE	-	-	-	-	-	-	7,712	11,129	-	-	-	10,854	9,063	11,129	7,712
Rural Residential, RR	-	-	-	-	-	-	8,353	-	-	12,363	8,551	11,786	10,238	12,363	8,353
Low Density Residential, LR	15,176	-	-	-	10,094	13,049	10,469	-	16,314	15,624	-	14,880	14,667	16,314	10,094
Medium Density Residential, MR	17,072	-	7,734	-	-	14,665	-	-	-	17,592	12,030	16,730	16,324	17,592	7,734
High Density Residential, HR	23,408	-	10,391	-	-	20,056	-	23,539	-	24,110	-	22,929	21,953	24,110	10,391
Neighborhood Commercial, NC	27,421	-	-	20,383	-	23,539	-	27,676	-	28,293	19,219	27,033	23,588	28,293	19,219
Community Commercial, CC	27,509	-	-	20,387	-	-	-	-	-	-	-	-	26,687	27,509	20,387
Water Related Commercial, WRC	27,411	-	-	-	-	-	-	-	-	-	-	-	27,411	27,411	27,411
General Commercial, GC	-	-	-	-	18,041	-	18,760	-	-	-	-	-	18,157	18,760	18,041
Business Park, BP	-	22,468	-	20,447	-	23,556	-	-	-	-	-	-	22,317	23,556	20,447
Mixed Use, MU	21,198	17,351	-	-	-	18,141	-	-	-	-	-	-	18,793	21,198	17,351
Riverfront Mixed Use, RMU	21,219	17,354	-	-	-	-	-	-	-	-	-	-	19,431	21,219	17,354
Light Industrial, LI	-	-	-	19,523	-	22,479	-	-	-	-	-	-	21,646	22,479	19,523
Heavy Industrial, HI	-	21,452	-	19,516	-	22,476	-	-	-	-	-	-	20,636	22,476	19,516
Water Related Industrial, WRI	26,237	21,458	-	19,586	-	-	-	-	-	-	-	-	23,147	26,237	19,586
Public/Quasi-Public, PQP	19,322	-	8,662	14,376	-	16,578	13,216	19,422	20,783	19,881	13,558	18,940	15,904	20,783	8,662
Recreation and Park, RP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space, OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TABLE 14

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- COMPARISON OF IMPACT FEES

Land Use	Impact Fee, $/ac														
	Subarea												Mean	Max	Min
	MC10	MC20A	MC30	MC40	MC50	MC60	MC70	MC80	MC90	NC10	NC20	SC10			
PROPOSED DEVELOPMENT															
Rural Estates, RE	-	-	-	-	-	-	8,616	12,033	-	-	-	11,758	9,967	12,033	8,616
Rural Residential, RR	12,921	-	-	-	-	-	9,257	-	-	13,267	9,455	12,690	11,142	13,267	9,257
Low Density Residential, LR	16,080	-	-	-	10,998	13,953	11,373	16,177	17,218	16,528	-	15,784	15,571	17,218	10,998
Medium Density Residential, MR	17,976	-	8,638	-	-	15,569	-	18,089	-	18,496	12,934	17,634	17,228	18,496	8,638
High Density Residential, HR	24,311	-	11,295	-	-	20,960	-	24,443	-	25,014	-	23,833	22,857	25,014	11,295
Neighborhood Commercial, NC	28,325	-	-	21,287	-	24,443	-	28,580	-	29,197	20,123	27,937	24,492	29,197	20,123
Community Commercial, CC	28,413	-	-	21,291	-	-	-	-	-	-	-	-	27,591	28,413	21,291
Water Related Commercial, WRC	28,315	-	-	-	-	-	-	-	-	-	-	-	28,315	28,315	28,315
General Commercial, GC	-	-	-	-	18,944	-	19,663	-	-	-	-	-	19,061	19,663	18,944
Business Park, BP	-	23,372	-	21,351	-	24,460	-	-	-	-	-	-	23,221	24,460	21,351
Mixed Use, MU	22,102	18,255	-	-	-	19,044	-	-	-	-	-	-	19,697	22,102	18,255
Riverfront Mixed Use, RMU	22,123	18,258	-	-	-	-	-	-	-	-	-	-	20,334	22,123	18,258
Light Industrial, LI	-		-	20,427	-	23,383	-	-	-	-	-	-	22,550	23,383	20,427
Heavy Industrial, HI	-	22,356	-	20,420	-	23,380	-	-	-	-	-	-	21,540	23,380	20,420
Water Related Industrial, WRI	27,141	22,362	-	20,490	-	-	-	-	-	-	-	-	24,051	27,141	20,490
Public/Quasi-Public, PQP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Recreation and Park, RP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space, OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

APPENDIX A

APPENDIX A

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC10 COST ALLOCATION AND IMPACT FEES

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[1/], $	Reallocation of Exempt Land Costs[2/], $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			13,632,300	$935/ac		
PROPOSED DEVELOPMENT						
Rural Estates, RE	0.00	0.00	0	0	0	-
Rural Residential, RR	74.30	6.04	823,391	69,497	892,888	12,017
Low Density Residential, LR	237.69	24.83	3,384,900	222,326	3,607,226	15,176
Medium Density Residential, MR	184.42	21.83	2,975,931	172,499	3,148,430	17,072
High Density Residential, HR	90.57	14.93	2,035,302	84,716	2,120,018	23,408
Neighborhood Commercial, NC	7.00	1.36	185,399	6,548	191,947	27,421
Community Commercial, CC	31.19	6.08	828,844	29,174	858,018	27,509
Water Related Commercial, WRC	4.84	0.94	128,144	4,527	132,671	27,411
General Commercial, GC	0.00	0.00	0	0	0	-
Business Park, BP	0.00	0.00	0	0	0	-
Mixed Use, MU	38.08	5.66	771,588	35,619	807,207	21,198
Riverfront Mixed Use, RMU	26.01	3.87	527,570	24,329	551,899	21,219
Light Industrial, LI	0.00	0.00	0	0	0	-
Heavy Industrial, HI	0.00	0.00	0	0	0	-
Water Related Industrial, WRI	17.78	3.30	449,866	16,631	466,497	26,237
Public/Quasi-Public, PQP	18.98	2.56	348,987	17,753	366,740	19,322
Recreation and Park, RP	58.76	3.82	0	0	0	N/A
Open Space, OS	9.87	0.60	0	0	0	N/A
Subtotal	799.49	95.82	12,459,922	683,617	13,143,539	
EXISTING DEVELOPMENT						
Rural Estates, RE	0.00	0.00	0	0	0	N/A
Rural Residential, RR	15.07	1.22	166,314	0	166,314	N/A
Low Density Residential, LR	28.36	2.96	403,516	0	403,516	N/A
Medium Density Residential, MR	0.00	0.00	0	0	0	N/A
Agriculture, A	0.00	0.00	0	0	0	N/A
Subtotal	43.43	4.18	569,830	0	569,830	
TOTAL	842.92	100.00	13,029,752	683,617	13,713,370	

1/ The total cost to allocate is obtained from Table 4.

2/ Cost for exempt land drainage is calculated by multiplying the area for each land use type by the unit relocation factor from Table 7.

APPENDIX A

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC20 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			4,667,300	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP	58.74	27.10	1,264,838	54,943	1,319,781	22,468
Mixed Use, MU	58.54	20.59	960,997	54,756	1,015,753	17,351
Riverfront Mixed Use, RMU	22.40	7.88	367,783	20,952	388,735	17,354
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI	44.20	19.43	906,856	41,343	948,199	21,452
Water Related Industrial, WRI	19.74	8.68	405,122	18,464	423,586	21,458
Public/Quasi-Public, PQP		0.00	0	0	0	
Recreation and Park, RP	28.25	4.35	0	0	0	
Open Space, OS	3.29	0.47	0	0	0	
Subtotal Proposed Development	235.16	88.50	3,905,597	190,458	4,096,055	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR	46.53	11.50	536,740	0	536,740	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	46.53	11.50	536,740	0	536,740	
TOTAL	281.69	100.00	4,442,336	190,458	4,632,794	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

APPENDIX A

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC 30 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			936,200	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR	17.31	12.57	117,680	16,191	133,871	7,734
High Density Residential, HR	19.95	20.15	188,644	18,660	207,305	10,391
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	12.19	10.06	94,182	11,402	105,584	8,662
Recreation and Park, RP	1.77	0.71	0	0	0	
Open Space, OS	6.70	2.48	0	0	0	
Subtotal Proposed Development	57.92	45.97	400,506	46,254	446,760	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR	74.45	54.03	505,829	0	505,829	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	74.45	54.03	505,829	0	505,829	
TOTAL	132.37	100.00	906,335	46,254	952,589	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

APPENDIX A

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC40 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			7,916,900	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC	5.74	1.41	111,628	5,369	116,997	20,383
Community Commercial, CC	4.07	1.00	79,169	3,807	82,976	20,387
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP	65.53	16.15	1,278,579	61,294	1,339,873	20,447
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI	51.11	12.00	950,028	47,806	997,834	19,523
Heavy Industrial, HI	271.16	63.64	5,038,315	253,632	5,291,947	19,516
Water Related Industrial, WRI	6.07	1.43	113,212	5,678	118,889	19,586
Public/Quasi-Public, PQP	4.83	0.82	64,919	4,518	69,436	14,376
Recreation and Park, RP	32.41	2.66	0	0	0	
Open Space, OS	11.63	0.89	0	0	0	
Subtotal Proposed Development	452.55	100.00	7,635,850	382,104	8,017,954	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	0.00	0.00	0	0	0	
TOTAL	452.55	100.00	7,635,850	382,104	8,017,954	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC50 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			2,323,100	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	43.17	17.02	395,392	40,379	435,771	10,094
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC	12.78	9.41	218,604	11,954	230,558	18,041
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP		0.00	0	0	0	
Recreation and Park, RP	9.94	2.43	0	0	0	
Open Space, OS		0.00	0	0	0	
Subtotal Proposed Development	65.89	28.86	613,995	52,333	666,329	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR	180.54	71.14	1,652,653	0	1,652,653	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	180.54	71.14	1,652,653	0	1,652,653	
TOTAL	246.43	100.00	2,266,649	52,333	2,318,982	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC60 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			13,652,800	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	216.62	19.22	2,624,068	202,618	2,826,686	13,049
Medium Density Residential, MR	85.52	8.60	1,174,141	79,992	1,254,133	14,665
High Density Residential, HR	36.13	5.06	690,832	33,795	724,626	20,056
Neighborhood Commercial, NC	13.53	2.24	305,823	12,655	318,478	23,539
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP	91.80	15.21	2,076,591	85,866	2,162,457	23,556
Mixed Use, MU	11.03	1.39	189,774	10,317	200,091	18,141
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI	130.23	20.55	2,805,650	121,812	2,927,462	22,479
Heavy Industrial, HI	145.46	22.95	3,133,318	136,057	3,269,375	22,476
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	13.79	1.58	215,714	12,899	228,613	16,578
Recreation and Park, RP	44.79	2.47	0	0	0	
Open Space, OS	14.19	0.73	0	0	0	
Subtotal Proposed Development	803.09	100.00	13,215,910	696,011	13,911,921	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	0.00	0.00	0	0	0	
TOTAL	803.09	100.00	13,215,910	696,011	13,911,921	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC70 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			5,816,300	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE	416.43	48.52	2,822,069	389,512	3,211,581	7,712
Rural Residential, RR	50.73	6.47	376,315	47,451	423,765	8,353
Low Density Residential, LR	76.75	12.58	731,691	71,789	803,479	10,469
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC	2.48	0.76	44,204	2,320	46,524	18,760
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	49.21	10.39	604,314	46,029	650,343	13,216
Recreation and Park, RP	8.33	0.85	0	0	0	
Open Space, OS	19.04	1.80	0	0	0	
Subtotal Proposed Development	622.97	81.37	4,578,591	557,100	5,135,692	
EXISTING DEVELOPMENT						
Rural Estates, RE	8.20	0.95	55,255	0	55,255	N/A
Rural Residential, RR	104.59	13.33	775,313	0	775,313	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A	29.12	4.35	0	0	0	N/A
Subtotal Existing Development	141.91	18.63	830,568	0	830,568	
TOTAL	764.88	100.00	5,409,159	557,100	5,966,259	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC80 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			10,976,500	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE	233.44	21.68	2,379,705	218,350	2,598,056	11,129
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	310.21	40.52	4,447,678	290,158	4,737,836	15,273
Medium Density Residential, MR	125.71	18.61	2,042,727	117,584	2,160,311	17,185
High Density Residential, HR	20.59	4.24	465,404	19,259	484,663	23,539
Neighborhood Commercial, NC	12.93	3.15	345,760	12,094	357,854	27,676
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	36.99	6.23	683,836	34,599	718,435	19,422
Recreation and Park, RP	19.19	1.56	0	0	0	
Open Space, OS	53.20	4.01	0	0	0	
Subtotal Proposed Development	812.26	100.00	10,365,109	692,045	11,057,154	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	0.00	0.00	0	0	0	
TOTAL	812.26	100.00	10,365,109	692,045	11,057,154	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA MC90 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			3,435,800	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	160.68	71.92	2,471,027	150,294	2,621,321	16,314
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	10.75	6.21	213,363	10,055	223,418	20,783
Recreation and Park, RP	8.38	2.34	0	0	0	
Open Space, OS	13.79	3.57	0	0	0	
Subtotal Proposed Development	193.60	84.04	2,684,391	160,349	2,844,739	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A	39.12	15.96	0	0	0	N/A
Subtotal Existing Development	39.12	15.96	0	0	0	
TOTAL	232.72	100.00	2,684,391	160,349	2,844,739	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA NC10 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			8,195,000	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR	91.22	12.72	1,042,404	85,324	1,127,728	12,363
Low Density Residential, LR	235.16	42.15	3,454,193	219,959	3,674,152	15,624
Medium Density Residential, MR	59.04	12.00	983,400	55,224	1,038,624	17,592
High Density Residential, HR	50.85	14.38	1,178,441	47,563	1,226,004	24,110
Neighborhood Commercial, NC	6.68	2.23	182,749	6,248	188,997	28,293
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	32.96	7.62	624,459	30,829	655,288	19,881
Recreation and Park, RP	27.05	3.02	0	0	0	
Open Space, OS	20.27	2.10	0	0	0	
Subtotal Proposed Development	523.23	96.22	7,465,645	445,147	7,910,792	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	25.15	3.51	287,645	0	287,645	N/A
Low Density Residential, LR	1.53	0.27	22,127	0	22,127	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	26.68	3.78	309,771	0	309,771	
TOTAL	549.91	100.00	7,775,416	445,147	8,220,563	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA NC20 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			3,746,900	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR	179.19	36.42	1,364,621	167,607	1,532,228	8,551
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR	10.03	2.97	111,283	9,382	120,665	12,030
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC	26.62	12.99	486,722	24,899	511,622	19,219
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	79.08	26.64	998,174	73,968	1,072,142	13,558
Recreation and Park, RP		0.00	0	0	0	
Open Space, OS		0.00	0	0	0	
Subtotal Proposed Development	294.92	79.02	2,960,800	275,856	3,236,657	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	98.13	19.95	747,507	0	747,507	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR	3.47	1.03	38,593	0	38,593	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	101.60	20.98	786,100	0	786,100	
TOTAL	396.52	100.00	3,746,900	275,856	4,022,756	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

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CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 1 -- SUBAREA SC10 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			8,011,600	$935/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE	44.91	5.56	445,445	42,007	487,452	10,854
Rural Residential, RR	46.59	6.31	505,532	43,578	549,110	11,786
Low Density Residential, LR	334.60	58.24	4,665,956	312,971	4,978,927	14,880
Medium Density Residential, MR	30.89	6.09	487,906	28,893	516,800	16,730
High Density Residential, HR	25.79	7.08	567,221	24,123	591,344	22,929
Neighborhood Commercial, NC	7.03	2.29	183,466	6,576	190,041	27,033
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	8.41	1.89	151,419	7,866	159,286	18,940
Recreation and Park, RP	71.21	7.71	0	0	0	
Open Space, OS	25.83	2.60	0	0	0	
Subtotal Proposed Development	595.26	97.77	7,006,945	466,015	7,472,960	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	16.46	2.23	178,659	0	178,659	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	16.46	2.23	178,659	0	178,659	
TOTAL	611.72	100.00	7,185,604	466,015	7,651,619	

[1/] Assumes that the cost for drainage facilities from land use types RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 6.

APPENDIX B

APPENDIX B

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC10 COST ALLOCATION AND IMPACT FEES

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[1/], $	Reallocation of Exempt Land Costs[2/], $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			13,632,300	$1,839/ac		
PROPOSED DEVELOPMENT						
Rural Estates, RE	0.00	0.00	0	0	0	-
Rural Residential, RR	74.30	6.04	823,391	136,654	960,045	12,921
Low Density Residential, LR	237.69	24.83	3,384,900	437,164	3,822,064	16,080
Medium Density Residential, MR	184.42	21.83	2,975,931	339,189	3,315,120	17,976
High Density Residential, HR	90.57	14.93	2,035,302	166,578	2,201,881	24,311
Neighborhood Commercial, NC	7.00	1.36	185,399	12,875	198,274	28,325
Community Commercial, CC	31.19	6.08	828,844	57,365	886,209	28,413
Water Related Commercial, WRC	4.84	0.94	128,144	8,902	137,045	28,315
General Commercial, GC	0.00	0.00	0	0	0	-
Business Park, BP	0.00	0.00	0	0	0	-
Mixed Use, MU	38.08	5.66	771,588	70,037	841,626	22,102
Riverfront Mixed Use, RMU	26.01	3.87	527,570	47,838	575,408	22,123
Light Industrial, LI	0.00	0.00	0	0	0	-
Heavy Industrial, HI	0.00	0.00	0	0	0	-
Water Related Industrial, WRI	17.78	3.30	449,866	32,701	482,567	27,141
Public/Quasi-Public, PQP	18.98	2.56	0	0	0	N/A
Recreation and Park, RP	58.76	3.82	0	0	0	N/A
Open Space, OS	9.87	0.60	0	0	0	N/A
Subtotal	799.49	95.82	12,110,935	1,309,304	13,420,239	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	15.07	1.22	166,314	0	166,314	N/A
Low Density Residential, LR	28.36	2.96	403,516	0	403,516	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal	43.43	4.18	569,830	0	569,830	
TOTAL	842.92	100.00	12,680,765	1,309,304	13,990,069	

1/ The total cost to allocate is obtained from Table 4.

2/ Cost for exempt land drainage is calculated by multiplying the area for each land use type by the unit relocation factor from Table 8.

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CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC20 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			4,667,300	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP	58.74	27.10	1,264,838	108,036	1,372,874	23,372
Mixed Use, MU	58.54	20.59	960,997	107,668	1,068,665	18,255
Riverfront Mixed Use, RMU	22.40	7.88	367,783	41,199	408,982	18,258
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI	44.20	19.43	906,856	81,294	988,150	22,356
Water Related Industrial, WRI	19.74	8.68	405,122	36,306	441,428	22,362
Public/Quasi-Public, PQP		0.00	0	0	0	N/A
Recreation and Park, RP	28.25	4.35	0	0	0	N/A
Open Space, OS	3.29	0.47	0	0	0	N/A
Subtotal Proposed Development	235.16	88.50	3,905,597	374,502	4,280,099	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR	46.53	11.50	536,740	0	536,740	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	46.53	11.50	536,740	0	536,740	
TOTAL	281.69	100.00	4,442,336	374,502	4,816,838	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC30 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			936,200	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR	17.31	12.57	117,680	31,837	149,517	8,638
High Density Residential, HR	19.95	20.15	188,644	36,692	225,337	11,295
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	12.19	10.06	0	0	0	N/A
Recreation and Park, RP	1.77	0.71	0	0	0	N/A
Open Space, OS	6.70	2.48	0	0	0	N/A
Subtotal Proposed Development	57.92	45.97	306,325	68,529	374,854	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR	74.45	54.03	505,829	0	505,829	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	74.45	54.03	505,829	0	505,829	
TOTAL	132.37	100.00	812,154	68,529	880,683	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC40 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			7,916,900	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC	5.74	1.41	111,628	10,557	122,185	21,287
Community Commercial, CC	4.07	1.00	79,169	7,486	86,655	21,291
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP	65.53	16.15	1,278,579	120,524	1,399,103	21,351
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI	51.11	12.00	950,028	94,003	1,044,031	20,427
Heavy Industrial, HI	271.16	63.64	5,038,315	498,723	5,537,038	20,420
Water Related Industrial, WRI	6.07	1.43	113,212	11,164	124,376	20,490
Public/Quasi-Public, PQP	4.83	0.82	0	0	0	N/A
Recreation and Park, RP	32.41	2.66	0	0	0	N/A
Open Space, OS	11.63	0.89	0	0	0	N/A
Subtotal Proposed Development	452.55	100.00	7,570,931	742,456	8,313,388	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	0.00	0.00	0	0	0	
TOTAL	452.55	100.00	7,570,931	742,456	8,313,388	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC50 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			2,323,100	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	43.17	17.02	395,392	79,399	474,791	10,998
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC	12.78	9.41	218,604	23,505	242,109	18,944
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP		0.00	0	0	0	N/A
Recreation and Park, RP	9.94	2.43	0	0	0	N/A
Open Space, OS		0.00	0	0	0	N/A
Subtotal Proposed Development	65.89	28.86	613,995	102,904	716,900	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR	180.54	71.14	1,652,653	0	1,652,653	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	180.54	71.14	1,652,653	0	1,652,653	
TOTAL	246.43	100.00	2,266,649	102,904	2,369,553	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC60 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			13,652,800	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	216.62	19.22	2,624,068	398,412	3,022,480	13,953
Medium Density Residential, MR	85.52	8.60	1,174,141	157,290	1,331,431	15,569
High Density Residential, HR	36.13	5.06	690,832	66,451	757,283	20,960
Neighborhood Commercial, NC	13.53	2.24	305,823	24,885	330,707	24,443
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP	91.80	15.21	2,076,591	168,840	2,245,431	24,460
Mixed Use, MU	11.03	1.39	189,774	20,287	210,061	19,044
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI	130.23	20.55	2,805,650	239,522	3,045,172	23,383
Heavy Industrial, HI	145.46	22.95	3,133,318	267,533	3,400,851	23,380
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	13.79	1.58	0	0	0	N/A
Recreation and Park, RP	44.79	2.47	0	0	0	N/A
Open Space, OS	14.19	0.73	0	0	0	N/A
Subtotal Proposed Development	803.09	100.00	13,000,196	1,343,219	14,343,415	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	0.00	0.00	0	0	0	
TOTAL	803.09	100.00	13,000,196	1,343,219	14,343,415	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA MC70 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			5,816,300	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE	416.43	48.52	2,822,069	765,906	3,587,975	8,616
Rural Residential, RR	50.73	6.47	376,315	93,304	469,618	9,257
Low Density Residential, LR	76.75	12.58	731,691	141,160	872,851	11,373
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC	2.48	0.76	44,204	4,561	48,765	19,663
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	49.21	10.39	0	0	0	N/A
Recreation and Park, RP	8.33	0.85	0	0	0	N/A
Open Space, OS	19.04	1.80	0	0	0	N/A
Subtotal Proposed Development	622.97	81.37	3,974,278	1,004,931	4,979,209	
EXISTING DEVELOPMENT						
Rural Estates, RE	8.20	0.95	55,255	0	55,255	N/A
Rural Residential, RR	104.59	13.33	775,313	0	775,313	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A	29.12	4.35	0	0	0	N/A
Subtotal Existing Development	141.91	18.63	830,568	0	830,568	
TOTAL	764.88	100.00	4,804,845	1,004,931	5,809,777	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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ALTERNATIVE 2 -- SUBAREA MC80 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			10,976,500	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE	233.44	21.68	2,379,705	429,348	2,809,053	12,033
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	310.21	40.52	4,447,678	570,544	5,018,222	16,177
Medium Density Residential, MR	125.71	18.61	2,042,727	231,208	2,273,935	18,089
High Density Residential, HR	20.59	4.24	465,404	37,870	503,273	24,443
Neighborhood Commercial, NC	12.93	3.15	345,760	23,781	369,541	28,580
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	36.99	6.23	0	0	0	N/A
Recreation and Park, RP	19.19	1.56	0	0	0	N/A
Open Space, OS	53.20	4.01	0	0	0	N/A
Subtotal Proposed Development	812.26	100.00	9,681,273	1,292,751	10,974,024	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	0.00	0.00	0	0	0	
TOTAL	812.26	100.00	9,681,273	1,292,751	10,974,024	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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ALTERNATIVE 2 -- SUBAREA MC90 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			3,435,800	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR		0.00	0	0	0	
Low Density Residential, LR	160.68	71.92	2,471,027	295,526	2,766,553	17,218
Medium Density Residential, MR		0.00	0	0	0	
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC		0.00	0	0	0	
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	10.75	6.21	0	0	0	N/A
Recreation and Park, RP	8.38	2.34	0	0	0	N/A
Open Space, OS	13.79	3.57	0	0	0	N/A
Subtotal Proposed Development	193.60	84.04	2,471,027	295,526	2,766,553	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR		0.00	0	0	0	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A	39.12	15.96	0	0	0	N/A
Subtotal Existing Development	39.12	15.96	0	0	0	
TOTAL	232.72	100.00	2,471,027	295,526	2,766,553	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

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ALTERNATIVE 2 -- SUBAREA NC10 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			8,195,000	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR	91.22	12.72	1,042,404	167,774	1,210,178	13,267
Low Density Residential, LR	235.16	42.15	3,454,193	432,511	3,886,703	16,528
Medium Density Residential, MR	59.04	12.00	983,400	108,588	1,091,988	18,496
High Density Residential, HR	50.85	14.38	1,178,441	93,524	1,271,965	25,014
Neighborhood Commercial, NC	6.68	2.23	182,749	12,286	195,034	29,197
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	32.96	7.62	0	0	0	N/A
Recreation and Park, RP	27.05	3.02	0	0	0	N/A
Open Space, OS	20.27	2.10	0	0	0	N/A
Subtotal Proposed Development	523.23	96.22	6,841,186	814,682	7,655,868	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	25.15	3.51	287,645	0	287,645	N/A
Low Density Residential, LR	1.53	0.27	22,127	0	22,127	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	26.68	3.78	309,771	0	309,771	
TOTAL	549.91	100.00	7,150,957	814,682	7,965,639	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

APPENDIX B

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA NC20 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			3,746,900	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	
Rural Residential, RR	179.19	36.42	1,364,621	329,570	1,694,191	9,455
Low Density Residential, LR		0.00	0	0	0	
Medium Density Residential, MR	10.03	2.97	111,283	18,447	129,730	12,934
High Density Residential, HR		0.00	0	0	0	
Neighborhood Commercial, NC	26.62	12.99	486,722	48,960	535,682	20,123
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	79.08	26.64	0	0	0	N/A
Recreation and Park, RP		0.00	0	0	0	N/A
Open Space, OS		0.00	0	0	0	N/A
Subtotal Proposed Development	294.92	79.02	1,962,626	396,977	2,359,603	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	98.13	19.95	747,507	0	747,507	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR	3.47	1.03	38,593	0	38,593	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	101.60	20.98	786,100	0	786,100	
TOTAL	396.52	100.00	2,748,726	396,977	3,145,703	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

APPENDIX B

CITY OF WEST SACRAMENTO
SOUTHPORT DRAINAGE IMPACT FEES

ALTERNATIVE 2 -- SUBAREA SC10 COST ALLOCATION AND IMPACT FEES [1/]

Land Use Type	Area, ac	Weighted Benefit, %	Allocated Cost[2/], $	Reallocation of Exempt Land Costs, $	Total Allocated Cost, $	Impact Fee $/acre
Total Cost To Allocate			8,011,600	$1,839/ac, [3/]		
PROPOSED DEVELOPMENT						
Rural Estates, RE	44.91	5.56	445,445	82,599	528,044	11,758
Rural Residential, RR	46.59	6.31	505,532	85,689	591,221	12,690
Low Density Residential, LR	334.60	58.24	4,665,956	615,403	5,281,359	15,784
Medium Density Residential, MR	30.89	6.09	487,906	56,814	544,720	17,634
High Density Residential, HR	25.79	7.08	567,221	47,433	614,655	23,833
Neighborhood Commercial, NC	7.03	2.29	183,466	12,930	196,395	27,937
Community Commercial, CC		0.00	0	0	0	
Water Related Commercial, WRC		0.00	0	0	0	
General Commercial, GC		0.00	0	0	0	
Business Park, BP		0.00	0	0	0	
Mixed Use, MU		0.00	0	0	0	
Riverfront Mixed Use, RMU		0.00	0	0	0	
Light Industrial, LI		0.00	0	0	0	
Heavy Industrial, HI		0.00	0	0	0	
Water Related Industrial, WRI		0.00	0	0	0	
Public/Quasi-Public, PQP	8.41	1.89	0	0	0	N/A
Recreation and Park, RP	71.21	7.71	0	0	0	N/A
Open Space, OS	25.83	2.60	0	0	0	N/A
Subtotal Proposed Development	595.26	97.77	6,855,526	900,868	7,756,394	
EXISTING DEVELOPMENT						
Rural Estates, RE		0.00	0	0	0	N/A
Rural Residential, RR	16.46	2.23	178,659	0	178,659	N/A
Low Density Residential, LR		0.00	0	0	0	N/A
Medium Density Residential, MR		0.00	0	0	0	N/A
Agriculture, A		0.00	0	0	0	N/A
Subtotal Existing Development	16.46	2.23	178,659	0	178,659	
TOTAL	611.72	100.00	7,034,185	900,868	7,935,053	

[1/] Assumes that the cost for drainage facilities from land use types PQP, RP, OS, and A will be distributed evenly between all other land use types.

[2/] The allocated cost is derived from Table 4.

[3/] Cost for exempt land drainage is calculated by multiplying the area for each land use type by the total unit cost from Table 11.

Section 4. APPENDIX

CITY OF WEST SACRAMENTO

ADMINISTRATIVE POLICY

NUMBER: IV-G-1

DATE: September 8, 1992
Revised: February 1, 1994

SUBJECT: BOOK OF FEES

AUTHORITY: City Manager

PURPOSE: To establish guidelines relating to the Book of Fees.

POLICY: The City shall maintain a Book of Fees to include all City fees adopted by ordinance or resolution. While the Book of Fees shall be under the control of the Director of Finance, each Department Head shall be responsible for maintaining an appropriate department fee schedule.

PROCEDURE:

A. The Book of Fees shall be amended by Council action twice each year in accordance with the following general schedule:

Agenda Date	Effective Date
November/December	January 1
May/June	July 1

The effective date of any fee may be delayed in cases where State law requires a minimum waiting period.

B. Amendments to the Book of Fees shall be subject to the following "three-prong" test:

1. Each fee shall stand on its own merits as fair and reasonable, taking into account groups of related customers and the cost of enforcing regulatory activities or providing product or service to each group. Under State law, no fee can exceed this cost.

2. Each fee, together with related fees, shall not materially exceed those of other communities in our region. For purposes of this test, related fees fall into two groups: (i) those impacting existing residential customers and business operations, and (ii) those related to new construction.

3. Adjustments to each fee shall be deemed for equity or general purposes and shall not occur more often than once a year. Equity adjustments are made to bring fairness between customer classes. Large equity adjustments shall be implemented over a number of years. General fee increases, however, are made to increase revenue and shall be tied in part to inflation.

In meeting the burden of this test, Agenda Reports shall include rate studies, fee surveys and other such supporting materials as necessary.

C. Department Heads who administer the program supported by fees being considered for imposition or amendment shall be responsible for gaining public support through a process of public review and comment. This process may include presentations and meetings with various commissions, organizations, groups and individuals, as appropriate.

D. Agenda reports and resolutions to amend the Book of Fees shall be prepared by the Director of Finance from information supplied by Department Heads in accordance with the following process:

1. Director of Finance shall notify Department Heads that amendments to the Book of Fees are being considered for an agenda date (either Winter or Summer). Department Heads, in turn, will have a certain time in which to identify new fees or changes in existing fees for consideration.

2. After these fees have been identified, the Director of Finance shall notify the City Council and the Chamber of Commerce.

3. In preparation for a public hearing, Department Heads are responsible for carrying out Sections B and C of this policy.

4. Finally, Department Heads shall supply the Director of Finance information required by this policy in the normal background and analysis format required for agenda reports.