Public Facilities Impact Fee Nexus Study

City of Ceres

Draft – May 2025

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INTRODUCTION

The City of Ceres (City) is located in the central San Joaquin Valley, 80 miles south of the State capital Sacramento, and 95 miles east of San Francisco, in the heart of Stanislaus County. The Tuolumne River forms part of the City's northern boundary. Incorporated in 1918, the City is one of Central Valley's most diverse agricultural areas, with its name originating from the Roman Goddess of agriculture "Ceres". The City operates under a council-manager form of government and serves as a dynamic urban center in the Central Valley.

Ceres is a rapidly growing community, and like many other local jurisdictions, it is experiencing significant changes as both its residential population and non-resident workforce continue to expand. With this growth comes a range of challenges and opportunities, particularly in ensuring that the necessary public infrastructure and services keep pace with the increased demand. As more people move into the area and more businesses set up operations, the need for expanded transportation networks, utilities, public facilities, and schools becomes even more critical. As Ceres continues to develop, it must also address issues such as maintaining quality of life, ensuring equitable access to services, and planning for long-term sustainability. Effective planning and investment in infrastructure will be essential to supporting this growth while preserving the community's character and providing a high standard of living for both current and future residents.

As the resident population and non-resident employment in the City increase, there exists a correlating rise in the need for public infrastructure and services to support the increased demand on the City. California's Assembly Bill 1600 (AB 1600) adopted in 1987 and codified as California Government Code Section 66000 et. seq., allows the City to impose Development Impact Fees on new development within the City. Development Impact Fees (Impact Fees) are one-time charges on new development that are collected and used by the City to cover the cost of capital facilities, vehicles, and equipment that are required to serve new growth.

The City's *existing* Impact Fee program consists of the following fees:

- Police
- Fire Protection
- Municipal Facilities
- Parks and Recreation
- Information Technology
- Community Facilities
- Transportation
- Drainage
- Water
- Wastewater

In the City, the Impact Fees were last updated in 2013, via Resolution No. 2013-73. The aim of the 2025 update is to revise the City's Development Impact Fee Program (Impact Fee Program or

Program), evaluate the existing fees, and consider the introduction of additional impact fees for new developments. These fees will help mitigate the citywide impacts on public infrastructure, services, and community amenities, while ensuring compliance with the legal standards outlined in AB 1600 and AB 602.This fee update consolidates the existing Municipal Facilities, Information Technology and Community Facilities fee into a General Government Facilities Fee and adds an Administration Fee. With the existing fees, the administrative cost was included within each fee, as part of this update, the administrative costs of the Impact Fee Program will now be a stand-alone fee.

NEXUS REQUIREMENT SUMMARY

AB 1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that all fee components comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in subsequent sections of this report.

ASSEMBLY BILL 602

AB 602, enacted by the State of California in 2021, amended Sections 65940.1 and 66019 of, and added Section 66016.5 to the Government Code. AB 602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow all of the following standards and practices:

1. Before the adoption of an associated development fee, an impact fee nexus study shall be adopted.

2. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
3. A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001 of the Government Code.
4. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.
5. A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with the requirements to calculate a fee imposed on a housing development project proportionally to the square footage of the proposed units if the local agency makes the following findings:
    - An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
    - An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
    - That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.
6. Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.
7. All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
8. Studies shall be updated at least every eight years, beginning on January 1, 2022.
9. The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

This report demonstrates that all fee components comply with AB 602. The methodologies performed to calculate the updated fees ensure that the costs for facilities are proportionately spread between existing and future users.

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NEXUS STUDY SUMMARY

Purpose

As development occurs in the City, new backbone infrastructure and capital facilities are required to mitigate the increased demand created by new residents and workers. Impact fees fund this required backbone infrastructure and capital facilities as well as the related administrative costs through the City's fee program. The fee program contains separate fee categories for each type of infrastructure and capital facilities. Incorporated in this Nexus Study are the following fees:

- Police
- Fire Protection
- General Government Facilities
- Parks and Recreation
- Transportation
- Water
- Wastewater
- Administration

This includes updates to the existing City impact fees for: Police, Fire Protection, Parks and Recreation, Transportation, Water, and Wastewater. The existing Municipal Facilities, Community Facilities, and Information Technology Fee have now been streamlined into the General Government Facilities Fee while the existing Drainage fee is being discontinued. The City if proposing one new fee, the Administration Fee. With the existing fees, the administrative cost was included within each fee, as part of this update, the administrative costs of the Impact Fee Program will now be a stand-alone fee. This report is designed to satisfy AB 1600 Nexus requirements, AB 602 guidance, and provide the necessary technical analysis to support the adoption of the updated fees. The fees will be effective 60 days after the City's final action establishing and authorizing the collection of the fees.

Fee Program Costs

Table ES-1 summarizes the costs attributable to each fee program based on the facilities identified in this Nexus Study, assuming the growth assumptions made within this report are accurate. This summary does not account for any future inflationary escalation of fees, current fund balances, or outstanding credits and reimbursements.

Table ES-1: Costs Attributable to Fee Programs

Fee Program		Costs Attributable to the Fee Program [1]
Police	$	9,236,271.20
Fire Protection	$	8,105,066.00
General Government Facilities	$	14,699,018.00
Parks and Recreation	$	123,976,689.10
Transportation	$	76,576,814.52
Water	$	94,583,005.28
Wastewater	$	106,279,963.07
Administration	$	27,545,864.28
Total	**$**	**461,002,691.45**

Notes:

1 The Storm Drainage fee has been removed from the fee program as future development will occur in specific plans that will be required to fund their storm drainage improvements independently.

Updated Fees

Pursuant to AB 602, residential development fees are suggested to be assessed on a per square foot basis, with the exception of Water Fees which are collected on a per meter basis. To yield consistency across fees assessed on non-residential land uses, non-residential development fees will be assessed per 1,000 building square foot with the exception of Water Fees which are collected on a per meter basis. Fees on Accessory Dwelling Units, specialized projects, and rebuild projects are detailed further in Section 8: Implementation and Administration.

Table ES-2 shows a summary of the proposed updated fees per square foot (SF).

Table ES-3 shows a summary of proposed water fee per meter size.

Table ES-2: Summary of Proposed Impact Fees for Police, Fire Protection, General Government Facilities, Parks and Recreation, Transportation, Drainage, Water, Wastewater, and Program Administration

Land Use	Police	Fire Protection	General Government Facilities	Parks & Recreation	Transportation	Wastewater	Administration [1]	Total
Residential (Fee per Square Foot)								
Single Family	$ 0.67	$ 0.59	$ 1.07	$ 8.65	$ 2.94	$ 6.39	$ 1.02	$ 21.33
Multi Family	$ 0.68	$ 0.59	$ 1.07	$ 8.65	$ 2.36	$ 8.24	$ 1.08	$ 22.67
Non-Residential (Fee per 1,000 Square Feet)								
Commercial	$ 210.14	$ 182.93	$ 332.73	$866.65	$ 9,144.47	$ 907.86	$ 582.24	$ 12,227.02
Office	$ 461.84	$ 402.04	$ 731.28	$1,904.72	$ 7,745.90	$ 2,521.83	$ 688.38	$ 14,455.99
Industrial	$ 46.18	$ 40.20	$ 73.13	$190.47	$ 1,828.89	$ 1,978.67	$ 207.88	$ 4,365.42

Notes:

1 Administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

Table ES-3: Summary of Proposed Impact Fees for Water by Meter Size

Meter Size	Water	Administration [1]
Single Family Residential		
Single Family Residential	$ 11,186.89	$ 559.34
Multi Family Residential and Non-Residential		
3/4- Inch Meter	$ 11,186.89	$ 559.34
1-Inch Meter	$ 18,644.81	$ 932.24
1 1/2-Inch Meter	$ 37,289.62	$ 1,864.48
2-Inch Meter	$ 59,663.40	$ 2,983.17
3-Inch Meter	$ 111,868.87	$ 5,593.44
4-Inch Meter	$ 186,448.12	$ 9,322.41
6-Inch Meter	$ 372,896.24	$ 18,644.81
8-Inch Meter	$ 596,633.98	$ 29,831.70
10-Inch Meter	$ 857,661.35	$ 42,883.07

Notes:

1 Administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

Proposed Fees Comparison with Existing Fees

Table ES-4, on the following page, shows the comparison between the proposed City Impact fees and the existing fees. Existing residential fees that are not already collected on a fee per square foot were converted from a fee per dwelling unit to a fee per square foot. The assumptions used in this study were used for this conversion to provide a more accurate comparison to the new fee structure.

AB 602 states that "if a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee." The current Public Facilities Fee Nexus study was not available for review. However, the fees for Police, Fire, General Government Facilities and Transportation are based on the existing level of service. This level of service remains unchanged from the previous nexus study, although the costs for facility replacement have risen over time. The proposed Parks and Recreation fees are based on the City's General Plan, which establishes the level of service in terms of park acres per 1,000 residents, and remain consistent with the previous study. However, construction costs per acre of parkland have significantly increased in recent years. The proposed Water and Wastewater System Fees, on the other hand, are the only fees reflecting changes from the previous nexus study, due to the City's completion of updated master plans. These plans adjusted water demand and wastewater generation rates based on new hydraulic modeling.

Table ES-4: Proposed Fees Comparison to Existing Fees

Single Family	Existing Fee [1]	Proposed Fee	Percentage Change
Police	$ 0.25	$ 0.67	169%
Fire Protection	$ 0.53	$ 0.59	12%
General Government Facilities [2]	$ 1.85	$ 1.07	-42%
Parks & Recreation	$ 3.00	$ 8.65	188%
Transportation	$ 1.80	$ 2.94	63%
Storm Drainage [3]	$ 1.32	$ -	-100%
Water	$ 3.97	$ 6.50	64%
Wastewater	$ 3.53	$ 6.39	81%
Total	**$ 16.25**	**$ 26.81**	**65%**

Notes:

1 Existing fees were converted from a fee per dwelling unit to per square foot using the same residential size assumptions in this study to provide a more accurate comparison to the new fee structure.

2 General Government Facilities fee combines the existing fees for Municipal Facilities, Community Facilities & Information Technology.

3 Storm Drainage fee utilizes the average of Area A-D of the existing fee program.

Multi Family	Existing Fee [1]	Proposed Fee	Percentage Change
Police	$ 0.32	$ 0.68	113%
Fire Protection	$ 0.67	$ 0.59	-12%
General Government Facilities [2]	$ 2.37	$ 1.07	-55%
Parks & Recreation	$ 3.85	$ 8.65	125%
Transportation	$ 1.52	$ 2.36	55%
Storm Drainage [3]	$ 0.54	$ -	-100%
Water [4]	$ 3.14	$ 4.82	53%
Wastewater	$ 4.56	$ 8.24	81%
Total	**$ 16.97**	**$ 26.41**	**56%**

Notes:

1 Existing fees were converted from a fee per dwelling unit to per square foot using the same residential size assumptions in this study to provide a more accurate comparison to the new fee structure.

2 General Government Facilities fee combines the existing fees for Municipal Facilities, Community Facilities & Information Technology.

3 Storm Drainage fee utilizes the average of Area A-D of the existing fee program.

4 Water Fee utilizes a fee for a 3" water meter and assumes 20 units per building.

Commercial	Existing Fee	Proposed Fee	Percentage Change
Police	$ 27.97	$ 210.14	651%
Fire Protection	$ 59.31	$ 182.93	208%
General Government Facilities [1]	$ 115.63	$ 332.73	188%
Parks & Recreation	$ 264.94	$ 866.65	227%
Transportation	$ 6,159.78	$ 9,144.47	48%
Storm Drainage [2]	$ 640.72	$ -	-100%
Water [3]	$ 1,570.80	$ 2,237.38	42%
Wastewater	$ 1,133.87	$ 907.86	-20%
Total	**$ 9,973.02**	**$ 13,882.16**	**39%**

Notes:

1 General Government Facilities fee combines the existing fees for Municipal Facilities, Community Facilities & Information Technology.

2 Storm Drainage fee utilizes the average of Area A-D of the existing fee program.

3 Water Fee utilizes a fee for a 3" water meter and assumes a building of 50,000 square feet.

Office	Existing Fee	Proposed Fee	Percentage Change
Police	$ 42.13	$ 461.84	996%
Fire Protection	$ 88.97	$ 402.04	352%
General Government Facilities [1]	$ 156.02	$ 731.28	369%
Parks & Recreation	$ 399.01	$ 1,904.72	377%
Transportation	$ 4,332.96	$ 7,745.90	79%
Storm Drainage [2]	$ 640.72	$ -	-100%
Water [3]	$ 1,570.80	$ 2,237.38	42%
Wastewater	$ 1,565.33	$ 2,521.83	61%
Total	**$ 8,795.94**	**$ 16,004.99**	**82%**

Notes:

1 General Government Facilities fee combines the existing fees for Municipal Facilities, Community Facilities & Information Technology.

2 Storm Drainage fee utilizes the average of Area A-D of the existing fee program.

3 Water Fee utilizes a fee for a 3" water meter and assumes a building of 50,000 square feet.

Industrial	Existing Fee	Proposed Fee	Percentage Change
Police	$ 19.89	$ 46.18	132%
Fire Protection	$ 41.87	$ 40.20	-4%
General Government Facilities [1]	$ 73.59	$ 73.13	-1%
Parks & Recreation	$ 188.33	$ 190.47	1%
Transportation	$ 3,900.48	$ 1,828.89	-53%
Storm Drainage [2]	$ 400.63	$ -	-100%
Water [3]	$ 1,502.46	$ 2,237.38	49%
Wastewater	$ 2,049.16	$ 1,978.67	-3%
Total	**$ 8,176.41**	**$ 6,394.92**	**-22%**

Notes:

1 General Government Facilities fee combines the existing fees for Municipal Facilities, Community Facilities & Information Technology.

2 Storm Drainage fee utilizes the average of Area A-D of the existing fee program.

3 Water Fee utilizes a fee for a 3" water meter and assumes a building of 50,000 square feet.

Section 1 METHODOLOGY

METHODOLOGY

Imposed fees require various findings to ensure that a reasonable relationship exists between the fee amount and the cost of the facility or portion of the facility attributable to new development. Several methodologies are available to determine fee amounts. The most common methodologies are defined by the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley. Choosing the appropriate methodology depends on the type of facility for which the fee is calculated and the availability of documentation to support the fee calculation. Following is a discussion of the methodologies available to calculate the separate fee components in this report.

Existing Inventory Method

The existing inventory method, also known as the "incremental method" uses a facility standard based on the ratio of existing facilities to the demand on the facilities by the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. This method is often used when a long-range plan for new facilities is not available.

Planned Facilities Method

The planned facilities method calculates the proposed fee based on the ratio of planned facilities to the increase in demand associated with new development. This method is appropriate when planned facilities have been define by a long range master plan or expenditure plan which includes specific facilities and cost estimates. As the Planned Facilities Method relies on a long range master plan that may change as the plan is implemented, fees based on this methodology need to be regularly updated to remain consistent with the project lists and current plans.

System Plan Method

The system plan method utilizes an integrated approach to allocate the cost of existing facilities and the costs of planned facilities to the total development in the study area. This method is appropriate when calculating a systemwide fee in which new development will fund an integrated system of facilities at the future standard attributable to new development. By spreading the costs of an integrated system incorporating the existing facilities and planned facilities costs to the total development in the study area, this ensures that new development only pays their proportional share of the total system costs and is not responsible for rectifying any existing deficiencies.

PROGRAM ADMINISTRATION

The City, with assistance from consultants, oversees the implementation and administration of the Impact Fee Program, consistent with the requirements of the Mitigation Fee Act. For all City Impact fees, a Program Administration Fee is added to fund the costs of City's management and ongoing fee program administration, collection, and reporting. This includes costs associated with City staff and consultant time, studies, and administration to support the program. Industry standard ranges from three to six percent (3-6%) for the administrative component of a development fee program.

For ease of administration, this report creates a separate Program Administration Fee that will be collected in a separate fund. Additional information regarding the Program Administration Fee is presented in 0. The administrative functions of the Program Administration Fee include, but are not limited to, the following:

- Annual fee adjustments
- Annual fee reporting
- Additional fee reporting every five years
- Application and tracking of fee credits and reimbursements
- Posting of nexus studies and fee schedules on the City's website
- Periodic nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration

FUND BALANCE

The fund balances used throughout this analysis were based on the City's reported Impact fee fund balances through June 30, 2024. **Table 1-1** displays the balances of the existing funds used within this study.

Table 1-1: City of Ceres Impact Fee Fund Balance as of June 30, 2024

Fee Program		Existing Fund Balance [1]
Police	$	(263,931)
Fire Protection	$	557,905
General Government Facilities	$	2,299,651
Parks & Recreation	$	413,525
Transportation	$	-
Water	$	5,017,864
Wastewater	$	4,737,689
Total	**$**	**12,762,703**

Notes:

1 Existing fund balances derived from the City of Ceres Annual Impact Fee Report for the Fiscal Year Ending June 30, 2024.

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Section 2 POPULATION AND LAND USE ASSUMPTIONS

LAND USE TYPES

To ensure a reasonable relationship between each fee and the type of development paying the fee, different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family:** Detached single-family dwelling units. Includes residential agriculture, very low density, low density, medium density and age-restricted units.
- **Multi Family**: Attached residential projects including Downtown Residential and high density land use designations.
- **Commercial**: All commercial, retail, educational, and mixed-use development.
- **Office**: All general, professional, and medical office development.
- **Industrial**: All research and development, manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a mixed-use development with both Retail and Residential land uses. In these cases, the fees will be calculated separately for each land use type.

GROWTH FORECASTS

Growth projections are used as indicators of demand. The City's existing population, as well as the City's Community Development Department's population projections, are critical assumptions used throughout the fee sections that follow in this report. The following resources were used as part of this analysis:

- Estimates of population projections and new development through buildout were based on the City's land use plan from the City adopted specific plans for Whitmore Ranch, Mitchell Road Corridor, Eastgate, Copper Trails, West Landing and Ceres Downtown as well as infill development identified by the City Community Development Department.
- Estimated persons per household data were based on the 2023 US Census American Community Survey.
- Existing population estimates are from the 2024 California Department of Finance.
- Worker projections are based on projected non-residential square footage and the employees per square feet assumptions form the USGBC LEED BD+C: New Construction | v4 – Default Occupancy Counts.

Table 2-1 outlines projected new unit and growth by land use and development area for the City.

Table 2-1: Projected New Unit and Acreage Growth (2040 Projections)

Development Area	Acres	Single Family	Medium Density	Multi Family	Commercial	Office	Industrial
Whitmore Ranch	93.79	196	85	160	-	-	-
Mitchell Road Corridor Specific Plan	450	-	165	90	48,965	-	-
Eastgate Specific Plan	377	1,228	221	90	544,500	-	-
Copper Trails Specific Plan	534.6	988	643	770	1,169,586	-	-
West Landing Specific Plan	959.4	1,333	659	1,667	448,248	1,176,127	3,638,349
Ceres Downtown Specific Plan	121	495	15	-	106,000	87,000	-
Infill	32.2	-	86	-	47,013	-	-
Total	**2,567.99**	**4,240**	**1,874**	**2,777**	**2,364,312**	**1,263,127**	**3,638,349**

RESIDENT AND EMPLOYMENT DENSITY

Using persons per household (PPH) data for residential units and employment density data for non-residential buildings is a common metric used to establish a reasonable relationship between the demand created by the development project and the fees charged. The residential density factors were derived using information from the US Census American Community Survey (2023) and the non-residential employment density factors were derived from the U.S. Green Building Council Default Occupancy Counts. The following average density factors are used for each land use type.

Residential	**Density**
High Density Residential	3.72 residents per dwelling unit
Very High Density Residential	2.51 residents per dwelling unit
Non-Residential	**Density**
Office	4.0 employees per 1,000 square feet
Commercial	1.82 employees per 1,000 square feet
Industrial	0.4 employees per 1,000 square feet

Table 2-2 identifies the existing service population and employment in the City.
Table 2-3 identifies the existing service population and employment in the City as it relates to the Parks and Recreation fee due to a lower availability of park facilities in relation to other City services.

Table 2-2: Existing Service Population

Category	Total Persons	Weighting Factor [3]	Service Population
Residents [1]	49,319	1.00	49,319
Workers [2]	15,770	0.37	5,835
Total	**65,089**		**55,154**

Notes:

1 Resident population based on State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, dated January 1st 2024.

2 Employment data for the City of Ceres derived from the United States Census Bureau's On the Map Database.

3 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Source:

California Department of Finance E-5 Population and Housing Estimates.
United States Census Bureau On the Map Database.

Table 2-3: Existing Service Population for Parks and Recreation

Category	Total Persons	Weighting Factor [3]	Service Population
Residents [1]	49,319	1.00	49,319
Workers [2]	15,770	0.12	1,892
Total	**65,089**		**51,211**

Notes:

1 Resident population based on State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, dated January 1st 2024.

2 Employment data for the City of Ceres derived from the United States Census Bureau's On the Map Database.

3 Assumes a resident can utilize park facilities an average of 12 hours per day 7 days a week (84 hours) and an employee can utilize park facilities an average of 2 hours per day 5 days a week (10 hours); this translates to 1.0 employee equaling approx. 0.12 residents (10/84 = 0.12) in terms of potential park utilization.

Source:

California Department of Finance E-5 Population and Housing Estimates.
United States Census Bureau On the Map Database.

Table 2-4 identifies the estimated growth in population and employment in the City through 2040. **Table 2-5** identifies the estimated growth in population and employment in the City through 2040 as it relates to parkland development. A separate service population is required for parkland development as the weighting factor for workers is reduced due to the amount of time workers can access parks in relation to residents.

Table 2-4: Projected New Population and Employee Growth (2040 Projections)

Category	Future Persons (Horizon Year)	Total Persons at (Horizon Year)	Weighting Factor [5]	Future Service Population (Horizon Year)	Total Service Population at (Horizon Year)
Residents [1][2]	29,714	79,033	1.00	29,714	79,033
Workers [3][4]	10,811	26,581	0.37	4,000	9,835
Total	**40,525**	**105,614**		**33,714**	**88,868**

Notes:

1 Resident population based on State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, dated January 1st 2024.

2 Future resident population derived from development projections derived from the adopted City of Ceres Specific Plans and infill development provided by the Community Development Department.

3 Employment data for the City of Ceres derived from the United States Census Bureau's On the Map Database.

4 Future resident population derived from development projections derived from the adopted City of Ceres Specific Plans and infill development provided by the Community Development Department.

5 Workers are weighted at 0.37 based on a 45 hour work week relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Source:

California Department of Finance E-5 Population and Housing Estimates.
United States Census Bureau On the Map Database.
City of Ceres Community Development Department.

Table 2-5: Projected New Population and Employee Growth (2040 Projections) for Parks

Category	Future Persons (Horizon Year)	Total Persons at (Horizon Year)	Weighting Factor [5]	Future Service Population (Horizon Year)	Total Service Population at (Horizon Year)
Residents [1][2]	29,714	79,033	1.00	29,714	79,033
Workers [3][4]	10,811	26,581	0.12	1,297	3,190
Total	**40,525**	**105,614**		**31,011**	**82,223**

Notes:

1 Resident population based on State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, dated January 1st 2024.

2 Future resident population derived from development projections derived from the adopted City of Ceres Specific Plans and infill development provided by the Community Development Department.

3 Employment data for the City of Ceres derived from the United States Census Bureau's On the Map Database.

4 Future resident population derived from development projections derived from the adopted City of Ceres Specific Plans and infill development provided by the Community Development Department.

5 Assumes a resident can utilize park facilities an average of 12 hours per day 7 days a week (84 hours) and an employee can utilize park facilities an average of 2 hours per day 5 days a week (10 hours); this translates to 1.0 employee equaling approx. 0.12 residents (10/84 = 0.12) in terms of potential park utilization.

Source:

California Department of Finance E-5 Population and Housing Estimates.
United States Census Bureau On the Map Database.
City of Ceres Community Development Department.

Figure 2-1 illustrates the City limits and the land uses included in the City based on the City's zoning map. The City's 2035 General Plan also includes land use information and is the principal policy document for guiding future planning and development in the City. There is approximately 14,357 acres of Planning area in the City.

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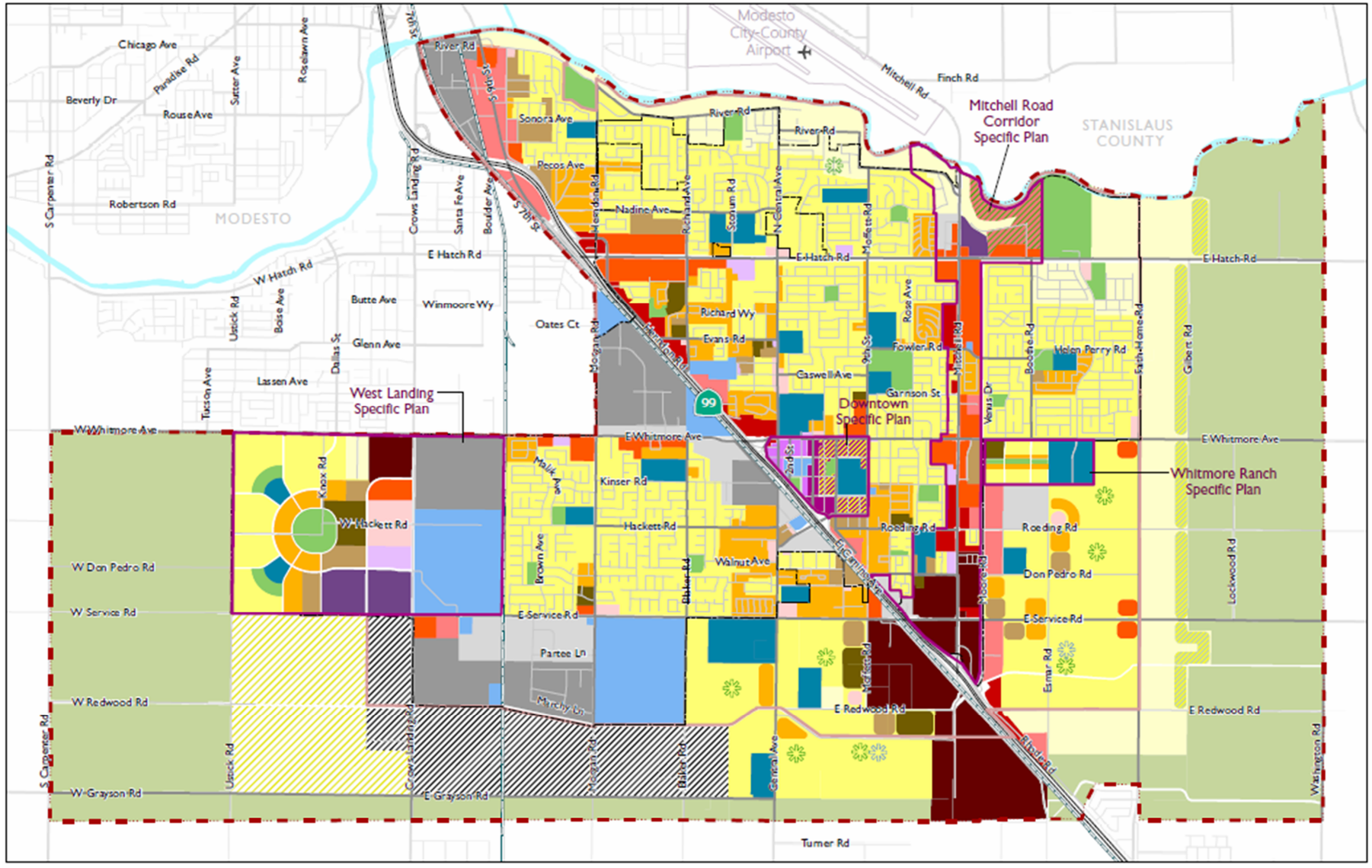
Figure 2-1: City of Ceres Land Use



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AVERAGE UNIT SIZES

To meet AB 602 requirement five (5) that suggests that a fee imposed on a housing development project shall be calculated proportionately to the square footage of proposed units of the development, this Nexus Study calculates a fee per unit and then uses the average unit size for Single-Family Residential and Multi Family Residential based on the estimated average size of planned new development within each land use category to convert to a fee per square foot. The average unit size is based on the livable square footage of the residential units.

Basing the average unit size on livable square footage for all residential units is not only consistent with industry standard for fee calculations, but it also provides a strong nexus between the impact of the unit and the fee amount. A good example of industry standard are school fees in California. In California, school fees are based on assessable space, which means a quantity equal to the area (expressed in square feet) within the perimeter of a residential structure, not including the carport, communal walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar structure.

Multi Family Residential projects that include communal spaces (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees on such areas as the impact is considered to be captured within the residential fees. Areas that contain employees and are accessible by the public will be charged impact fees according to use (i.e., leasing office would pay office fees).

Based on the estimated average size of planned new development within each land use category for the City, the following average unit sizes are utilized in this study.

Single-Family Residential……...1,720 Square Feet Per Unit
Multi Family Residential...……. 1,160 Square Feet Per Unit

The City will monitor the average size of new housing units on an annual basis and if the average size of units is significantly less than anticipated, the fees will be updated as part of the annual update to reflect this change in order to ensure the fee program does not fall short.

As detailed in the next sections, the fee per square foot is calculated by dividing the fee per unit by the average size shown above for each residential unit type. Fees for Multi Family Residential result in a higher fee per square foot than Single Family Residential due to the higher density of people per square foot of space.

The methodology for calculating the fees per unit results in a higher fee per square foot for Multi Family Residential. The need for the facilities included in this Nexus Study for most of the fees are based on the number of people that these facilities must serve. Therefore, utilizing the average number of residents that resides in any density type based on census tract data is the most justified

methodology for the fee. This relates the persons per household for Single and Multi Family residential to the average size of the unit, which results in the fee per square foot. While Multi Family residential has a lower persons per dwelling unit assumption, the proportion of persons per unit to the size of the unit is higher than Single Family. This results in a fee that is based on the demand of those residents, which is slightly higher per square foot for Multi Family. Because the impact of each unit is based on the additional people generated by unit type, this methodology provides a reasonable relationship and rough proportionality between the amount of the fee charged and the burden posed by each residential unit. Moreover, because most Multi Family units are smaller than Single Family units, the fee paid per dwelling unit will likely be lower for the vast majority of Multi Family units than Single Family units.

Section 3 POLICE FACILITIES FEE

BACKGROUND

This section presents an analysis of the Police Facilities Fee. The Police Facilities Fees cover the costs associated with mitigating the impacts of new development on the City's police facilities. The Police Fee is calculated using the Existing Inventory Method. The existing inventory method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per capita basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. This method is often used when a long-range plan for new facilities is not available. New development within the City will pay the Police Facilities Fees at building permit issuance to maintain the existing level of service provided to the City's existing residents. An inventory of existing police facilities and equipment was provided by the City of Ceres using facility information and valuation based upon Property Insurance valuation.

SERVICE POPULATION

Demand for services and the associated facilities is based on the City's future service population, which includes residents and workers. In calculating the service population for new growth, workers are weighted less than residents to reflect a lower service demand. Workers are weighted at approximately 37% that of a resident based the fact that workers can take advantage of the City's Police Facilities approximately 45 hours a week relative to a resident's time of 123 hours (168 hours per week less 45 work hours). The discount factor reflects the fact that employees typically generate less service demand than residents because they are present in the community for a limited portion of the day. The calculation of the City's existing service population as it relates to Police Facilities is shown in **Table 2-2**.

EXISTING LEVEL OF SERVICE

AB602 states, "When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate."

The Police Facilities Fee is calculated utilizing the Existing Inventory Method and as part of the calculation describes calculates the Existing Level of Service. This existing level of service is proposed to remain consistent as new development occurs and requires future development to maintain the established existing level of service. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development.

As of 2024, Ceres' Police Department has a total of 52.00 existing full time equivalent sworn personnel. These full-time equivalents serve the existing service population of residents and employees at a rate of approximately 1,030 persons served per full-time equivalent. The City's existing level of service is calculated in **Table 3-1**.

Table 3-1: City of Ceres Police Existing Level of Service

Description	Value [1]
Sworn Police Positions	
Captain	1.00
Chief of Police	1.00
Police Lieutenant	3.00
Police Officer	34.00
Police Seargent	9.00
School Resource Officer	4.00
Subtotal Sworn Officers	*52.00*
Total Existing Police Personnel	***52.00***
Existing Service Population	55,154
Service Population per Police Officer	**1,061**
Future Service Population	33,714
Future Officers Required	**32.00**

Notes:

1 City of Ceres existing police personnel derived from the City of Ceres Adopted Municipal Budget for Fiscal Year 2023-2024.

Source:

City of Ceres Adopted Municipal Budget Fiscal Years 2023-2024.

FEE METHODOLOGY

The Police Facilities Fee uses the Existing Inventory Method methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, with the Existing Inventory Method "New development will fund the expansion of facilities at the same standard as currently used to service existing development." The fees are based on the future police facilities needed to maintain the existing level of service provided to the City's current residents and workers.

Based on the City of Ceres Summary Appraisal Report prepared by Asset Works dated October 2023, the PEPIP-CA Property Schedule, and CSJVRMA APD Program Listing dated April 17, 2023, the estimated total value of police facilities provided to the City's existing service population is approximately $17.5 million. **Table 3-2** summarizes the existing police facilities inventory that forms the basis of the existing level of service calculation.

Table 3-2: Police Facilities Inventory

Facility	Address	Year Constructed	Square Feet	Total Real Property	Total Personal Property	Land Valuation	Total Valuation [1]
Police Station							
Police Station	2726 Third Street	1990	38,341.00	$ 12,330,869.00	$ 1,582,216.00	$ -	$ 13,913,085.00
Ceres Police Station Carport	2727 Third Street	1990	2,360.00	$ 185,768.00	$ -	$ -	$ 185,768.00
Emergency Generator	2727 Third Street	2023	0.00	$ 147,400.00	$ -	$ -	$ 147,400.00
Subtotal Police Buildings				*$ 12,664,037.00*	*$ 1,582,216.00*	*$ -*	*$ 14,246,253.00*
Vehicles & Equipment [2]							**Replacement Value**
2005 Freightliner SWAT Vehicle							$ 599,018.00
2014 Ford F450 Utility							$ 50,839.00
2014 Chevy Tahoe/Chief SUV							$ 60,400.00
2015 Ford Focus							$ 60,400.00
2015 Ford Explorer Patrol							$ 60,400.00
2015 Harley Davidson Motorcycle Patrol							$ 29,640.00
2016 Ford Expedition							$ 60,400.00
2016 Ford Explorer SUV							$ 60,400.00
2016 Chevy Silverado Truck							$ 40,671.00
2016 Harley Davidson Motorcycle Patrol							$ 29,640.00
2017 Ford Taurus Car							$ 60,400.00
2017 Ford Explorer							$ 60,400.00
2017 Ford Explorer SUV							$ 60,400.00
2017 Ford Police Interc SUV							$ 60,400.00
2017 Ford Escape SUV							$ 60,400.00
2017 Chevy Tahoe Fire SUV							$ 60,400.00
2017 Harley Davidson Motorcycle (Training)							$ 29,640.00
2017 Ford Fusion Car							$ 60,400.00
2018 Ford Taurus							$ 60,400.00
2018 Ford Taurus							$ 60,400.00
2018 Ford Explorer							$ 60,400.00
2018 Ford Fusion							$ 60,400.00
2019 Ford F150							$ 50,839.00
2019 Ford F150							$ 50,839.00
2020 Ford Fusion							$ 60,400.00
2020 Ford Explorer-Utility							$ 60,400.00
2020 Ford Explorer-Utility							$ 60,400.00
2020 Ford Explorer-Utility							$ 60,400.00
2020 Ford Explorer							$ 60,400.00
2020 Ford Explorer-Utility							$ 60,400.00
2020 Ford Explorer-Utility							$ 60,400.00
2020 Ford Explorer							$ 60,400.00
2020 Ford Explorer-Utility							$ 60,400.00
2020 Ford Explorer-Det							$ 60,400.00
2020 Ford Explorer-Det							$ 60,400.00
2020 Ford F150							$ 40,671.00
2020 Ford F150 Interceptor							$ 40,671.00
2020 Ford F150 Code ENF							$ 40,671.00
2020 Chevy Tahoe							$ 60,400.00
2021 Chevy Tahoe							$ 60,400.00
2021 Ford Explorer							$ 60,400.00
2021 Ford Explorer							$ 60,400.00
2021 Ford Explorer							$ 60,400.00
2021 Ford Expedition							$ 60,400.00
2021 Chevy Tahoe							$ 60,400.00
2021 Harley Davidson							$ 29,640.00
2022 Ford Explorer							$ 60,400.00
2022 Ford F150							$ 40,671.00
2022 Ford F150							$ 40,671.00
Subtotal Vehicles							$ 3,228,121.00
Total Police Facilites, Vehicles, & Equipment							**$ 17,474,374.00**

Notes:

1 Ceres' existing facility valuation is derived from the City of Ceres Summary Appraisal Report prepared by AssetWorks dated October 2023 and the PEPIP-CA Property Schedule.

2 Vehicle inventory was sourced from the City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.

Source:

City of Ceres Summary Appraisal Report prepared by AssetWorks October 2023.
City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.
City of Ceres Schedule of Values dated June 13,2023.

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Table 3-3 calculates the cost per resident for Police Facilities by dividing the total value of the existing Police Facilities by the City's current service population.

Table 3-3: Police Facilities Cost per Capita

Description		Value
Existing Police Facilities		
Police Station	$	14,246,253.00
Vehicles & Equipment	$	3,228,121.00
Subtotal Police Facilities [(1)]	*$*	*17,474,374.00*
Existing Fund Balance [(2)]	$	(263,930.93)
Total Exising Police Facilities	**$**	**17,210,443.07**
Existing Service Population		55,154
Total Existing Level of Service per Resident	**$**	**312.04**
Total Existing Level of Service per Worker	**$**	**115.46**

Notes:

1 Ceres' existing facility valuation is derived from the City of Ceres Summary Appraisal Report prepared by AssetWorks dated October 2023.

2 Existing fund balances derived from the City of Ceres Annual Impact Fee Report for the Fiscal Year Ending June 30, 2024.

Source:

City of Ceres Summary Appraisal Report prepared by AssetWorks October 2023.

FEE SUMMARY

The Police Facilities Fee per unit is calculated by multiplying the cost per resident or worker by the average number of residents or worker per unit type (density). The Police Facilities fee per unit must then be converted to a fee per square foot for each residential unit type and a fee per 1,000 square feet for each non-residential land use type. The fee per square foot for residential is calculated by taking the cost per unit and dividing by the estimated average unit size for each land use. **Table 3-4** calculates the Police Facilities Fee.

Table 3-4: Police Facilities Fees

Land Use	Cost Per Resident	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 312.04	3.72	$ 1,160.79	1,720	$ 0.67
Multi Family	$ 312.04	2.51	$ 783.22	1,160	$ 0.68
Non- Residential			(per 1,000 SF)		
Commercial	$ 115.46	1.82	$ 210.14		
Office	$ 115.46	4.00	$ 461.84		
Industrial	$ 115.46	0.40	$ 46.18		

CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Table 3-5 summarizes the potential Police Facilities fee revenue from projected future development identified in **Table 2-1**. The revenue collected from the Police Facilities Fee will be available to expand the City's Police Facilities to meet the needs of new residents in the City.

Table 3-5: Projected Police Facilities Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 0.67	6,114	10,516,080	$ 7,045,773.60
Multi Family	$ 0.68	2,777	3,221,320	$ 2,190,497.60
Non-Residential	(per SF)		(Total SF)	
Commercial	$ 0.21		2,364,312	$ 496,505.49
Office	$ 0.46		1,263,127	$ 581,038.46
Industrial	$ 0.05		3,638,349	$ 181,917.45
Total				**$ 9,236,271.20**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

In order to maintain the existing level of service of 1 officer(s) per 1,030 residents, and additional thirty-two (32) officers must be hired and outfitted. The City of Ceres Police Department provided the cost to outfit a new officer with the City's standard issue equipment is approximately $305,000 per officer. This includes the provision a firearm, taser, ammunition, radio, uniform, vehicle, other miscellaneous equipment, and space within the police station. These proposed Police Facilities Fee Expenditures are detailed in **Table 3-6**.

Table A-1 in **Appendix A** will also serve as the Police Facilities Fee Capital Improvement Projects (CIP) list as required by AB 602, which includes the facilities shown in **Table 3-6**. These facilities were identified by the City of Ceres Police department as necessary to hire, outfit and maintain thirty-two (32) additional officers to serve new development. The City will use the equipment and facilities identified here to guide their five-year Capital Improvement Plan based upon City needs and timing and will update the date in the CIP and the City's AB 1600 annual and five-year reports.

Table 3-6: Proposed City of Ceres Police Facilities

Description	Quantity	UOM	Unit Cost	Total Cost [1]
Equipment per Officer				
Ford Interceptor Vehicle Purchase	1	EA	$ 46,928.33	$ 46,928.33
Bulletproof Vest and Tactical Equipment	1	EA	$ 20,000.00	$ 20,000.00
Subtotal Equipment per Officer				*$ 66,928.33*
Building Space per Officer [2]	*737.327*	SF	*$ 323.24*	$ 238,334.45
Subtotal Cost of Additional Space per Officer				*$ 238,334.45*
Cost per Officer				*$ 305,262.78*
Future Officers Required				32.00
Total Cost to Outfit Future Officers				**$ 9,768,408.86**

Notes:

1 Valuation of outfitting each officer and vehicle provided by the City of Ceres on March 7, 2025.

2 Police Station cost per SF derived from 2019 RSMeans data. Construction cost of the Police Station escalated from January 2019 to March 2025 by the Engineer's News Record Building Cost Index (8,437.01/6,107.7).

Source:

City of Ceres Police Department.

Nexus Requirement Summary

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Police Facilities Fee is to fund additional police facilities that are needed to serve new development in the City. Each new resident and worker generates the need for the City to expand their facilities in order to provide adequate response times, hire and house new personnel. In order to accommodate these needs, new facilities will be built, or existing facilities will be expanded as shown within **Table 3-6** and **Table A-1** in **Appendix A**.

Requirement 2: Identify the use of the fee.

The fees will be used to partially fund the police facilities summarized in **Table 3-6**. The City Police Department provided the cost to outfit a new officer with the City's standard issue equipment and provide building space for each officer, which is approximately $305,000 per officer. This includes the provision a firearm, taser, ammunition, radio, uniform, vehicle and other miscellaneous equipment and space within the police station as detailed in **Table 3-6**. It is estimated that thirty-two (32) new officers will be required in order to maintain the current level of service.

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

The Police Facilities Fees will be used to fund the expansion of the City's Police Department including the hiring and outfitting of additional officers as shown in **Table 3-6**. The Police Facilities Fees are calculated based on the current level of service of the existing police facilities that is provided to the existing service population. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities. This weighting is calculated as resident equivalents and is used to calculate a cost per capita to maintain the existing level of service as shown in **Table 3-1**. The cost per capita is spread to each land use based on the persons per household and employment density assumptions as defined in **Table 2-2,** ensuring a reasonable relationship between the fees use and the type of development project as shown in **Table 3-4**.

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

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for additional police facilities, which are necessary in order to maintain the existing level of service. The fees are based on the number of resident equivalents each new development is expected to generate, thus ensuring that the need for the facility is directly related to a particular development's impact. New workers generate a smaller demand than a resident and thus one worker is considered, on average, as equivalent to 0.37 times that of a resident based on the accessibility of police facilities in relation to a resident. The relationship between the need for the facility and the type of development project is shown in **Table 3-4**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Police Facilities Fees will provide the funding for maintaining the existing level of service of the City's police facilities. These City's existing facilities and costs are summarized in **Table 3-2**. The cost per capita is derived by dividing the existing facilities based on the existing service population in the City as shown in **Table 3-3**. The cost per capita is spread to each land use based on the number of new residents or workers that the land use will generate as shown in **Table 3-4**. By spreading the fees based on the number of new residents or works that the land use will generate, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and worker equivalents.

Section 4 FIRE PROTECTION FEE

BACKGROUND

The Fire Protection Fee cover the costs associated with mitigating the impact of new development on the City's fire facilities. The Fire Protection Fee is calculated using the Existing Inventory Method. The existing inventory method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per capita basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. This method is often used when a long-range plan for new facilities is not available. New development within the City will pay the Fire Facilities Fee at building permit issuance to maintain the existing level of service provided to the City's existing residents. The Fire Protection Fee uses the Existing Inventory Method methodology for calculating the fee.

As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, with the Existing Inventory Method "New development will fund the expansion of facilities at the same standard as currently used to service existing development." The fees are based on the future fire facilities needed to maintain the existing level of service provided to the City's current residents and workers.

SERVICE POPULATION

Demand for services and the associated facilities is based on the City's future service population, which includes residents and workers. In calculating the service population for new growth, workers are weighted less than residents to reflect a lower service demand. Workers are weighted at approximately 37% that of a resident based the fact that workers can take advantage of the City's Fire Protection approximately 45 hours a week relative to a resident's time of 123 hours (168 hours per week less 45 work hours). The discount factor reflects the fact that employees typically generate less service demand than residents because they are present in the community for a limited portion of the day.

EXISTING LEVEL OF SERVICE

AB602 states, "When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate."

The Fire Protection Fee is calculated utilizing the Existing Inventory Method and as part of the calculation describes calculates the Existing Level of Service. This existing level of service is

proposed to remain consistent as new development occurs and requires future development to maintain the established existing level of service. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development.

FEE METHODOLOGY

The Fire Protection Fee uses the Existing Inventory Method methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, with the Existing Inventory Method "New development will fund the expansion of facilities at the same standard as currently used to service existing development." The fees are based on the future fire protection needed to maintain the existing level of service provided to the City's current residents and workers.

Based on the City of Ceres Summary Appraisal Report prepared by Asset Works dated October 2023, the PEPIP-CA Property Schedule, and CSJVRMA APD Program Listing dated April 17, 2023, the estimated total value of fire protection provided to the City's existing service population is approximately $14.4 million summarizes the existing fire facilities inventory that forms the basis of the existing level of service calculation.

Table 4-1: Fire Protection Inventory

Facility	Address	Year Constructed	Square Feet	Total Real Property	Total Personal Property	Land Valuation	Total Valuation [1]
Fire Station #1							
Fire Station #1	2755 Third Street	2003	15,241.00	$ 4,007,194.00	$ 318,756.00	$ -	$ 4,325,950.00
Emergency Generator - 31KW	2755 Third Street	2023	0.00	$ 50,700.00	$ -	$ -	$ 50,700.00
Subtotal Fire Station #1				*$ 4,057,894.00*	*$ 318,756.00*	*$ -*	*$ 4,376,650.00*
Fire Station #2							
Fire Station #2	830 Pecos Avenue	1960	4,200.00	$ 726,358.00	$ 87,791.00	$ -	$ 814,149.00
Emergency Generator - 8KW	830 Pecos Avenue	2000	0.00	$ 13,100.00	$ -	$ -	$ 13,100.00
Subtotal Fire Station #2				*$ 739,458.00*	*$ 87,791.00*	*$ -*	*$ 827,249.00*
Fire Station #3							
Fire Station #3	420 E. Service Road	2000	9,680.00	$ 1,373,151.00	$ 206,260.00	$ -	$ 1,579,411.00
Emergency Generator - 31KW	420 E. Service Road	2000	0.00	$ 50,700.00	$ -	$ -	$ 50,700.00
Storage Building	420 E. Service Road	2000	2,400.00	$ 188,916.00	$ 83,423.00	$ -	$ 272,339.00
Training Tower	420 E. Service Road	2000	1,920.00	$ 36,000.00	$ -	$ -	$ 36,000.00
Storage Container #1	420 E. Service Road	2021	160.00	$ 3,000.00	$ 1,700.00	$ -	$ 4,700.00
Carport	420 E. Service Road	2008	480.00	$ 9,100.00	$ -	$ -	$ 9,100.00
Training Course #2	420 E. Service Road	2021	1,840.00	$ 34,500.00	$ -	$ -	$ 34,500.00
Training Course #3	420 E. Service Road	2017	320.00	$ 6,000.00	$ -	$ -	$ 6,000.00
Storage Container #2	420 E. Service Road	2022	160.00	$ 3,000.00	$ -	$ -	$ 3,000.00
Training Course #4	420 E. Service Road	2021	640.00	$ 12,000.00	$ -	$ -	$ 12,000.00
Storage Container #3	420 E. Service Road	2021	320.00	$ 6,000.00	$ -	$ -	$ 6,000.00
Training Course #5	420 E. Service Road	2009	480.00	$ 9,000.00	$ -	$ -	$ 9,000.00
Training Course #6	420 E. Service Road	2021	240.00	$ 4,500.00	$ -	$ -	$ 4,500.00
Subtotal Fire Station #3				*$ 1,735,867.00*	*$ 291,383.00*	*$ -*	*$ 2,027,250.00*
Fire Station #4							
Fire Station #4	3101 Fowler Road	2008	6,905.00	$ 1,936,749.00	$ 144,440.00	$ -	$ 2,081,189.00
Emergency Generator - 35KW	3101 Fowler Road	2008	0.00	$ 53,100.00	$ -	$ -	$ 53,100.00
Fire Station Shed	3101 Fowler Road	2010	120.00	$ 6,100.00	$ 1,300.00	$ -	$ 7,400.00
Subtotal Fire Station #4				*$ 1,995,949.00*	*$ 145,740.00*	*$ -*	*$ 2,141,689.00*
Vehicles & Equipment [2]							**Replacement Value**
2006 Pierce Fire Pumper							$ 566,492.00
2007 Pierce Quantum Fire Engine							$ 566,492.00
2019 Ford F550							$ 54,167.00
2019 Ford F250							$ 55,000.00
2020 Rosenbauer Fire Engine							$ 884,129.00
2020 Toyota Polaris Gem							$ 34,861.00
2020 Rosenbauer Fire Engine							$ 1,162,034.00
2020 Rosenbauer Fire Engine							$ 1,162,034.00
2020 Rosenbauer Fire Engine							$ 566,492.00
Subtotal Vehicles							$ 5,051,701.00
Total Fire Facilites, Vehicles, & Equipment							**$ 14,424,539.00**

Notes:
1 Ceres' existing facility valuation is derived from the City of Ceres Summary Appraisal Report prepared by AssetWorks dated October 2023 and the PEPIP-CA Property Schedule.
2 Vehicle inventory was sourced from the City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.

Source:
City of Ceres Summary Appraisal Report prepared by AssetWorks October 2023.
City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.

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Table 4-2 calculates the cost per resident for Fire Protection by dividing the total value of the existing Fire Protection by the City's current service population.

Table 4-2: Fire Protection Cost per Capita

Description		Value
Existing Fire Facilities		
Fire Station #1	$	4,376,650.00
Fire Station #2	$	827,249.00
Fire Station #3	$	2,027,250.00
Fire Station #4	$	2,141,689.00
Vehicles & Equipment	$	5,051,701.00
Subtotal Fire Facilities [(1)]	*$*	*14,424,539.00*
Existing Fund Balance [(2)]	$	557,905.30
Total Exising Fire Facilities	**$**	**14,982,444.30**
Existing Service Population		55,154
Total Existing Level of Service per Resident	**$**	**271.65**
Total Existing Level of Service per Worker	**$**	**100.51**

Notes:

1 Ceres' existing facility valuation is derived from the City of Ceres Summary Appraisal Report prepared by AssetWorks dated October 2023.

2 Existing fund balances derived from the City of Ceres Annual Impact Fee Report for the Fiscal Year Ending June 30, 2024.

Source:

City of Ceres Summary Appraisal Report prepared by AssetWorks October 2023.

FEE SUMMARY

The Fire Protection Fee per unit is calculated by multiplying the cost per resident or worker by the average number of residents or worker per unit type (density). The Fire Protection Fee per unit must then be converted to a fee per square foot for each residential unit type and a fee per 1,000 square foot for each non-residential land use type. The fee per square foot for residential is calculated by taking the cost per unit and dividing by the estimated average unit size for each land use. **Table 4-3** calculates the Fire Protection Fee.

Table 4-3: Fire Protection Fee Summary

Land Use	Cost Per Resident	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 271.65	3.72	$ 1,010.54	1,720	$ 0.59
Multi Family	$ 271.65	2.51	$ 681.84	1,160	$ 0.59
Non- Residential			(per 1,000 SF)		
Commercial	$ 100.51	1.82	$ 182.93		
Office	$ 100.51	4.00	$ 402.04		
Industrial	$ 100.51	0.40	$ 40.20		

CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Table 4-4 summarizes the potential Fire Protection Fee revenue from projected future development identified in **Table 2-1**. The revenue collected from the Fire Protection Fee will be available to expand the City's fire protection to meet the needs of new residents in the City.

Table 4-4: Projected Fire Protection Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 0.59	6,114	10,516,080	$ 6,204,487.20
Multi Family	$ 0.59	2,777	3,221,320	$ 1,900,578.80
Non-Residential	(per SF)		(Total SF)	
Commercial	$ 0.18		2,364,312	$ 425,576.14
Office	$ 0.40		1,263,127	$ 505,250.83
Industrial	$ 0.04		3,638,349	$ 145,533.96
Total				**$ 8,105,066.00**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Table A-1 in **Appendix A** will also serve as the Fire Protection Fee CIP list as required by AB 602, which includes the facilities shown in **Table 4-5**. These facilities were identified by the City Fire department as necessary to serve new development. The City will use the equipment and facilities identified here to guide their five-year Capital Improvement Plan based upon City needs and timing and will update the date in the CIP and the City's AB 1600 annual and five-year reports.

Table 4-5: Proposed City of Ceres Fire Protection Facilities

Description	Quantity	UOM	Unit Cost	Total Cost [1]
Fire Station				
Copper Trails Fire Station Construction [1]	1	EA	$ 8,893,008.86	$ 8,893,008.86
Total Fire Station Costs				**$ 8,893,008.86**

Notes:

1 Fire Station cost per SF based on the 2021 City of Tracy Fire Station 95 Construction for a single company fire station. Construction cost s escalated from January 2021 to March 2025 by the Engineer's News Record Building Cost Index (8,437.01/6,107.7).

Source:

City of Tracy Fire Station 95 Construction Costs.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Fire Protection Fee is to fund additional fire facilities that are needed to serve new development in the City. Each new resident and worker generates the need for the City to expand their facilities in order to provide adequate response times, hire and house new personnel. In order to accommodate these needs, new facilities will be built, or existing facilities will be expanded as shown within **Table 4-5**.

Requirement 2: Identify the use of the fee.

The fees will be used to fund the fire protection facilities summarized in **Table 4-5**. The City Fire Department identified the need for an additional fire station at the southern boundary of the City. The cost to construct the additional fire station is detailed in **Table 4-5**.

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

The Fire Protection Fees will be used to fund the expansion of the City's Fire Department including the construction of a new fire stations in the Copper Trails Specific Plan as detailed in **Table 4-5**. The Fire Protection Fees are calculated based on the current level of service of the existing fire facilities that is provided to the existing service population. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities. This weighting is calculated as resident equivalents and is used to calculate a cost per capita to maintain the existing level of service as shown in **Table 4-2**. The cost per capita is spread to each land use based on the persons per household and employment density assumptions as defined in **Table 2-2,** ensuring a reasonable relationship between the fees use and the type of development project as shown in **Table 4-3**.

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

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for additional fire facilities, which are necessary in order to maintain the existing level of service. The fees are based on the number of resident equivalents each new development is expected to generate, thus ensuring that the need for the facility is directly related to a particular development's impact. New workers generate a smaller demand than a resident and thus one worker is considered, on average, as equivalent to 0.37 times that of a resident based on the accessibility of fire facilities in relation to a resident. The relationship between the need for the facility and the type of development project is shown in **Table 4-3**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Fire Protection Fees will provide the funding for maintaining the existing level of service of the City's fire protection. These City's existing facilities and costs are summarized in **Table 4-1**. The cost per capita is derived by dividing the existing facilities based on the existing service population in the City as shown in **Table 4-2**. The cost per capita is spread to each land use based on the number of new residents or workers that the land use will generate as shown in **Table 4-3**. By spreading the fees based on the number of new residents or works that the land use will generate, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and worker equivalents.

Section 5 GENERAL GOVERNMENT FACILITIES FEE

BACKGROUND

This section presents an analysis of the General Government Facilities Fee. The General Government Facilities Fee covers the costs associated with mitigating the impacts of new development on the City's general government facilities including administrative functions and the public works department. The General Government Facilities fee is a new proposed fee that will combine the existing Municipal Facilities Fee, Information Technology Fee and Community Facilities Fee. This fee will be collected to maintain and update the general government administration facilities and public facilities (such as recreation centers and the Ceres Public Library), that serve the City. The General Government Facilities Fee is calculated using the Existing Inventory Method. The Existing Inventory Method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per capita basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the Existing Inventory Method ensures that no facility deficiencies are spread to future development. This method is often used when a long-range plan for new facilities is not available. New development will pay the General Government Facilities Fees at building permit issuance to maintain the existing level of service provided to the City's existing residents.

SERVICE POPULATION

Demand for services and the associated facilities is based on the City's future service population, which includes residents and workers. In calculating the service population for new growth, workers are weighted less than residents to reflect a lower service demand. Workers are weighted at approximately 37% that of a resident based the fact that workers can take advantage of the City's general government facilities approximately 45 hours a week relative to a resident's time of 123 hours (168 hours per week less 45 work hours). The discount factor reflects the fact that employees typically generate less service demand than residents because they are present in the community for a limited portion of the day. The calculation of the City's existing service population as it relates to general government facilities is shown in **Table 2-2**.

EXISTING LEVEL OF SERVICE

AB602 states, "When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate."

The General Government Facilities Fee is calculated utilizing the Existing Inventory Method and as part of the calculation describes calculates the Existing Level of Service. This existing level of

service is proposed to remain consistent as new development occurs and requires future development to maintain the established existing level of service. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development.

FEE METHODOLOGY

The General Government Facilities Fee uses the Existing Inventory Method methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, with the Existing Inventory Method "New development will fund the expansion of facilities at the same standard as currently used to service existing development." The fees are based on the future general government facilities needed to maintain the existing level of service provided to the City's current residents and workers.

Based on the City of Ceres Summary Appraisal report prepared by AssetWorks dated October 2023, the PEPIP-CA Property Schedule, and the CSJVRMA APD Program Listing dated April 17, 2023, the estimated total value of general government facilities provided to the City's existing service population is approximately $25 million. **Table 5-1** summarizes the existing general government facilities inventory that forms the basis of the existing level of service calculation.

Table 5-1: General Government Facilities Inventory

Facility	Address	Year Constructed	Square Feet	Total Real Property	Total Personal Property	Land Valuation	Total Valuation [1]
Administration							
City Hall	2720 Second Street	1980	8,134.00	$ 2,040,894.00	$ 395,056.00	$ -	$ 2,435,950.00
City Hall Annex	2220 Magnolia Street	1980	5,322.00	$ 1,068,221.00	$ 258,545.00	$ -	$ 1,326,766.00
Subtotal Administration				*$ 3,109,115.00*	*$ 653,601.00*	*$ -*	*$ 3,762,716.00*
Corporate Yard							
Facility Service Shop	3420 Harold Street	1928	1,920.00	$ 174,142.00	$ 116,747.00	$ -	$ 290,889.00
Storage #1	3420 Harold Street	1975	4,026.00	$ 217,615.00	$ 35,621.00	$ -	$ 253,236.00
Streets & Water Shop	3420 Harold Street	1980	3,538.00	$ 305,051.00	$ 29,762.00	$ -	$ 334,813.00
Vehicle Maintenance Shop	3420 Harold Street	1980	9,968.00	$ 905,344.00	$ 606,026.00	$ -	$ 1,511,370.00
Storage #2	3420 Harold Street	1990	96.00	$ 4,602.00	$ 803.00	$ -	$ 5,405.00
Flammable Storage #2	3420 Harold Street	1990	96.00	$ 5,037.00	$ 786.00	$ -	$ 5,823.00
Storage #3	3420 Harold Street	1990	96.00	$ 4,602.00	$ 803.00	$ -	$ 5,405.00
Storage #4	3420 Harold Street	1990	96.00	$ 4,602.00	$ 803.00	$ -	$ 5,405.00
Supervisor's Office Building	3420 Harold Street	1945	1,232.00	$ 317,300.00	$ 64,000.00	$ -	$ 381,300.00
Storage Building #2	3420 Harold Street	1990	4,026.00	$ 225,003.00	$ 60,097.00	$ -	$ 285,100.00
Water Dept Office	3420 Harold Street	2007	2,160.00	$ 324,790.00	$ 52,167.00	$ -	$ 376,957.00
Storage Container #1	3420 Harold Street	2017	320.00	$ 6,000.00	$ 3,400.00	$ -	$ 9,400.00
Storage Trailer	3420 Harold Street	2007	224.00	$ 4,200.00	$ 2,400.00	$ -	$ 6,600.00
Carport#1	3420 Harold Street	2007	800.00	$ 20,200.00	$ -	$ -	$ 20,200.00
Carport#2	3420 Harold Street	2007	300.00	$ 5,700.00	$ -	$ -	$ 5,700.00
Subtotal Corporate Yard				*$ 2,524,188.00*	*$ 973,415.00*	*$ -*	*$ 3,497,603.00*
General Public							
Ceres Library	2250 Magnolia Street	1980	4,864.00	$ 1,254,594.00	$ 760,349.00	$ -	$ 2,014,943.00
American Legion Post Recreation Center	2609 Lawrence Street	1990	6,792.00	$ 1,533,003.00	$ 148,576.00	$ -	$ 1,681,579.00
Ceres Community Center	2701 4th Street	2009	24,500.00	$ 8,897,374.00	$ 424,080.00	$ -	$ 9,321,454.00
Subtotal General Public				$ 11,684,971.00	$ 1,333,005.00	$ -	$ 13,017,976.00

Vehicles & Equipment [2]	Replacement Value
2015 Chevy Cruz	$ 34,867.00
2015 Chevy Cruz	$ 34,861.00
2016 Ford F250 Truck	$ 40,671.00
2016 Ford F450 Truck	$ 59,621.00
2016 Ford F250	$ 40,671.00
2016 Ford F250 Truck	$ 40,671.00
2016 Ford F150 Truck	$ 40,671.00
2016 TYMCO 600 BAH Street Sweeper	$ 321,970.00
2016 Chevy Silverado	$ 40,671.00
2017 Ford F250 Truck	$ 40,671.00
2017 Ford F350 Truck	$ 49,554.00
2017 Ford F550 Dump Truck	$ 67,653.00
2017 Ford F650 Dump Truck	$ 81,000.00
2017 TYMCO Street Sweeper	$ 321,970.00
2017 Chevy Express Cargo Van	$ 52,567.00
2018 Ford Super Duty F-2 Truck	$ 42,552.00
2018 Ford Super Duty F-2 Truck	$ 40,671.00
2018 Ford F150	$ 40,671.00
2018 Ford Van	$ 52,567.00
2019 Ford F650	$ 269,912.00
2019 Ford F750	$ 239,607.00
2019 Ford F150	$ 40,671.00
2019 Ford F150	$ 40,671.00
2019 Ford F150	$ 40,671.00
2019 Ford F150	$ 40,671.00
2019 Vac-Con 4700	$ 699,778.00
2020 Ford F250	$ 40,671.00
2020 Ford F650 Versalift	$ 50,839.00
2020 Ford Ranger	$ 40,671.00
2020 Ford Ranger	$ 40,671.00
2020 Ford F150 Fleet	$ 40,671.00
2020 John Deere Gator	$ 34,861.00
2020 Toyota Polaris Gem	$ 34,861.00
2020 Toyota Polaris Gem	$ 34,861.00
2020 Toyota Polaris Gem	$ 34,861.00
2020 Ditch Witch Travel Vac	$ 65,708.00
2021 Ford F250	$ 40,671.00
2021 Ford F150	$ 50,839.00
2021 Ford Ranger	$ 40,671.00
2021 Ford Ranger	$ 50,945.00
2021 Freightliner Storm Drain Truck	$ 495,311.00
2022 Ford Ranger	$ 40,671.00
2022 Ford Ranger	$ 40,671.00
2022 Ford Ranger	$ 40,671.00
2022 Ford Ranger X2	$ 40,671.00
2022 Ford Ranger XLT	$ 40,671.00
2022 Ford F150	$ 40,671.00
2022 Ford Transit Van	$ 52,567.00
2022 Chevrolet Malibu	$ 34,861.00
2022 Dodge Ram	$ 213,863.00
2023 Ford F250	$ 40,671.00
2023 Ford F250	$ 40,671.00
2023 Ford Transit Van 250	$ 52,567.00
2023 Ford Ranger	$ 40,671.00
2023 Ford Ranger	$ 40,671.00
Subtotal Vehicles	$ 4,674,211.00
Total General Government Facilities	**$ 24,952,506.00**

Notes:
1 Ceres' existing facility valuation is derived from the City of Ceres Summary Appraisal Report prepared by AssetWorks dated October 2023 and the PEPIP-CA Property Schedule.
2 Vehicle inventory was sourced from the City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.

Source:
City of Ceres Summary Appraisal Report prepared by AssetWorks October 2023.
City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.
City of Ceres Schedule of Values dated June 13,2023.

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Table 5-2 summarizes the cost per resident for general government facilities by dividing the total value of the existing general government facilities by the City's current service population.

Table 5-2: General Government Facilities Cost per Capita

Description		Value
Existing General Government Facilities		
Administration	$	3,762,716.00
Corporate Yard	$	3,497,603.00
General Public	$	13,017,976.00
Vehicles & Equipment	$	4,674,211.00
Subtotal General Government Facilities [(1) (2)]	*$*	*24,952,506.00*
Existing Fund Balance [(3)]	$	2,299,650.72
Total Exising Fire Facilities	**$**	**27,252,156.72**
Existing Service Population		55,154
Total Existing Level of Service per Resident	**$**	**494.11**
Total Existing Level of Service per Worker	**$**	**182.82**

Notes:

1 Ceres' existing facility valuation is derived from the City of Ceres Summary Appraisal Report prepared by AssetWorks dated October 2023 and the PEPIP-CA Property Schedule.

2 Vehicle inventory was sourced from the City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.

3 Existing fund balances derived from the City of Ceres Annual Impact Fee Report for the Fiscal Year Ending June 30, 2024.

Source:

City of Ceres Summary Appraisal Report prepared by AssetWorks October 2023.
City of Ceres CSJVRMA APD Program Listing dated April 17, 2023.
City of Ceres Schedule of Values dated June 13,2023.

FEE SUMMARY

The General Government Facilities Fee per unit is calculated by multiplying the cost per resident or worker by the average number of residents or worker per unit type (density). The General Government Facilities Fee per unit must then be converted to a fee per square foot for each residential unit type and a fee per 1,000 square feet for each non-residential land use type. This calculation is shown in **Table 5-3**.

Table 5-3: General Government Facilities Fees

Land Use	Cost Per Resident	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 494.11	3.72	$ 1,838.09	1,720	$ 1.07
Multi Family	$ 494.11	2.51	$ 1,240.22	1,160	$ 1.07
Non- Residential			(per 1,000 SF)		
Commercial	$ 182.82	1.82	$ 332.73		
Office	$ 182.82	4.00	$ 731.28		
Industrial	$ 182.82	0.40	$ 73.13		

CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Table 5-4 summarizes the potential General Government Facilities fee revenue from the projected future development identified in **Table 2-1**. The revenue collected from the General Government Facilities Fee will be available to expand the City's general government facilities to meet the needs of new residents in the City.

Table 5-4: Projected General Government Facilities Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 1.07	6,114	10,516,080	$11,252,205.60
Multi Family	$ 1.07	2,777	3,221,320	$ 3,446,812.40
Non-Residential	(per SF)		(Total SF)	
Commercial	$ 0.33		2,364,312	$ 780,222.92
Office	$ 0.73		1,263,127	$ 922,082.77
Industrial	$ 0.07		3,638,349	$ 254,684.43
Total				**$ 14,699,018.00**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Table A-1 in Appendix A will also serve as the General Government Facilities Fee CIP list as required by AB 602, which includes the facilities shown in **Table 5-5** identifies the planned facilities that will be paid for in part by the General Government Facilities Fee. These facilities were identified in the City of Ceres Corporation Master Plan and the City of Ceres. The City will use the CIP facilities identified here in **Table 5-5** to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue.

Table 5-5: Proposed City of Ceres General Government Facilities

Facility	Anticipated Location	Construction Cost [1]	Markups [2]	Total Programmed Cost	Percentage Attributable to Future Development [3]	Costs Attributable to Future Development
Corporation Yard Master Plan						
Building A	3420 Harold Avenue	$2,080,000.00	$936,000.00	$3,016,000.00	40%	$1,211,674.70
Building B	3420 Harold Avenue	$2,080,000.00	$936,000.00	$3,016,000.00	40%	$1,211,674.70
Building C	3420 Harold Avenue	$1,152,000.00	$518,400.00	$1,670,400.00	40%	$671,081.37
Building D	3420 Harold Avenue	$2,340,000.00	$1,053,000.00	$3,393,000.00	40%	$1,363,134.04
Building E	3420 Harold Avenue	$2,241,200.00	$1,008,540.00	$3,249,740.00	40%	$1,305,579.49
Building F	3420 Harold Avenue	$2,340,000.00	$1,053,000.00	$3,393,000.00	40%	$1,363,134.04
Building G	3420 Harold Avenue	$0.00	$0.00	$0.00	40%	$0.00
Building H	3420 Harold Avenue	$0.00	$0.00	$0.00	40%	$0.00
Building I	3420 Harold Avenue	$1,050,000.00	$472,500.00	$1,522,500.00	40%	$611,662.71
Building J	3420 Harold Avenue	$1,050,000.00	$472,500.00	$1,522,500.00	40%	$611,662.71
Building K	3420 Harold Avenue	$0.00	$0.00	$0.00	40%	$0.00
Subtotal Corporation Yard Master Plan Facilities		*$14,333,200.00*	*$6,449,940.00*	*$20,783,140.00*		*$8,349,603.75*
City Hall Expansion [3][4]	2720 Second Street	$3,838,010.00	$1,727,104.50	$5,565,114.50	100%	$5,565,114.50
Total Future General Government Facilities		**$18,171,210.00**	**$8,177,044.50**	**$26,348,254.50**		**$13,914,718.25**

Notes:
1 Total programmed costs derived from the City of Ceres Corporation Yard Master Plan.
2 Total programmed costs includes a fourty-five (45%) percent markup for design, contingency and construction management.
3 Percentage Attributable to future development for the Corporation Yard Master Plan Facilities derived by dividing the net new building square footage by the proportional share of future development in relation to existing development [46,436/(58,967*(40,525/10,5614))].
4 An additional 8,510 square feet of City Hall space is required to retain the existing level of service of 0.21 square feet per person served. Total cost per square including markups of $820 per square foot of derived on the City of Manteca Government Faciliities Fee Nexus Study.

Source:
City of Ceres Corporation Yard Master Plan.
City of Ceres Public Works Department.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the General Government Facilities Fee is to fund additional administration, public facilities, and public works facilities that are needed to serve new development in the City. Each new resident and worker generates the need for the City to expand their facilities in order to hire and house new staff. In order to accommodate these needs, new facilities will be built, or existing facilities will be expanded as shown within **Table 5-5**.

Requirement 2: Identify the use of the fee.

The fees will be used to fund the general government facilities including administration, public facilities, and public works facilities summarized in **Table 5-5**. A majority of these projects were identified in the City of Ceres Corporation Yard Master Plan dated December 2020 as facilities required to mitigate the impact of new development in the City.

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

The General Government Facilities Fees will be used to fund general government facilities projects consisting of new administration, public facilities, and public works facilities necessary to serve the increased residents and workers in the City as shown in **Table 5-5**. The General Government Facilities Fees are calculated based on the level of service of the existing general government facilities. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities. This weighting is calculated as resident equivalents and is used to calculate a cost per capita to maintain the existing level of service as shown in **Table 5-2**. The cost per capita is spread to each land use based on the persons per household and employment density assumptions as defined in **Table 2-2** ensuring a reasonable relationship between the fees use and the type of development project as shown in **Table 5-3**.

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

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for additional general government facilities for administration, public facilities, and public works facilitates, which are necessary in order to maintain the existing level of service. The fees are based on the number of resident equivalents each new development is expected to generate, thus ensuring that the need for the facility is directly related to a particular development's impact. New workers generate a smaller demand than a resident and thus one worker is considered, on average, as equivalent to 0.37 times that of a resident based on the accessibility of general government facilities in relation to a resident. The relationship between the need for the facility and the type of development project is shown in **Table 5-3**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The General Government Facilities Fees will provide the funding for maintaining the existing level of service of the City's general government facilities for administration, public facilities, and public works facilities. These City's existing facilities and costs are summarized in **Table 5-1**. The cost per capita is derived by dividing the existing facilities based on the existing service population in the City as shown in **Table 5-2.** The cost per capita is spread to each land use based on the number of new residents or workers that the land use will generate as shown in **Table 5-3**. By spreading the fees based on the number of new residents or works that the land use will generate, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and worker equivalents.

Section 6 PARK AND RECREATION FEE

BACKGROUND

This section presents an analysis of the Parks and Recreation Fee. The Parks and Recreation Fee covers the costs to mitigate the effects of new development on the City's parks and recreation facilities. The Parks and Recreation Fee is calculated using the Planned Facilities Method. The Planned Facilities Method estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs. This includes the facilities required to achieve an adopted level of service that is consistent with the City's General Plan. Under this approach, new development funds the expansion of facilities at the adopted level of service of four (4) acres of park facilities per 1,000 persons served. New residential and non-residential development will pay the Parks and Recreation Fees at building permit issuance to provide park and recreation facilities at the adopted level of service identified in the City's General Plan.

PARK CLASSIFICATIONS

The City classifies its parkland into three classifications based on the typical size and amenities provided. The three classifications and the typical amenities provided are described below:

Neighborhood Park:

Neighborhood parks range from zero to 10 acres. They are intended to serve residents of immediately surrounding neighborhoods within a quarter- to a half-mile radius. They provide space for both active and passive activities, and include elements such as tennis or basketball courts, horseshoe or bocce pitches, dog parks, turf areas for flexible activity use, play equipment for children, exercise equipment for adults, and walking paths. Neighborhood parks are typically equipped with perimeter lighting and shaded seating areas.

Community Park:

Community parks range from 10 to 40 acres and serve as destinations within the community. They contain facilities not found at neighborhood parks, including natural areas, dog parks, competition sport fields, spray-grounds, and BMX and skate parks. Community parks may provide lighting, restroom facilities, play equipment, exercise equipment, multi-use and social areas, and parking.

Regional Park:

Regional parks serve as regional draws for recreational use. They may include natural areas for passive activity such as birdwatching, and developed areas for active uses including biking and walking. Competition sport fields can be located in Regional Parks, in addition to Community Parks.

SERVICE POPULATION

Demand for services and the associated facilities is based on the City's future service population, which includes residents and workers. In calculating the service population for new growth, workers are weighted less than residents to reflect a lower service demand. Workers are weighted at approximately 12% that of a resident based the fact that workers can take advantage of the City's park and recreation facilities approximately 10 hours a week (two hours per day five days a week) relative to a resident's time of 84 hours (12 hours per day for seven days a week). The discount factor reflects the fact that employees typically generate less service demand than residents because they are present in the community for a limited portion of the day when park and recreation facilities are open to the public. The calculation of the City's future service population as it relates to parks and recreation is shown in **Table 2-3**.

EXISTING LEVEL OF SERVICE

As of 2023, the City's park system has a collection of 152.09 acres of community, neighborhood, and regional parks providing 2.97 acres of park facilities per 1,000 residents. The existing level of service does not meet the current General Plan standard of four (4) acres of park per 1,000 residents. The existing inventory of parks within the City is shown in **Table 6-1**. The City's existing level of service is calculated in **Table 6-2**.

Table 6-1: City of Ceres Parks Inventory

Facility	Address	Acres [1]
Neighborhood Parks		
Berrygrove Park	2409 Calcagno Street	3.65
Don Pedro Park	3630 Blaker Road	5.00
Independence Park	1630 Paramount Avenue	4.27
Neel Park	2000 Boothe Road	8.15
Persephone Park	2117 Lunar Drive	3.14
Redwood Park	10 10th Street	1.00
Riverview Park	2710 Riverpark Drive	5.60
Roeding Heights Park	2824 Sandford Avenue	6.10
Sam Ryno Park	3615 Brown Avenue	5.20
Strawberry Fields Park	3200 Malik Avenue	4.62
Whitmore Park	2921 Third Street	1.48
Subtotal Neighborhood Parks		*48.21*
Community Parks		
Smyrna Park	2650 Fowler Road	27.88
Subtotal Community Parks		*27.88*
Regional Parks		
River Bluff Regional Park	3761 E Hatch Road	76.00
Subtotal Regional Parks		*76.00*
Total Park Facilities		**152.09**

Notes:
1 Existing park acreage is sourced from the 2016 City of Ceres Parks & Recreation Master Plan.

Source:
City of Ceres March 2016 Parks and Recreation Master Plan

Table 6-2: City of Ceres Parks Existing Level of Service

Description	Acreage [1]
Existing Park Facilities	
Neighborhood Parks	48.21
Community Parks	27.88
Regional Parks	76.00
Subtotal Facilities	*152.09*
Existing Service Population [2]	51,211
Total Park Acreage per 1,000 Residents	**2.97**

Notes:
1 Existing park acreage is sourced from the 2016 City of Ceres Parks & Recreation Master Plan.
2 Existing service population based on State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, dated January 1st 2024.

Source:
City of Ceres March 2016 Parks and Recreation Master Plan

PLANNED LEVEL OF SERVICE

AB 602 states, “When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate.”

The Park and Recreation Fee includes the parkland development that is needed to serve the City through 2040 based on the adopted standard of providing four (4) acres of parkland per 1,000 residents, per the General Plan. As shown on **Table 6-2**, the level of service proposed to serve the future development exceeds the level of service currently provided, but it corresponds to the level of service identified by City Council and adopted in the City’s General Plan. The new level of service is 4.0 acres per 1,000 residents compared to the existing level of service amount of 2.97 acre per 1,000 residents.

Government Code section 66001(g) states, "A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service, or (2) achieve an adopted level of service that is consistent with the general plan." The CIP, shown in **Appendix A**, will provide parks for future development at the level of service consistent with the General Plan policies of the City.

The City is not requiring new development to fund parks to increase the existing level of service but rather, the planned level of service, reflected in the City’s Capital Improvement Plan will provide the adopted level of service for future development. The use of the adopted level of service is appropriate where the existing level of service is lower than the City’s adopted standards and future facility needs.

The City has identified potential funding sources for the existing population’s fair share of the facilities including grants, reserve funds and general fund contributions. The City has shown an ongoing commitment to find funding for park facilities using a range of funding resources and approaches to finance park projects, beyond Park and Recreation Impact Fees.

As residents and employees occupying future development projects become existing residents, they will generate general fund revenues for the City through the payment of property and sales taxes. These general fund revenues can be used for the acquisition of park facilities throughout the City and the operation and maintenance of park facilities to the existing population. While the City has the discretion to use general fund revenues to fund the existing population’s fair share costs of future park facilities, these revenues may also be used for any other legal general government service. In contrast, the Parks and Recreation Fee revenues may only be used to pay for the costs of park facilities related to new development.

FEE METHODOLOGY

The Park and Recreation Fee uses the Planned Facilities Methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, the Planned Facility Method "Estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs." This method is appropriate when planned facilities are mostly for the benefit of new development. Per the "Impact Fee Nexus Template", the Planned Facilities Methodology estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs. This should include identifying what types of public facilities will be needed in the future to serve new development and their associated costs, which may include refurbishment of existing facilities to maintain the existing level of service or achieving an adopted level of service that is consistent with the General Plan. The fees are based on the future parkland development needed to maintain the adopted General Plan standard of four (4) acres of park facilities per 1,000 residents.

The estimated cost per acre for parkland development in the City is approximately $2 million based on recent projects completed within the City of Ceres provided by the City. This cost is strictly attributed to the cost of amenitizing parkland and does not include land acquisition costs which are acquired through the City' Quimby ordinance.

Table 6-3 calculates the estimated total future parkland improvement cost using the City's park standard of four (4) acres per 1,000 residents and the projected future service population in **Table 2-4:** to calculate the total park acreage required to serve new development. This acreage is then multiplied by the cost per acre for park improvements as provided by the City to calculate the total future parkland improvement cost.

Table 6-3: Total Future Park and Recreation Improvement Cost

Description		Total
Future Park Improvements		
City of Ceres Park Acre per 1,000 Standard [1]		4.00
City of Ceres Future Resident Service Population		31,011
Total Park Acreage Required to Serve New Development		124.04
Cost per Acre for Park Improvements [2]	$	1,000,000
Total Future Park Improvement Cost	**$**	**124,040,000**

Notes:

1 Park Acreage per 1,000 residents standard derived from the City of Ceres 2035 General Plan.

2 Cost per Acre of Park Improvements based on a regional park construction cost comparison completed in May 2025.

Source:

City of Ceres March 2016 Parks and Recreation Master Plan

City of Ceres 2035 General Plan

Table 6-4 summarizes the total cost of parkland development and then converts these into a cost per resident and per worker. The cost per resident is calculated by taking the total cost per acre for park development, multiplying it by the required acres per 1,000 residents, and then dividing it by 1,000 to arrive at the cost per resident. The cost per worker is calculated by taking the total cost per resident and multiplying it the worker weighting factor of 0.12.

Table 6-4: Park and Recreation Cost Per Resident

Description		Value
Future Park Facilities		
Future Park Improvements	$	124,040,000
Subtotal Park Improvements [1]	*$*	*124,040,000*
Future Resident Service Population		31,011
Total Existing Level of Service per Resident	**$**	**3,999.87**
Total Existing Level of Service per Worker [2]	**$**	**476.18**

Notes:

1 Cost per Acre of Park Improvements provided by the City of Ceres on July 19, 2024.

2 Assumes a resident can utilize park facilities an average of 12 hours per day 7 days a week (84 hours) and an employee can utilize park facilities an average of 2 hours per day 5 days a week (10 hours); this translates to 1.0 employee equaling approx. 0.12 residents (10/84 = 0.12) in terms of potential park utilization.

Source:

City of Signal Hill January 2021 Parks and Recreation Master Plan

FEE SUMMARY

The Park and Recreation Fee for residential land uses is calculated by multiplying the cost per resident by the average number of residents per unit type (density). The fee per unit must then be

converted to a fee per square foot for each unit type. **Table 6-5** calculates the Park and Recreation Fee per unit square footage by taking the cost per unit and dividing by the estimated average unit size for each land use. The Parks and Recreation Fee per 1,000 square foot of non-residential land uses is calculated by multiplying the cost per employee by the number of employees per 1,000 square feet as shown in **Table 6-5**.

Table 6-5: Park and Recreation Fee Calculation

Land Use	Cost Per Resident	Density	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 3,999.87	3.72	$ 14,879.52	1,720	$ 8.65
Multi Family	$ 3,999.87	2.51	$ 10,039.67	1,160	$ 8.65
Non- Residential			(per 1,000 SF)		
Commercial	$ 476.18	1.82	$ 866.65		
Office	$ 476.18	4.00	$ 1,904.72		
Industrial	$ 476.18	0.40	$ 190.47		

CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Based upon the projected new population growth in the City **(Table 2-5),** new development will contribute roughly 124 acres to the City's park system, as shown in **Table 6-3.** Given the nature of new development and the fact that neighborhood and more localized parks are typically built and dedicated by the developer while larger community serving parks are typically built by the City, the exact identification of future parks locations is difficult to predict. However, the City of Ceres Parks and Recreation Master Plan dated 2016 defines some of the anticipated park facilities to be constructed to serve future development in the City. **Table A-1** in Appendix A will also serve as the Parks and Recreation Fee CIP list as required by AB 602, and is detailed in **Table 6-6**.

Table 6-6: Planned City of Ceres Park Facilities

Facility [1]	UOM	Quantity	Anticipated Location
City of Ceres Future Parks			
Easgate Park	AC	10	East Hatch Road & Eastegate Boulevard
Whitmore Mansion Park	AC	2.6	5th Street, North Street & 6th Street
Neel Park Dog Park	AC	1	Neel Park
West Landing Community Park	AC	30	West Landing Specific Plan
West Landing Neighborhood Park 1	AC	8.5	West Landing Specific Plan
West Landing Neighborhood Park 2	AC	8.5	West Landing Specific Plan
Copper Trails Park 1	AC	4.7	Copper Trails Specific Plan
Copper Trails Park 2	AC	2	Copper Trails Specific Plan
Copper Trails Park 3	AC	5	Copper Trails Specific Plan
Copper Trails Park 4	AC	2	Copper Trails Specific Plan
Copper Trails Park 5	AC	3.8	Copper Trails Specific Plan
Copper Trails Park 6	AC	3.3	Copper Trails Specific Plan
Copper Trails Park 7	AC	2.2	Copper Trails Specific Plan
Future Neighborhood Parks	AC	40.8	Future Locations
Total Future Park Sites		124.40	

Notes:

1 Future park facilities derived from the 2016 City of Ceres Parks and Recreation Master Plan, West Landing Specific Plan and the Copper Trails Specific Plan.

Source:

City of Ceres Parks and Recreation Master Plan.
City of Ceres West Landing Specific Plan.
City of Ceres Copper Trails Specific Plan.

Table 6-7 summarizes the potential Park and Recreation Fee revenue from projected future development identified in **Table 2-1.** The anticipated revenue does not take into account the current park fund balance and assumes that developers will pay the fee for parkland development in the City and not construct the improvements. If developers construct the improvements and take credits rather than paying the fee, the revenue collected may be substantially lower. The revenue collected from the Park and Recreation Fee will be available to expand the City's Park facilities to meet the needs of new residents in the City.

Table 6-7: Projected Park and Recreation Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)		(Total SF)	
Single Family	$ 8.65	6,114	10,516,080	$ 90,964,092.00
Multi Family	$ 8.65	2,777	3,221,320	$ 27,864,418.00
Non-Residential	(per SF)		(Total SF)	
Commercial	$ 0.87		2,364,312	$ 2,056,951.34
Office	$ 1.90		1,263,127	$ 2,399,941.45
Industrial	$ 0.19		3,638,349	$ 691,286.31
Total				**$ 123,976,689.10**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Park and Recreation Fee is to fund the park facility needs generated by new development in the City. Each new resident creates a demand for additional park facilities. The City's adopted standard in the General Plan is to provide four (4) acres of park facilities per 1,000 new residents. In order to accommodate these needs, additional park facilities must be developed. **Table 6-3** shows the cost per acre of parkland development based on recent park construction in the City provided by City Staff, for the development of park facilities in the City.

Requirement 2: Identify the use of the fee.

The Park and Recreation Fee will be used to fund new the development of park facilities in order to meet the General Plan standard discussed in this chapter. Parkland development is necessary to meet the City's adopted standards of four (4) acres of park facilities for each 1,000 new residents. The location of the proposed parkland improvements is located in the City of Ceres Parks and Recreation Master Plan dated 2016 are identified in **Table 6-6**. As future developments come online and Park and Recreation Fees are collected, the City will identify additional park sites to program the remaining 40.8 acres. The potential fee revenue is shown on **Table 6-7**. It is anticipated that an additional 124.04 acres of park facilities is needed to meet the needs of future development.

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

The Park and Recreation Fee will be used to fund the development of additional parkland that is necessary to serve the increased residents in the City. New residential development generates additional residents which increases the demand for park facilities. The Park and Recreation Fee is calculated using the General Plan standard of four (4) acres of park per 1,000 residents. Residential development is responsible for paying its fair share to maintain the City's standard. Non-residential land uses contribute to the need for additional parkland for the time that they are in the City which is represented by the employees per thousand square feet reduced by the proportional time employees can access the City's parkland in relation to residents. **Table 6-4** calculates the cost per capita. The cost per capita is then allocated to each development type based on the estimated persons or employees per household. **Table 6-5** then calculates the cost per square foot for the residential units based on the estimated average unit size. By basing the fee on the size of the unit and the estimated number of new residents that is anticipated to be generated by the addition of that square footage, the fee is directly correlated to the increased need for new park facilities.

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

Each new development is anticipated to generate new residents and employees. The addition of new residents and employees creates the need for additional park facilities to maintain the General Plan park standard of four (4) acres per 1,000 residents. The fee is directly correlated to the number of new residents and employees expected to be generated by each type of development. These calculations are shown in **Table 6-4**. Non-residential development pays for parkland development at a reduced rate per employee based on the proportional time an employee can access parkland development in comparison with residents.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Park and Recreation Fee will fund the development of park facilities that is required to serve the new development in the City. As new development occurs, new park facilities are necessary to meet the City's General Plan standard of four (4) acres of park per 1,000 persons. The Park and Recreation Fee is calculated by taking the cost per acre of park development times four (4) acres of parks per 1,000 future persons to determine the cost per capita, as shown in **Table 6-5**. The cost per capita is then allocated to residential land use based on the persons per household each unit is expected to generate, divided by the average unit size in square feet to determine the fee per square foot as shown in **Table 6-5**. Since the need for park facilities is based on the number of new residents, calculating the fee based on the number of persons each unit is expected to generate and

converting to a fee per square feet, ensures that each new residential unit is paying only its fair share of the required facilities. By determining the fee based on the estimated new residents that would be generated by new development, each new residential unit is paying only its fair share of the facilities required to meet the City's General Plan Standard. Non-residential land uses are assessed a Park and Recreation Fee based on the employees per 1,000 square feet each non-residential use is expected to generate reduced by the total time employees are able to access the City's park facilities.

Section 7 TRANSPORTATION FEE

BACKGROUND

The Transportation Fee is collected for the purpose of maintaining and expanding the capacity of the City's transportation network. The Transportation Fee is calculated using the System Plan Method. The System Plan Method uses an integrated system methodology where the total transportation network (existing facilities and future improvements), is divided by the total traffic demand on the system (existing users and future users). Under this approach, new development funds the expansion of facilities at a proportional rate to the facilities funded by existing development. By definition, the System Plan Method ensures that no facility deficiencies are spread to future development. Future development within the City will pay a transportation impact fee at building permit issuance to buy into the City's existing transportation network and their fair share of the system expansion projects described in this section.

Recommended improvements are based on evaluations of the existing and future transportation network of roads, intersections and intelligent transportation system and ability to meet recommended performance and operational criteria under peak hour demand in terms of trips. The proposed expansion facilities in the fee program are system backbone improvements that serve the community at large and does not include on-site infrastructure required by specific development projects. Each development project will be required to construct the specific on-site improvements required to serve their project.

SERVICE POPULATION

Demand for services and the associated facilities for traffic facilities are based on the additional trips that will be generated by new growth through 2040 within the City. The City groups the planned transportation facilities within the following categories: roadway improvements and bridge improvements. All categories were analyzed to the projected 2040 development conditions within the City.

COST SUMMARY AND CIP

The Transportation Fee will fund the expansion of traffic facilities necessary to serve new growth in the City. **Table 7-1** summarizes the future traffic facilities, project costs, and costs attributable to the fee program two traffic categories: roadway improvements and bridge improvements.

Table A-1 in **Appendix A** will also serve as the Transportation Fee CIP list as required by AB 602, which includes the facilities shown in **Table 7-1**. The Table identifies each of the facilities that will be paid for in part or in whole by the Transportation Fee. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue. The improvements are anticipated to benefit both existing and future development and new development will pay their fair share of the future

Table 7-1: City of Ceres Future Transportation Improvements

Facility	From	To	Project Description	Linear Footage	Cost per LF	Construction Cost [1]	Soft Costs [2]	Total Project Costs
Roadway Improvements								
Service Rd	Moore	Faith Home	Widen from a 2 Lane to 4 Lane Arterial	4,500	$ 1,500.00	$ 6,750,000	$ 2,025,000	$ 8,775,000
Faith Home Rd	Roeding	Redwood	Widen from a 2 Lane to 4 Lane Arterial	5,280	$ 1,500.00	$ 7,920,000	$ 2,376,000	$ 10,296,000
Roeding	Moore	Faith Home	Widen from a 2 Lane to 4 Lane Arterial	4,500	$ 1,500.00	$ 6,750,000	$ 2,025,000	$ 8,775,000
Service Rd	Blaker	Crows Landing	Widen from a 2 Lane to 4 Lane Arterial	7,970	$ 1,500.00	$ 11,955,000	$ 3,586,500	$ 15,541,500
Service Rd (South Half)	Crows Landing	Ustick	Widen from a 3 Lane to 4 Lane Arterial	5,280	$ 750.00	$ 3,960,000	$ 1,188,000	$ 5,148,000
Service Rd (North Half)	Central	Moffett	Widen from a 3 Lane to 4 Lane Arterial	2,630	$ 750.00	$ 1,972,500	$ 591,750	$ 2,564,250
Redwood	Rohde	Faith Home	Widen from a 2 Lane to 4 Lane Arterial	4,190	$ 1,100.00	$ 4,609,000	$ 1,382,700	$ 5,991,700
Subtotal Roadway Improvements						$ 43,916,500	$ 13,174,950	$ 57,091,450
Bridge Improvements								
Service and Moore Bridge	NA	NA	NA	NA	NA	$ 5,000,000	$ 1,500,000	$ 6,500,000
Faith Home and Hatch Bridge	NA	NA	NA	NA	NA	$ 5,000,000	$ 1,500,000	$ 6,500,000
Roeding and Moore Bridge	NA	NA	NA	NA	NA	$ 5,000,000	$ 1,500,000	$ 6,500,000
Subtotal Bridge Improvements						$ 15,000,000	$ 4,500,000	$ 19,500,000
Total Traffic Mitigation Facilities Costs						**$ 58,916,500**	**$ 17,674,950**	**$ 76,591,450**

Notes:

1 Costs provided by the City of Ceres Public Works Department.

2 A 30% soft cost markup is added to the construction costs to account for contigency, design costs, and construction management.

Source:

City of Ceres Public Works Department

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improvements based on the total percentage of additional trips being added to the City's transportation network as well as buying in to the existing transportation improvements. The City's existing transportation facilities are summarized in Error! Not a valid bookmark self-reference. and detailed in **Appendix B.**

Table 7-2: City of Ceres Existing Transportation Improvements Summary

Facility	Quantity	Unit Cost [1]	Total Cost [2]
Arterial/Collector			
Subtotal Arterial and Collector Roads	*26,136,914*	*$ 23.33*	*$ 609,861,326.67*
Traffic Signal Improvements			
Traffic Signals	39	$ 800,000.00	$ 31,200,000.00
Subtotal Traffic Signal Improvements		*$ 800,000.00*	*$ 31,200,000.00*
Total Facilities			**$ 641,061,326.67**

Notes:
1 Existing roadway costs prorated based on the Pavement Condition Index (PCI).
2 Costs provided by the City of Ceres Public Works Department.

Source:
City of Ceres Public Works Department.

FEE METHODOLOGY

The Transportation Fee uses the System Plan Method to calculate the fee. The System Plan Method calculates the fees based on the total facilities, existing facilities and plus planned expansion, that that are needed to serves the total development in the City (existing land uses and plus future development). This method is appropriate when future development utilizes the existing transportation network but also incrementally expands the transportation network. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, the System Plan Method "Estimates the costs for an integrated system of existing and future facilities."

The cost per trip is calculated by dividing the total cost of the facilities identified in **Table 7-1** and **improvements based** on the total percentage of additional trips being added to the City's transportation network as well as buying in to the existing transportation improvements. The City's existing transportation facilities are summarized in Error! Not a valid bookmark self-reference. and detailed in **Appendix B.**

Table 7-2 by the total number of trips expected to be generated under 2040 conditions (as shown in **Table 7-6**).

In order to calculate the Traffic Impact Fee, the total trips generated by new development must be calculated. To calculate the total number of new trips attributable to new development within the City through 2040, the growth projections, detailed in **Table 2-1**, are multiplied by the corresponding trip generation rates from **Table 7-3** as derived from the Institute of Transportation Engineers (ITE). The non-residential land use Traffic Fees are assessed per 1,000 building SF, not per employee, so a conversion was done using the employee density assumptions as detailed in Section 2 of this report. The non-residential per 1,000 building SF rate are calculated by multiplying the rounded employees per 1,000 building SF and the ITE trip rate per employee.

Table 7-3: ITE Trip Generation Rates

Land Use	Trip Generation Rate [1]
Residential	
Single Family	0.94
Multi Family	0.51
Non-Residential	
Commercial [2]	1.70
Office	1.44
Industrial	0.34

Notes:

1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.

2 All land uses in the retail & services are entitled to a "pass-by" trip reduction of 60% if less than 50,000 SF or a reduction of 40% if equal to or greater than 50,000 SF. This Study assumes a 50% "pass-by" trip reduction.

Source:

ITE Trip Generation Manual, 11th Edition.

Residential trips are calculated by multiplying the anticipated growth in residential units **(Table 2-1)** by the corresponding single family and multi family trip generation rates. Non-residential trips were calculated by multiplying the anticipated growth in employees per 1,000 building SF (**Table 2-1)** with the corresponding trip generation rates for each land use. Commercial trips often coincide with other trips (i.e., Person A stops by the store on their way home from work, Person B stops by a restaurant after grocery shopping, etc.) The ITE Trip Generation Manual, 11th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between forty to sixty percent (40-60%). This study assumes a fifty percent (50%) trip reduction for commercial. **Table 7-6** shows the breakdown of the 2040 trip calculation using the City's growth assumptions identified in **Table 2-1.**

The trips attributable to existing land uses within the City are calculated in **Table 7-4**. These trips are added to the trips generated by future development within the City as shown in **Table 7-5** trips to determine the total trips within the City through 2040 as shown in **Table 7-6**.

Table 7-4: Existing City of Ceres Trip Generation

Land Use	Trip Generation Rate [1]	Units [2]	Total Trips
Residential		Untis	
Single Family	0.94	14,735	13,850.90
Multi Family	0.51	4,857	2,476.90
Subtotal Residential			16,327.80
Non-Residential		SF	
Commercial	1.70	3,110,184.00	5,287.31
Office	1.44	679,536.00	978.53
Industrial	0.34	15,091,362.00	5,131.06
Subtotal Non-Residential			11,396.90
Total Existing Trips			**27,724.70**

Notes:

1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.

2 Existing land uses derived from the City of Ceres 2035 General Plan.

Source:

ITE Trip Generation Manual, 11th Edition.

City of Certes 2035 General Plan.

Table 7-5: Future City of Ceres Trip Generation

Land Use	Trip Generation Rate [1]	Units	Equivalent Dwelling Units (EDU)
Residential		Untis	
Single Family	0.94	6,114	5,747.16
Multi Family	0.51	2,777	1,416.27
Subtotal Residential			7,163.43
Non-Residential		SF	
Commercial	1.70	2,364,311.88	4,019.33
Office	1.44	1,263,127.08	1,818.90
Industrial	0.34	3,638,349.00	1,237.04
Subtotal Non-Residential			7,075.27
Total Future Trips			**14,238.70**

Notes:

1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.

Source:

ITE Trip Generation Manual, 11th Edition.

Table 7-6: Total City of Ceres Trip Generation

Land Use	Trip Generation Rate [1]	Units	Equivalent Dwelling Units (EDU)
Residential		Untis	
Single Family	0.94	20,849	19,598.06
Multi Family	0.51	7,634	3,893.17
Subtotal Residential			23,491.23
Non-Residential		SF	
Commercial	1.70	5,474,495.88	9,306.64
Office	1.44	1,942,663.08	2,797.43
Industrial	0.34	18,729,711.00	6,368.10
Subtotal Non-Residential			18,472.17
Total Future Trips			**41,963.40**

Notes:

1 Institute of Transportation Engineers common Trip Generation Rates (PM Trip Rate) sourced from the ITE Trip Generation Manual, 11th Edition.

Source:

ITE Trip Generation Manual, 11th Edition.

The cost per trip is calculated by taking the total cost of the transportation network (existing improvements plus future improvements), adding the current Traffic Fund Balance and then dividing by the total future trips within the City. This calculation is shown in **Table 7-7**.

Table 7-7: Maximum Justifiable Cost per Trip

Description		Value
Estimated Project Costs [1]		
Roadway Improvements	$	57,091,450
Bridge Improvements	$	19,500,000
Subtotal Facilities	*$*	*76,591,450*
Existing Transportation Improvements	*$*	*641,061,327*
Existing Fund Balance	$	-
Total Transportation Nework Valuation	*$*	*717,652,777*
Total 2040 Trips [2]		**41,963.40**
Maximum Justifiable Cost per Trip	**$**	**17,101.87**

Notes:

1 Construction costs derived from budgets provided by the City of Ceres Public Works Department.

2 Total trip growth is derived by multiplying the trip generation rates by the proposed land uses.

Source:

ITE Trip Generation Manual, 11th Edition.

Utilizing the System Plan Methodology yields a maximum justifiable fee in excess of the costs required to fund the identified future City transportation improvements and as such the fee per trip required to fund the totality of the future transportation improvements is utilized to determine the proposed fees. The calculation of the required cost per trip to fund future improvements is detailed in **Table 7-8**.

Table 7-8: Required Cost per Trip to Fund Planned Improvements

Description		Value
Estimated Project Costs [1]		
Roadway Improvements	$	57,091,450
Bridge Improvements	$	19,500,000
Subtotal Facilities	*$*	*76,591,450*
Existing Fund Balance	$	-
Total Transportation Improvements to Spread	*$*	*76,591,450*
Total Net Change in Trips [2]		**14,238.70**
Fee per Trip Required to Construct Planned Facilities	**$**	**5,379.10**

Notes:
1 Construction costs derived from budgets provided by the City of Ceres Public Works Department.
2 Total trip growth is derived by multiplying the trip generation rates by the proposed land uses.

Source:
ITE Trip Generation Manual, 11th Edition.

FEE SUMMARY

The Transportation Fee per unit or 1,000 square feet is calculated multiplying the cost per trip identified in **Table 7-8** by the trip generation rate per unit or per employee. This fee per unit is then divided by the average unit size of planned new development in the City to convert the fees to a fee per square foot. **Table 7-9** shows the proposed new Transportation Fees for new development.

Table 7-9: Transportation Fee

Land Use	Cost Per Trip	Trips per Unit	Subtotal Fee	Average Unit Size (SF)	Fee/SF
Residential			(per Unit)		
Single Family	$ 5,379.10	0.94	$ 5,056.36	1,720	$ 2.94
Multi Family	$ 5,379.10	0.51	$ 2,743.34	1,160	$ 2.36
Non-Residential			(per 1,000 SF)		
Commercial	$ 5,379.10	1.70	$ 9,144.48		
Office	$ 5,379.10	1.44	$ 7,745.91		
Industrial	$ 5,379.10	0.34	$ 1,828.90		

CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Table 7-10 summarizes the potential Transportation Fee revenue from the projected future development identified in **Table 2-1**. The revenue collected from the Transportation Fee will be available to expand the City's transportation network to meet the needs of new residents in the City.

Table 7-10: Projected Transportation Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Average Unit Size	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)			(Total SF)	
Single Family	$ 2.94	6,114	1,720	10,516,080	$ 30,917,275.20
Multi Family	$ 2.36	2,777	1,160	3,221,320	$ 7,602,315.20
Non-Residential	(per SF)			(Total SF)	
Commercial	$ 9.14			2,364,312	$ 21,609,810.58
Office	$ 7.75			1,263,127	$ 9,789,234.87
Industrial	$ 1.83			3,638,349	$ 6,658,178.67
Total					**$ 76,576,814.52**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Table A-1 in **Appendix A** will also serve as the Traffic Fee CIP list as required by AB 602, which includes the facilities shown in **Table 7-1. Table 7-1** identifies the planned facilities that will be paid for entirely or in part by the Traffic Fee. These facilities were identified by the City of Ceres Public Works Department. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue.

REDUCED TRANSPORTATION FEE

Residential developments near transit stations generate fewer trips than traditional land use configurations that rely on vehicles as the primary mode of transportation. According to various transportation studies, measurable trip reductions result for projects that are near transit stations and where there is a diversity of land uses that promote connectivity and walkability. To account for the reduced trip rates generated by projects meeting the above criteria, an additional trip adjustment factor is applied to new residential land uses meeting the following criteria:

1. The housing development is located within one-half mile of a transit station and there is direct access between the project and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.
2. Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.

3. The housing development provides either the minimum number of parking spaces required by the local ordinance, or for residential units, no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

For purposes of this reduction, the definition of transit station shall be defined by California Government Code Section 65460.1, "Transit station" means a rail or light-rail station, ferry terminal, bus hub, or bus transfer station. Also, a "housing development" shall be defined by California Government Code Section 66005.1, which is a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use.

EXISTING AND PROPOSED LEVEL OF SERVICE

AB602 states, "When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate."

A standard of service refers to adopted policies in law or practice that are either in place for a particular service or are intended to be. Transportation is unique in that each new user creates a direct, immediate impact on the City's transportation network. There must be sufficient capacity in the transportation system to provide a consistent level of service for all users at the appropriate service standard. When the existing standards of service are not being met, a deficiency exists.

Because the Transportation fee is being calculated using the System Plan Methodology in which the value of the existing improvements and the cost of future improvements is spread based on the total trips within the City's transportation network, existing deficiencies are not being spread to future development and new development is not funding a higher level of service that is applied to existing development. This methodology ensures that new development is only funding their fair share of the facilities based on their impact on the system.

The planned capital projects in **Table 7-1,** were identified by the City's Public Works Department as required to serve the proposed future development through 2040.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Transportation Fee is to fund traffic facilities included by the City's Public Works Department through the capital improvement planning process required to serve future development in the City. In order to accommodate this need, new facilities must be built and/or existing facilities expanded.

Requirement 2: Identify the use of the fee.

The fee will be used to fund a portion of the traffic facilities identified in **Table 7-1**. The improvements were identified through the capital improvement planning process completed by the City Public Works Department, as the facilities that are required to mitigate the impact of new development in the City and to ensure that the new development has adequate access to a functional transportation network.

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

The Transportation Fees will be used to fund the new traffic facilities and improvements that are necessary to serve the increase in traffic due to new development in the City through 2040. The fee for each development project is calculated by taking the cost per trip shown in **Table 7-7** and applying this to the estimated trip generation rates of each land use as identified in **Table 7-3**. The fee calculations are shown in **Table 7-7** and **Table 7-9**.This correlation to trips ensures that each new development pays their fair share of the transportation costs.

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

Each new residential and non-residential development within the City will generate additional trips that incrementally adds to the need for new transportation infrastructure and facilities to serve the increased residents and businesses within the City and ensure that traffic facilities can accommodate the increased demand. Each new residential and non-residential development pays an impact fee based on the additional trips that is expected to be generated by the new development. This calculation is shown in **Table 7-7** and **Table 7-9**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The traffic facilities that are necessary for new development are summarized in **Table 7-1**. Because the fee is calculated utilizing the system plan methodology which calculates a fee per trip based on the total cost of the existing and future improvements, existing deficiencies are not spread to future development. Service populations were identified for the project development within the City and EDU's were calculated based on the estimated trip generation rates for the various land

uses. To ensure that each land use only pays their fair share of the transportation improvements based on their trip generation rate, the existing Transportation Fee fund balance is added to the existing and future transportation improvements to determine the total cost of the City's transportation network as identified in **Table 7-7**, the cost of the transportation network is divided by the total trips estimated in 2040 to calculate the cost per Trip. The transportation fee calculation to spread the appropriate costs over the various land uses is shown in **Table 7-9**. The fee methodology ensures that each land use only pays for their fair share of the transportation improvements based on the amount of trips generate by that land use.

Section 8 WATER SYSTEM FEE

BACKGROUND

The Water System Fee is collected for the purpose of maintaining and expanding the capacity of the City's water system. The Water System Fee is calculated using the Planned Facilities methodology. The Planned Facilities Method estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs. The future facilities costs are divided by the water demand on the system created by future users. Under this approach, new development funds the expansion of facilities proportionally to the demand generated by each land use. In order to ensure that no facility deficiencies are spread to future development, an analysis of the existing system must be completed. This analysis was completed as part of the hydraulic modeling process during the preparation of the City of Ceres 2024 Water Master Plan prepared by West Yost and existing deficiencies were categorized independently from future system requirements. Future development within the City will pay a water system impact fee at building permit issuance to fund their fair share of the system expansion projects described in this section.

Recommended improvements are based on evaluations of the existing and future water system's storage and pumping capacities and ability to meet recommended performance and operational criteria under maximum day demand plus fire flow and peak hour demand scenarios. The proposed expansion facilities in the fee program are system backbone improvements that serve the community at large and does not include on-site infrastructure required by specific development projects. Each development project will be required to construct the specific on-site improvements required to serve their project.

SERVICE POPULATION

Demand for services and the associated facilities for water facilities are based on the additional water demand that will be generated by new growth in the City through 2040.

COST SUMMARY AND CIP

The Water System Fee will fund the expansion of water facilities necessary to serve new growth in the City. **Table 8-1** summarizes the future water facilities, project costs identified in the City of Ceres Water Master Plan prepared by West Yost dated 2024.

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Table 8-1: City of Ceres Future Water Facilities Summary

Facility	Master Plan Project Identifier	Description	Quantity	UOM	Estimated Construction Costs [1]	Estimated Soft Costs [2]	Total Cost	Percentage Attributable to Future Development	Cost to Spread
Future Water Supply Improvements									
SRWA Phase 2 Expansion	S-IMP-01	Expand SRWA WTP from current 15 MGD to Phase 2 capacity of 30 MGD	1	LS	$ 15,470,000.00	$ -	$ 15,470,000.00	100%	$ 15,470,000.00
Well	S-IMP-02	Construct three new groundwater wells with assumed nominal capacity of 1,500 GPM each	3	LS	$ 24,000,000.00	$ 8,400,000.00	$ 32,400,000.00	100%	$ 32,400,000.00
Subtotal Future Water Supply Improvements					*$ 39,470,000.00*	*$ 8,400,000.00*	*$ 47,870,000.00*		*$ 47,870,000.00*
Future Water Storage and Pumping Improvements									
Pump Station (Expansion)	SP-IMP-01	Add additional 200 hp booster pump station on existing River Bluff Reservoir booster pump station	1	LS	$ 315,000.00	$ 111,000.00	$ 426,000.00	100%	$ 426,000.00
Storage Reservoir	SP-IMP-02	Construct 1 MG storage reservoir (assumed to be steel and at-grade) and associated 3 mgd booster pump station	1	LS	$ 3,228,000.00	$ 1,130,000.00	$ 4,358,000.00	100%	$ 4,358,000.00
Pump Station	SP-IMP-03		1	LS	$ 2,556,000.00	$ 895,000.00	$ 3,451,000.00	100%	$ 3,451,000.00
Subtotal Future Water Supply Improvements					*$ 6,099,000.00*	*$ 2,136,000.00*	*$ 8,235,000.00*		*$ 8,235,000.00*
Future Water Distribution Improvements									
8 Inch Pipeline	P-NC-01	Replace existing 4-inch diameter pipelines with new 8-inch diameter pipelines	10,680	LF	$ 675,000.00	$ 237,000.00	$ 912,000.00	100%	$ 912,000.00
12 Inch Pipeline	P-NC-01	New 12-inch diameter pipeline to improve pipeline looking and to interconnect North Ceres infrastructure to the main system	1,000	LF	$ 5,073,000.00	$ 1,776,000.00	$ 6,849,000.00	100%	$ 6,849,000.00
12 Inch Pipeline	P-FT-02	New 12-inch diameter transmission pipeline tie in along Faith Home Road. Connect the new 24-inch diameter transmission along Faith Home Road to the existing 12-inch diameter parallel distribution pipeline along Faith Home Road	110	LF	$ 60,000.00	$ 21,000.00	$ 81,000.00	100%	$ 81,000.00
12 Inch Pipeline	P-IMP-01	New 12-inch diameter pipeline to improve pipeline looping along Herndon Road from Richland Ave to Evans Road	820	LF	$ 443,000.00	$ 156,000.00	$ 599,000.00	100%	$ 599,000.00
12 Inch Pipeline	P-IMP-02	New 12-inch diameter pipeline to improve pipeline looping along Faith Home Road near Annigoni Court	180	LF	$ 98,000.00	$ 35,000.00	$ 133,000.00	100%	$ 133,000.00
12 Inch Pipeline	P-IMP-03	New 12-inch diameter pipeline to upsize existing 6-inch diameter pipelines along Della Drive and Coleen Way	1,410	LF	$ 762,000.00	$ 267,000.00	$ 1,029,000.00	100%	$ 1,029,000.00
16 Inch Pipeline	P-FT-04	New 16-inch diameter pipeline along E Whitemore Ave, from Moore Road to Mitchell Road	730	LF	$ 493,000.00	$ 173,000.00	$ 666,000.00	100%	$ 666,000.00
18 Inch Pipeline	P-FT-03	New 18-inch diameter pipeline along E Whitemore Ave, from Winter Oak Lane to Eastgate Boulevard	1,290	LF	$ 884,000.00	$ 310,000.00	$ 1,194,000.00	100%	$ 1,194,000.00
18 Inch Pipeline	P-FT-05	New 18-inch diameter pipeline along Faith Home Road, from Roeding Road to E Service Road	2,630	LF	$ 1,802,000.00	$ 631,000.00	$ 2,433,000.00	100%	$ 2,433,000.00
18 Inch Pipeline	P-FT-06	New 18-inch diameter pipeline along E Service Road, from Faith Home Road to Mitchell Road	5,460	LF	$ 3,741,000.00	$ 1,310,000.00	$ 5,051,000.00	100%	$ 5,051,000.00
18 Inch Pipeline	P-FT-07	New 18-inch diameter pipeline along E Redwood Road, from E Redwood Road across Highway 99 (Trenchless Pipe)	500	LF	$ 1,193,000.00	$ 417,000.00	$ 1,610,000.00	100%	$ 1,610,000.00
18 Inch Pipeline	P-FT-07	New 18-inch diameter pipeline along E Redwood Road, from E Redwood Road across Highway 99	675	LF	$ 463,000.00	$ 163,000.00	$ 626,000.00	100%	$ 626,000.00
18 Inch Pipeline	P-FT-08	New 18-inch diameter pipeline along Esmar Road, from E Redwood Road across Highway 99 to Esmar Road and Prairie Flower Road (Trenchless Pipe)	750	LF	$ 1,774,000.00	$ 621,000.00	$ 2,395,000.00	100%	$ 2,395,000.00
18 Inch Pipeline	P-FT-08	New 18-inch diameter pipeline along Esmar Road, from E Redwood Road across Highway 99 to Esmar Road and Prairie Flower Road	2,530	LF	$ 1,734,000.00	$ 607,000.00	$ 2,341,000.00	100%	$ 2,341,000.00
24 Inch Pipeline	P-FT-01	New 24-inch diameter transition pipeline along Faith Home Road, from East Hatch Road to E Whitemore Ave	7,030	LF	$ 6,433,000.00	$ 2,252,000.00	$ 8,685,000.00	100%	$ 8,685,000.00
24 Inch Pipeline	P-FT-03	New 24-inch diameter pipeline along E Whitemore Ave, from Faith Home Road to Winter Oak Lane	555	LF	$ 508,000.00	$ 178,000.00	$ 686,000.00	100%	$ 686,000.00
24 Inch Pipeline	P-FT-05	New 24-inch diameter pipeline along Faith Home Road, from FE Whitemore Ave to Roeding Road	2,580	LF	$ 2,361,000.00	$ 827,000.00	$ 3,188,000.00	100%	$ 3,188,000.00
Subtotal Future Water Distribution Improvements					*$ 28,497,000.00*	*$ 9,981,000.00*	*$ 38,478,000.00*		*$ 38,478,000.00*
Total Future Water Supply, Storage and Distribution Facilities					**$ 74,066,000.00**	**$ 20,517,000.00**	**$ 94,583,000.00**		**$ 94,583,000.00**

Notes:

1 Costs derived as the future facilities from the City of Ceres Water Master Plan dated December 2024 prepared by West Yost. Construction costs include a 25 percent markup to account for project contingency.

2 Soft costs include a 35 percent markup to account for Design (10%), Construction Management (10%), Permitting & Regulatory Compliance (10%), Program Implementation (5%).

Source:

City of Ceres Water Master Plan dated December 2024.

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FEE METHODOLOGY

The Water System Fee uses the Planned Facility methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, the Planned Facility Method "Estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs."

In order to distribute the share of project costs to each land use type, the total water demand of new development must be calculated. The water demand factors were derived from the City of Ceres 2024 Water Master Plan prepared by West Yost. These demand factors are summarized in **Table 8-2**.

Table 8-2: Water Demand Factors

Land Use	Estimated Average Water Demand (AF/AC/YR) [1]
Residential	
Single Family	2.00
Multi Family	2.50
Non-Residential	
Commercial	1.47
Office	1.47
Industrial	1.47

Notes:

1 Water Demand Factors based on the City of Ceres Water Master Plan dated December 2024. Multi Family's water demand is based on the average units per acre of Medium High Density (20 units per acre), High Density (30 units per acre).

Source:

City of Ceres Water Master Plan dated December 2024.

The water demand factor for each land use is then converted into an EDU factor, which is the estimated average water demand for each land use as compared to the average water demand of a single-family unit. This EDU factor is then multiplied by the residential units or the non-residential acreage to determine the total EDUs. The EDU calculation for water demand generated by future development in the City is shown in **Table 8-3**.

Table 8-3: Future City of Ceres Water EDUs

Land Use	Estimated Average Water Demand (AF/AC/YR) [1]	Units/ SF	Units Per Acre / FAR	Acres [2] [3]	EDU Factor	Equivalent Dwelling Units (EDU)
Residential		Units				
Single Family	2.00	6,114	7	873.43	1.00	873.43
Multi Family	2.50	2,777	25	111.08	1.25	138.85
Subtotal Residential						*1,012.28*
Non-Residential		SF				
Commercial	1.47	2,364,312	0.50	108.55	0.74	79.78
Office	1.47	1,263,127	1.00	29.00	0.74	21.32
Industrial	1.47	3,638,349	0.65	128.50	0.74	94.45
Subtotal Non-Residential						*195.55*
Total EDU's						**1,207.83**

Notes:

1 Water Demand Factors based on the City of Ceres Water Master Plan dated June 2011.

2 Single Family residential assumes 7 units per acre in accordance with the City of Ceres 2035 General Plan.

3 Multi Family residential assumes 25 units per acre. This is the average allowed density of Medium High Density Residential and High Density Residential as permitted by the City of Ceres 2035 General Plan.

Source:

City of Ceres Water Master Plan.

The cost per EDU is calculated by taking the City's the planned water improvements less the existing fund balance and then diving the facility costs by the future EDUs in the City through 2040. **Table 8-4** calculates the cost per EDU.

Table 8-4: Water System Cost per EDU Calculation

Description		Value
Estimated Future Project Costs [1]		
Future Water Supply Improvements	$	47,870,000
Future Water Storage and Pumping Improvements	$	8,235,000
Future Water Distribution Improvements	$	38,478,000
Total Future Project Costs	*$*	*94,583,000*
Less: Existing Fund Balance [2]	$	(5,017,864)
Future Water Project Costs to Spread	**$**	**89,565,136**
Total EDU Growth [3]		**1,207.83**
Cost per EDU (Acre)	**$**	**78,308.21**
Single Family Dwelling Units Per Acre [4]		**7.00**
Cost per Single Family Residential Unit	**$**	**11,186.89**

Notes:

1 Costs derived as the buildout facilities from the City of Ceres Water Master Plan December 2024.

2 Existing fund balance derived from the City of Ceres 2024 AB1600 Report and are current as of June 30, 2024.

3 Total EDU Growth is derived by multiplying the water demand factors by the proposed land uses.

4 Single Family residential assumes 7 units per acre in accordance with the City of Ceres 2035 General Plan.

Source:

City of Ceres Water Master Plan dated December 2024.

FEE SUMMARY

The Water System Fee is based on new development's fair share of the facilities identified in the City of Ceres 2024 Water Master Plan.

The Water System Fee is converted into a per meter by multiplying the cost per single family dwelling unit times the hydraulic capacity factor which is the proportional rated maximum flow in gallons per minute as defined by the American Water Works Association. **Table 8-5** summarizes the Water System Fee.

Table 8-5: Water System Fee by Meter

Meter Size	Rated Maximum Flow (GPM) [1]	Hydraulic Capacity Factor[2]		Fee
Single Family Residential				
Single Family Residential	30.00	1.00	$	11,186.89
Multi Family Residential and Non-Residential				
3/4 Inch	30.00	1.00	$	11,186.89
1 Inch	50.00	1.67	$	18,644.81
1 1/2 Inch	100.00	3.33	$	37,289.62
2 Inch	160.00	5.33	$	59,663.40
3 Inch	300.00	10.00	$	111,868.87
4 Inch	500.00	16.67	$	186,448.12
6 Inch	1,000.00	33.33	$	372,896.24
8 Inch	1,600.00	53.33	$	596,633.98
10 Inch	2,300.00	76.67	$	857,661.35

Notes:

1 Rated maximum flow rates derived from the American Water Works Association (AWWA) Manual M6 - Water Meters, 3rd Edition, dated 1986.

2 Hydraulic Capacity Factor is the ratio of rated flow capacity relative to a 3/4" meter.

Source:

AWWA Manual M6 - Water Meters, 3rd Edition, American Water Works Association, 1986.

CAPITAL IMPROVEMENT PROJECTS AND REVENUE PROJECTIONS

Table 8-6 summarizes the potential Water System Fee revenue from the projected future development identified in **Table 2-1**. The revenue collected from the Water System Fee will be available to expand the City's water system to meet the needs of new residents in the City.

Table 8-6: Projected Water Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (EDUs)	Anticipated Fee Collection at Buildout [1]
Residential	(per EDU)		
Single Family	$ 78,308.21	873	$68,396,739.86
Multi Family	$ 78,308.21	139	$10,873,094.96
Non-Residential			
Commercial	$ 78,308.21	80	$ 6,247,428.99
Office	$ 78,308.21	21	$ 1,669,531.04
Industrial	$ 78,308.21	94	$ 7,396,210.43
Total			**$ 94,583,005.28**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Table A-1 in **Appendix A** will also serve as the Water System Fee CIP list as required by AB 602, which includes the facilities shown in **Table 8-1**. **Table 8-1** identifies each the planned of the facilities that will be paid for in part or in whole by the Water System Fee. These facilities were identified in the City of Ceres 2024 Water Master Plan as being necessary to serve the City at 2040. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue.

EXISTING AND PROPOSED LEVEL OF SERVICE

AB 602 states, "When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate."

A standard of service refers to adopted policies in law or practice that are either in place for a particular service or are intended to be. Water service is unique in that each new user creates a direct, immediate impact on water distribution and supply. There must be sufficient capacity in the water systems to provide a consistent level of service for all customers at the appropriate service standard. When the existing standards of service are not being met, a deficiency exists.

The 2024 City of Ceres Water Master Plan prepared by West Yost included a hydraulic analysis of the City's water system and identified and categorized the system improvements in two distinct categories. The first category identified the existing deficiencies in the City's existing water network while the second category strictly identified the facilities required to serve future development.

The planned capital projects in **Table 8-1** were identified in the City of Ceres Water Master Plan, prepared by dated 2024 and subsequently updated by City Staff, to maintain existing levels of service as growth occurs.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Water System Fee is to fund the facilities that are necessary to provide water to future development in the City. To accommodate this increased demand, new facilities must be built and/or existing facilities expanded.

Requirement 2: Identify the use of the fee.

The Water System Fee will be used to fund the water projects shown in **Table 8-1**. These water projects were identified in the City of Ceres Water Master Plan, prepared by West Yost dated 2024, as the facilities required to mitigate the impact of new development in the City to ensure that the new development would have adequate water supply and pressure.

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

The Water System Fee will be used to fund the new water facilities and improvements that are necessary to serve the increase in water demand due to new development in City. The fee for each development project is calculated based on the estimated water use of each land use type identified in the City. This correlation ensures that the fee is equal to the need generated by that specific land use. The EDU calculations based on the water demand factor for each land use are shown in **Table 8-3.** The fee calculations are shown in **Table 8-4** and **Table 8-5**.

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

New development requires the addition of new or upsized water lines to serve the increased residents and businesses within the City and to ensure that the required water pressure can be met. Each new residential and non-residential development pays an impact fee based on the amount of water it is expected to use. This calculation is shown in **Table 8-4** and **Table 8-5.**

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The water improvements required to serve new development are shown in **Table 8-1**. Service populations were identified for the horizon year in the City and EDUs were calculated based on the estimated daily demand for the various land uses as shown in **Table 8-3**. To ensure that each land use only pays their fair share of the water improvements based on their water usage the existing water fund balance is subtracted to the total costs of the planned water facilities as shown in **Table 8-4**, to calculate costs per EDU for each fee component. The water system fee calculation to spread the appropriate costs over the various land uses is shown in **Table 8-5**. The fee methodology ensures that each land use only pays for their fair share of the water improvements based on the amount of water required by that land use.

Section 9 WASTEWATER SYSTEM FEE

BACKGROUND

The Wastewater System Fee is collected for the purpose of maintaining and expanding the capacity of the City's wastewater system. The Wastewater Fee is calculated using the Planned Facilities methodology. The Planned Facilities Method Estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs. The future facilities costs are divided by the wastewater demand on the system created by future users. Under this approach, new development funds the expansion of facilities proportionally to the demand generated by each land use. In order to ensure that no facility deficiencies are spread to future development, an analysis of the existing system must be completed. This analysis was completed as part of the hydraulic modeling process during the preparation of the City of Ceres 2024 Sewer Master Plan prepared by Stantec and existing deficiencies were categorized independently from future system requirements. Future Development within the City will pay a Wastewater System Fee at building permit issuance to fund their fair share of the system expansion projects described in this section.

Recommended improvements are based on evaluations of the existing and future wastewater system's treatment and conveyance capacities and ability to meet recommended performance and operational criteria under maximum peak loading scenarios. The proposed expansion facilities in the fee program are system backbone improvements that serve the community at large and does not include on-site infrastructure required by specific development projects. Each development project will be required to construct the specific on-site improvements required to serve their project.

SERVICE POPULATION

Demand for services and the associated facilities for wastewater facilities are based on the additional wastewater that will be generated by new growth in the City through 2040.

COST SUMMARY AND CIP

The Wastewater System Fee will fund the expansion of wastewater facilities necessary to serve new growth in the City. **Table 9-1** summarizes the future wastewater facilities, project costs identified in the City of Ceres Sewer Master Plan dated 2024 prepared by Stantec.

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Table 9-1: City of Ceres Future Wastewater Facilities Summary

Facility	Master Plan Project Identifier	Estimated Construction Costs	Estimated Soft Costs	Total Construction Cost [1]	Engineering, Construction Management & Admin	Total Project Cost	Percentage Attributable to Future Development [2] [3]	Cost to Spread
Future Wastewater Treatment Improvements								
Phase 1 WWTP Project	WWTP-1	$ 45,585,000.00	$ 15,955,000.00	$ 61,540,000.00	$18,462,000.00	$ 80,002,000.00	31%	$ 24,800,620.00
Subtotal Future Wastewater Treatment Improvements		*$ 45,585,000.00*	*$ 15,955,000.00*	*$ 61,540,000.00*	*$18,462,000.00*	*$ 80,002,000.00*		*$ 24,800,620.00*
Future Wastewater Collection Improvements								
Pine Street Service Area	WCS-1	$ 3,410,000.00	$ 1,194,000.00	$ 4,604,000.00	$ 1,381,000.00	$ 5,985,000.00	0%	$ -
Central / Evans Downstream	WCS-2	$ 1,145,000.00	$ 401,000.00	$ 1,546,000.00	$ 464,000.00	$ 2,010,000.00	0%	$ -
Blaker Road Trunk (NCSSA)	WCS-3	$ 4,280,000.00	$ 1,498,000.00	$ 5,778,000.00	$ 1,733,000.00	$ 7,511,000.00	100%	$ 7,511,000.00
NCSSA Force Main and Pump Station	WCS-4	$ 8,700,000.00	$ 3,045,000.00	$ 11,745,000.00	$ 3,524,000.00	$ 15,269,000.00	100%	$ 15,269,000.00
Whitmore Upsizing	WCS-5	$ 1,909,000.00	$ 668,000.00	$ 2,577,000.00	$ 773,000.00	$ 3,350,000.00	100%	$ 3,350,000.00
Central / Evans Upstream	WCS-6	$ 1,767,000.00	$ 618,000.00	$ 2,385,000.00	$ 716,000.00	$ 3,101,000.00	100%	$ 3,101,000.00
West Landing - Gravity Sewers	WCS-7A	$ 1,065,000.00	$ 373,000.00	$ 1,438,000.00	$ 431,000.00	$ 1,869,000.00	100%	$ 1,869,000.00
West Landing - Lift Station	WCS-7B	$ 3,980,000.00	$ 1,393,000.00	$ 5,373,000.00	$ 1,612,000.00	$ 6,985,000.00	100%	$ 6,985,000.00
Copper Trails - Gravity Sewers	WCS-8A	$ 7,656,000.00	$ 2,680,000.00	$ 10,336,000.00	$ 3,101,000.00	$ 13,437,000.00	100%	$ 13,437,000.00
Copper Trails - Lift Station	WCS-8B	$ 2,690,000.00	$ 942,000.00	$ 3,632,000.00	$ 1,090,000.00	$ 4,722,000.00	100%	$ 4,722,000.00
Southeast Ceres - Gravity Sewers	WCS-9A	$ 8,108,000.00	$ 2,838,000.00	$ 10,946,000.00	$ 3,284,000.00	$ 14,230,000.00	100%	$ 14,230,000.00
Southeast Ceres - Lift Station	WCS-9B	$ 4,270,000.00	$ 1,495,000.00	$ 5,765,000.00	$ 1,730,000.00	$ 7,495,000.00	100%	$ 7,495,000.00
Southwest Ceres - Gravity Sewers	WCS-10A	$ 1,254,000.00	$ 439,000.00	$ 1,693,000.00	$ 508,000.00	$ 2,201,000.00	100%	$ 2,201,000.00
Southwest Ceres - Lift Station	WCS-10B	$ 1,980,000.00	$ 693,000.00	$ 2,673,000.00	$ 802,000.00	$ 3,475,000.00	100%	$ 3,475,000.00
Whitmore Sewer Extension	WCS-11	$ 1,439,000.00	$ 504,000.00	$ 1,943,000.00	$ 583,000.00	$ 2,526,000.00	100%	$ 2,526,000.00
Subtotal Future Wastewater Collection Improvements		*$ 53,653,000.00*	*$ 18,781,000.00*	*$ 72,434,000.00*	*$ 21,732,000.00*	*$ 94,166,000.00*		*$ 86,171,000.00*
Total Future Facilities		**$ 99,238,000.00**	**$ 34,736,000.00**	**$ 133,974,000.00**	**$ 40,194,000.00**	**$ 174,168,000.00**		**$ 110,971,620.00**

Notes:

1 Costs derived from the City of Ceres Sewer Master Plan dated December 2024.

2 Wastewater Treatment Plant Expansion costs allocated to future development at approximately 31 percent. This accounts for the additional capacity increase of 1.1 Mgal/day while not spreading the replacement of the existing 2.5 Mgal/d existing WWTP.

3 Pine Street Service Area and Central / Evans Downstream improvements are identified in the City of Ceres Sewer Master Plan dated December 2024 as necessary to mitigate existing deficiencies and as such are not allocated to future development.

Source:

City of Ceres Sewer Master Plan dated December 2024.

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FEE METHODOLOGY

The Wastewater System Fee uses the Planned Facility methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, the Planned Facility Method "Estimates the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs."

In order to distribute the share of project costs to each land use type, the total wastewater demand of new development must be calculated. The wastewater demand factors were derived from the City of Ceres 2024 Sewer Master Plan prepared by Stantec. These demand factors are summarized in **Table 9-2**.

Table 9-2: Wastewater Demand Factors

Land Use	Estimated Average Wastewater Flow (GPD/EDU)	Units/FAR per Acre	EDU Factor[1]
Residential			
Single Family	200.00	7.00	1.00
Multi Family	200.00	25.00	0.87
Non-Residential			
Commercial	200.00	0.50	1.80
Office	200.00	1.00	10.00
Industrial	200.00	0.65	5.10

Notes:
1 Sewer Demand Factors per EDU based on the City of Ceres Water Master Plan dated December 2024.

Source:
City of Ceres Sewer Master Plan dated December 2024.

The wastewater EDUs demand factor for each land use is then converted into an EDU factor, which is the estimated average wastewater demand for each land use as compared to the average wastewater demand of a single-family unit. This EDU factor is then multiplied by the residential units or the non-residential acreage to determine the total EDUs. The EDU calculation for wastewater demand generated by future development in the City is shown in **Table 9-4.**

Table 9-3: Wastewater System EDU Calculations

Land Use	Estimated Average Wastewater Flow (GPD/EDU) [1]	Units	Units Per Acre / FAR	Acres	EDU Factor	Equivalent Dwelling Units (EDU)
Residential						
Single Family	200.00	6,114	7	873.43	1.00	6,114.00
Multi Family	200.00	2,777	25	111.08	0.87	2,415.99
Subtotal Residential						*8,529.99*
Non-Residential		SF				
Commercial	200.00	2,364,312	0.50	108.55	1.80	195.39
Office	200.00	1,263,127	1.00	29.00	10.00	290.00
Industrial	200.00	3,638,349	0.65	128.50	5.10	655.35
Subtotal Non-Residential						*1,140.74*
Total EDU's						**9,670.73**

Notes:
1 Sewer Demand Factors per EDU based on the City of Ceres Water Master Plan dated December 2024.
Source:
City of Ceres Sewer Master Plan dated December 2024.

The cost per EDU is calculated by taking the City's the planned wastewater improvements less the existing fund balance and then diving the facility costs by the future EDUs in the City through 2040. **Table 9-4** calculates the cost per EDU.

Table 9-4: Wastewater Cost per EDU Calculation

Description		Value
Estimated Future Project Costs [1]		
Future Wastewater Treatment Improvements	$	24,800,620
Future Wastewater Collection Improvements	$	86,171,000
Total Future Project Costs	*$*	*110,971,620*
Less: Existing Fund Balance [2]	$	4,737,689
Future Wastewater Project Costs to Spread	**$**	**106,233,931**
Total EDU Growth [3]		**9,671**
Cost per EDU	**$**	**10,985.10**

Notes:
1 Costs derived from the City of Ceres Sewer Master Plan dated December 2024.
2 Existing fund balance derived from the City of Ceres 2024 AB1600 Report and are current as of June 30, 2024.
3 Sewer Demand Factors per EDU based on the City of Ceres Water Master Plan dated December 2024.

Source:
City of Ceres Sewer Master Plan dated December 2024.

FEE SUMMARY

The Wastewater System Fee is based on new development's fair share of the facilities identified in the City of Ceres 2024 Sewer Master Plan.

The Wastewater System Fee per EDU is converted into a per unit or 1,000 square feet by multiplying the cost per single family dwelling unit times the wastewater demand factor. This fee per unit is then divided by the average unit size of planned new development in the City of Ceres to convert the fees to a fee per square foot. **Table 9-5** summarizes the proposed wastewater system fees for new development.

Table 9-5: Total Wastewater System Fee

Land Use	Cost Per EDU	EDU Factor	Total Fee (per Acre)	Units Per Acre / FAR	Total Fee	Average Unit Size (SF)	Total Fee
Residential					(per Unit)		(per SF)
Single Family	$ 10,985.10	1.00	$ 76,895.70	7.00	$ 10,985.10	1,720	$ 6.39
Multi Family	$ 10,985.10	0.87	$ 238,925.93	25.00	$ 9,557.04	1,160	$ 8.24
Non-Residential					(per 1,000 SF)		
Commercial	$ 10,985.10	1.80	$ 19,773.18	0.50	$ 907.86		
Office	$ 10,985.10	10.00	$ 109,851.00	1.00	$ 2,521.83		
Industrial	$ 10,985.10	5.10	$ 56,024.01	0.65	$ 1,978.67		

CAPITAL IMPROVEMENT PROJECTS AND REVENUE PROJECTIONS

Table 9-6 summarizes the potential Wastewater System Fee revenue from the projected future development identified in **Table 2-1**. The revenue collected from the Wastewater System Fee will be available to expand the City's water system to meet the needs of new residents in the City.

Table 9-6: Projected Wastewater System Fee Revenue

Land Use	Proposed Fee	Anticipated Growth (units)	Average Unit Size	Anticipated Growth	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)			(Total SF)	
Single Family	$ 6.39	6,114	1,720	10,516,080	$ 67,197,751.20
Multi Family	$ 8.24	2,777	1,160	3,221,320	$ 26,543,676.80
Non-Residential	(per SF)			(Total SF)	
Commercial	$ 0.91			2,364,312	$ 2,151,523.81
Office	$ 2.52			1,263,127	$ 3,183,080.24
Industrial	$ 1.98			3,638,349	$ 7,203,931.02
Total					**$ 106,279,963.07**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

Table A-1 in **Appendix A** will also serve as the Wastewater System Fee CIP list as required by AB 602, which includes the facilities shown in **Table 9-1**. **Table 9-1** identifies each the planned of the facilities that will be paid for in part or in whole by the Wastewater System Fee. These facilities were identified in the City of Ceres 2024 Sewer Master Plan as being necessary to serve the City at buildout. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue.

EXISTING AND PROPOSED LEVEL OF SERVICE

AB 602 states, "When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate."

A standard of service refers to adopted policies in law or practice that are either in place for a particular service or are intended to be. Wastewater service is unique in that each new user creates a direct, immediate impact on wastewater treatment and conveyance. There must be sufficient capacity in the wastewater systems to provide a consistent level of service for all customers at the appropriate service standard. When the existing standards of service are not being met, a deficiency exists.

The 2024 City of Ceres Sewer Master Plan prepared by Stantec included a hydraulic analysis of the City's wastewater system and identified and categorized the system improvements in two distinct categories. The first category identified the existing deficiencies in the City's existing wastewater network while the second category strictly identified the facilities required to serve future development.

The planned capital projects in **Table 9-1** were identified in the City of Ceres Sewer Master Plan, dated 2024 and subsequently updated by City Staff, to either maintain existing levels of service as growth occurs or to not perpetuate deficiencies.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Wastewater System Fee is to fund the facilities that are necessary to convey and treat wastewater discharged from future development in the City. To accommodate this increased demand, new facilities must be built and/or existing facilities expanded.

Requirement 2: Identify the use of the fee.

The Wastewater System Fee will be used to fund the sewer projects shown in **Table 9-1**. These wastewater projects were identified in the City of Ceres Sewer Master Plan, dated 2024, as the facilities required to mitigate the impact of new development in the City to ensure that the new development would have an adequate wastewater conveyance system and treatment capacity.

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

The Wastewater System Fee will be used to fund the new wastewater facilities and improvements that are necessary to serve the increase in wastewater discharge due to new development in City. The fee for each development project is calculated based on the estimated wastewater discharge use of each land use type identified in the City. This correlation ensures that the fee is equal to the need generated by that specific land use. The EDU calculations based on the wastewater demand factor for each land use are shown in **Table 9-3.** The fee calculations are shown in **Table 9-4** and **Table 9-5**.

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

New development requires the addition of new or upsized wastewater lines to serve the increased residents and businesses within the City and an expanded treatment plant to ensure that the wastewater discharge generated by new development can be conveyed and treated. Each new residential and non-residential development pays an impact fee based on the amount of wastewater it is expected to generate. This calculation is shown in **Table 9-4** and **Table 9-5.**

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The wastewater improvements required to serve new development are shown in **Table 9-1**. Future development projections were identified for the horizon year in the City and EDUs were calculated based on the estimated wastewater generation for the various land uses as shown in **Table 9-3**. To ensure that each land use only pays their fair share of the wastewater improvements based on their wastewater generation rates, the existing wastewater fund balance is subtracted from the total costs of the planned wastewater facilities as shown in **Table 9-4**, to calculate costs per EDU for each fee component. The wastewater fee calculation to spread the appropriate costs over the various land uses is shown in **Table 9-5**. The fee methodology ensures that each land use only pays for their fair share of the wastewater improvements based on the amount of water required by that land use.

Section 10 PROGRAM ADMINISTRATION FEE

BACKGROUND

The City, with assistance from consultants, oversees the implementation and administration of the existing City of Ceres Impact Fee Program, consistent with the requirements of the Mitigation Fee Act. AB 602, which came into effect on January 1, 2022, adds additional nexus study requirements. Furthermore, AB1483, which became effective January 1, 2020, requires that public agencies make certain information available on their website, increasing the administrative responsibilities of the City.

The five percent (5%) Program Administration Fee is added to fund the costs of the City's management and ongoing fee program administration, collection, and reporting. This includes costs associated with City staff and consultant time, studies, and administration to support the program. City staff time includes one full time management analyst in the finance department. Industry standard ranges from three to six percent (3-6%) for the administrative component of a development fee program.

The five percent (5%) administration component of the Ceres Impact Fee Program includes, but is not limited to, the following activities:

- Posting of nexus studies and fee schedules on City's Websites
- Annual fee adjustments
- Annual fee reporting
- Five year fee reporting
- Application and tracking of fee credits/reimbursements.
- Periodic nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking and administration.

In addition to the aforementioned administrative activities, the City is responsible for using fee revenues to plan for and construct required capital facilities. The City does not currently collect an administration fee but a five percent (5%) fee is included in this Nexus Study given the additional fee reporting requirements of AB 516, posting of information per AB 1483, Nexus Study updates every eight years per AB 602, additional staff time to administer this fee program, and the potential for a Master Plan in the future to support a Nexus Study update.

For projects that are subject to only certain fee categories, the Program Management Fee will be five percent (5%) of the fee categories fees that are assessed on the project. For example, if an area is subject to the Transportation Fee but not the other City of Ceres Impact fees, the project will be charged a Program Administration Fee equal to five percent (5%) of the Transportation Fee. The

City will calculate the applicable Program Administration Fee on case-by-case basis for such projects.

Table 10-1 shows the proposed Program Administration Fee as five percent (5%) of the total City of Ceres Impact fees charged on each project.

Table 10-1: Program Administration Fee

Land Use		Administration [1]
Residential (Fee per Square Foot)		
Single Family	$	1.02
Multi Family	$	1.08
Non-Residential (Fee per 1,000 Square Feet)		
Commercial	$	582.24
Office	$	688.38
Industrial	$	207.88

Notes:

1 Administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

Table 10-2 below shows proposed Program Administration Fee as five percent (5%) of the total City Water System Fee charged on each meter size for new development.

Table 10-2: Water Program Administration Fee

Meter Size	Administration [1]
Single Family Residential	
Single Family Residential	$ 559.34
Multi Family Residential and Non-Residential	
3/4- Inch Meter	$ 559.34
1-Inch Meter	$ 932.24
1 1/2-Inch Meter	$ 1,864.48
2-Inch Meter	$ 2,983.17
3-Inch Meter	$ 5,593.44
4-Inch Meter	$ 9,322.41
6-Inch Meter	$ 18,644.81
8-Inch Meter	$ 29,831.70
10-Inch Meter	$ 42,883.07

Notes:

1 Administration fee is collected to offset the fee programs impact on City Staff and is anticipated to be expended for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

Due to the fact that program administration is a new fee, it is not possible to analyze the annual program management funding requirements. However, it is anticipated that administrative costs will continue to increase due to the additional requirements of state legislation. It is also anticipated that revenue and expenditures will vary year to year due to the cyclical nature of five-year reporting requirements, nexus study updates, and the housing market. The City will monitor and evaluate the program administration expenditures to ensure that the program administration fee is reflective of the required expenditures. **Table 10-3** identifies the total anticipated Program Administration Fee revenue to be collected from future development.

Table 10-3: Program Administration Fee Anticipated Revenue

Land Use	Total Proposed Fee	Total Proposed Fee	Anticipated Growth (units)	Anticipated Growth	Anticipated Growth (EDUs)	Anticipated Fee Collection at Buildout [1]
Residential	(per SF)	(per EDU)		(Total SF)		
Single Family	$ 1.02	$ 3,915.41	6,114	13,941,993	873	$17,640,669.42
Multi Family	$ 1.08	$ 3,915.41	2,777	5,179,105	139	$ 6,137,088.08
Non-Residential	(per SF)	(per EDU)		(Total SF)		
Commercial	$ 0.58	$ 3,915.41		2,364,312	80	$ 1,688,968.36
Office	$ 0.69	$ 3,915.41		1,263,127	21	$ 952,987.96
Industrial	$ 0.21	$ 3,915.41		3,638,349	94	$ 1,126,150.46
Total						**$ 27,545,864.28**

Notes:
1 Total anticipated fee revenue may differ slightly from cost attributable to fee program due to rounding.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Program Administration Fee is to provide the funding necessary to administer and update the City of Ceres Impact Fees. This includes consultant and City staff time related to services such posting of nexus studies and fee schedules on the City's website, annual fee adjustments, annual fee reporting, additional fee reporting every five years, application and tracking of fee credits/reimbursements, periodic nexus study updates and the preparation of Master Plans to support the nexus study updates, staff and consultant time related to fee preparation, collection, tracking and administration.

Requirement 2: Identify the use of the fee.

The Program Administration Fee will be used to fund the management and administration of the City of Ceres Impact Fees. This includes consultant and City staff time related to services such as posting of nexus studies and fee schedules on the City's website, annual fee adjustments, annual fee reporting, additional fee reporting every five years, application and tracking of fee credits/reimbursements, periodic nexus study updates, and the preparation of Master Plans to support the nexus study updates, staff and consultant time related to fee preparation, collection, tracking and administration.

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

The Program Administration Fee will be used to fund consultant and City staff time related to services such as providing fee quotes, updated the fee program, tracking revenue and expenditures, calculating credits and issuing reimbursements and the required annual reporting under AB1600 which are required to successfully and legally implement the City's Impact Fee Program. New residents and employees that result from new development increases the demand for new infrastructure and facilities. These facilities will be funded through the City's Impact Fee Program, which requires City staff and consultant time to manage and administer. The administration of the City's Impact Fee Program will be funded through the Program Administration fee which is a five percent fee of total City's Impact Fee Program for each land use.

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

Each new development adds residents or workers to the City and in order to maintain the City's desired level of service, new general government, police, parkland development, traffic infrastructure and water facilities must be built. These facilities are funded through the City's Impact fees. To ensure these fees for new development are administered according to state law, regular updates, tracking and reporting are required. In addition, City staff must provide fee quotes for new development. To collect the funding for these resulting activities, the Program Administration Fee is five percent (5%) of the total City Impact Fees as summarized in **Table 10-1** and **Table 10-2**. Using a percentage of the City Impact fees, ensures that each new development is charged their fair share based on the impacts to the City's infrastructure. A five percent (5%) fee is in alignment with the industry standard range of three to six percent (3-6%).

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Program Administration Fee provides the funding to administer the City's Impact Fee Program. The City is adopting a policy of collecting a five percent (5%) of the total Impact fees to administer their fee program effectively. Since this fee is calculated as a percentage of the other City Impact Fees as summarized in **Table 10-1** and **Table 10-2,** each land use pays for their fair share of the management costs based on their impact to the City's infrastructure.

Section 11 IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed.

At least ten days prior to the meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. Two publications, with at least five days intervening between the dates of first and last publication not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day.

The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees. Following adoption of the fees, the fees and supporting information must be placed on the City's website.

FEE PROGRAM ADMINISTRATIVE REQUIREMENTS

The Government Code requires the City to report every year and every fifth-year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. Brief description of the type of fee in the account or fund
2. Amount of the fee
3. Beginning and ending balance in the account or fund
4. Amount of fees collected and the interest earned during the previous year
5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been

collected to complete financing on an incomplete public improvement and the public improvement remains incomplete

7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each loan will be repaid and the rate of interest the account will receive on the loan
8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects

On October 11, 2023, California Governor Gavin Newson signed into law AB 516 which amended certain portions of the Mitigation Fee Act related to the annual and five-year reporting requirements. Under AB 516, Requirements 6 and 8 have been expanded to include the following:

6a. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted

6b. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable

6c. For any refunds made, the number of persons or entities identified to receive those refunds

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

As with the annual disclosure, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting.

FEE ADJUSTMENT PROCEDURES

The City Impact fees may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In addition, the fees will be automatically updated each year on July 1st based on the June ENR CCI for Los Angeles. The base index for the next update shall be the June 2024 ENR CCI of 15,293.36.

TIMING OF PAYMENT

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential units. For residential projects that include multiple buildings, fees will be due at the time the building permit is issued for each building. The non-residential communal portion for high-density residential projects (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is considered to be captured in the residential fees. Areas that are accessible by the public (i.e., a leasing office) will be charged impact fees according to use. Further information on what portion of a project may be subject to fees is discussed within Section 2 – Average Unit Sizes.

DESIGNATED RESIDENTIAL PROJECTS DEFERRED FEE PAYMENTS

California Senate Bill 937 (SB 937), which became effective on January 1, 2025, significantly delays the collection of fees for residential projects defined as "Designated Residential Development Projects." Specifically, SB 937 states that public agencies may not impose development impact fees on Designated Residential Development Projects until the project receives a Certificate of Occupancy or Temporary Certificate of Occupancy. Furthermore, local agencies may not charge interest on the delayed fee payments for such projects; rather, the fees must reflect the fee amount in place at the time the project's building permits are issued. In addition, the bill extends housing entitlements by 24 months for projects with entitlements issued prior to January 1, 2024 and set to expire on or before December 21, 2025.

SB 937 was designed to incentivize housing production by mitigating the effects of rising construction costs and interest rates, which hinder the financial feasibility of new housing projects. By deferring fee payments with zero interest, SB 937 can help to incentivize housing developers, who must demonstrate financial feasibility to investors and lending institutions before receiving necessary funding. Additionally, by extending entitlements, the bill allows developers more time to raise funding before constructing the project. By providing these incentives to developers, the bill strives to increase housing production, allowing local jurisdictions to fulfill their housing goals.

Housing projects must meet one of the following conditions to be considered a Designated Residential Development Project:

1. 100% of residential units (excluding the manager's unit) are reserved for low-income households.
2. The project meets the requirements regarding a Low Barrier Navigation Center Developments, per Government Code Section 65662.
3. The project is approved by a local government and meets all site-specific criteria, affordability criteria, and objective development standards pertaining to affordable housing developments located in commercial zones or mixed-income housing developments along commercial corridors, as specified by Article 2 (commencing with Section 65912.110) or Article 3 (commencing with Section 65912.120) of Chapter 4.1 of the Government Code.
4. The project is subject to a streamlined ministerial approval process, per Government Code Section 65913.4.
5. The project meets the criteria specified in the Affordable Housing on Faith and Higher Education Lands Act of 2023 (SB4)
6. The project is entitled to a Density Bonus, per Government Code Section 65915.
7. The project features 10 or fewer units.

Although fees are deferred for Designated Residential Development Projects until the project receives a Certificate of Occupancy or Temporary Certificate of Occupancy, it is important to note that public agencies may still collect utility service fees after receiving an application for utility services. In addition, developers may be required to pay development impact fees prior to the Certificate of Occupancy if construction does not commence within five years of the building permit issue date.

CREDITS AND REIMBURSEMENT POLICIES

The City may provide fee credits or reimbursements to developers who dedicate land or construct eligible facilities. Fee credits or reimbursements may be provided up to the cost of the improvement, as shown in this study, subject to periodic inflation adjustments, or the actual cost paid by the developer, whichever is lower. For construction cost overruns, only the amount shown in the study, subject to periodic inflation adjustments, would be credited or reimbursed. The City will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. The City will determine fee credits and reimbursements on a case-by-case basis and possibly through the use of a development agreement.

PROGRAMMING REVENUES WITH THE CIP

The City should maintain its Capital Improvement Program (CIP) to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth. The CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect

sufficient funds to complete a project. In addition, the CIP is required per AB 602. This report outlines the projects that are to be funded with the fee program and forms the basis of the CIP.

Table A-1 in **Appendix A** will also serve as the City's CIP list as required by AB 602, which includes the facilities discussed in the previous chapters. The City will use the CIP facilities identified in Appendix A to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue and will update the date in the CIP and the City's AB 1600 annual and five-year reports.

FEE REPORTING

Assembly Bill No. 1483, which became effective January 1, 2020, requires that public agencies make the following information available on their website. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.
4. The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to AB 1600.
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a second unit that is attached or detached from a single-family home. In accordance with Assembly Bill No. 881 approved on October 9, 2019, City of Ceres Impact Fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will be charged proportionately in relation to the square footage of the primary dwelling unit. Since the City of Ceres Impact Fees residential fees are now being charged on a square footage basis, ADU fees will be calculated by multiplying the City of Ceres Impact Fees Single Family Residential fee by the ADU's square footage.

SPECIALIZED DEVELOPMENT PROJECTS

The fees in this report may not apply to specialized development projects such as golf courses, cemeteries, sports stadium, or other specialized land uses. For specialized development projects

the City will review the development's impacts to determine the applicable fees. The fee rates presented in this Nexus Study may be reduced, exempted, or waived under certain circumstances as determined by the City. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property.

Some developments may include more than one land use type. In these cases, the fee is calculated separately for each land use. The City has the discretion to impose the fees based on the specific aspects of a proposed development regardless of zoning. The fee imposed should be based on the land use type that most closely represents the impacts of the development.

REBUILD OR EXPANSION PROJECTS

The City will review reuse, expansions, density increasing, and rezone projects on a case by case basis to determine the applicable fees on the intensification or expansion.

For residential projects that wish to expand the size of their unit(s), the City of Ceres Impact Fees will be charged on a per SF basis of the expansion. For example, if a homeowner wishes to build an addition to their home that is 100 square feet, the homeowner would be responsible for paying fees for the 100 square foot addition.

For non-residential projects that wish to expand the size of their facility, the City Impact Fees will be charged on a per 1,000 square feet basis of the expansion

In cases of rebuilding a structure after a demolition or a disaster, impact fees will not be charged on the rebuilding of the structure to the extent that the overall size and use of the new structure is the same as the structure demoed or destroyed by the disaster. Impact fees will be calculated on the new rebuilt structure and the previous structure, and the difference of fees will be assessed. No refunds will be made for rebuilds that have less impact fees than the previous structure. In cases of a disaster, the City Engineer has the discretion to allow for a payment plan on Impact Fees.

Appendix A: Capital Improvement Plan (CIP)

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Table A-1 Capital Improvement Plan (CIP)

Facility	UOM	Quantity	Unit Cost	Total Cost	Location	Planned Timing
Park Facilities						
Easgate Park	AC	10	$ 2,000,000.00	$ 20,000,000.00	East Hatch Road & Eastegate Boulevard	2035
Whitmore Mansion Park	AC	2.6	$ 2,000,000.00	$ 5,200,000.00	5th Street, North Street & 6th Street	2032
Neel Park Dog Park	AC	1	$ 2,000,000.00	$ 2,000,000.00	Neel Park	2035
West Landing Community Park	AC	30	$ 2,000,000.00	$ 60,000,000.00	West Landing Specific Plan	2032
West Landing Neighborhood Park 1	AC	8.5	$ 2,000,000.00	$ 17,000,000.00	West Landing Specific Plan	2032
West Landing Neighborhood Park 2	AC	8.5	$ 2,000,000.00	$ 17,000,000.00	West Landing Specific Plan	2032
Copper Trails Park 1	AC	4.7	$ 2,000,000.00	$ 9,400,000.00	Copper Trails Specific Plan	2035
Copper Trails Park 2	AC	2	$ 2,000,000.00	$ 4,000,000.00	Copper Trails Specific Plan	2035
Copper Trails Park 3	AC	5	$ 2,000,000.00	$ 10,000,000.00	Copper Trails Specific Plan	2035
Copper Trails Park 4	AC	2	$ 2,000,000.00	$ 4,000,000.00	Copper Trails Specific Plan	2035
Copper Trails Park 5	AC	3.8	$ 2,000,000.00	$ 7,600,000.00	Copper Trails Specific Plan	2035
Copper Trails Park 6	AC	3.3	$ 2,000,000.00	$ 6,600,000.00	Copper Trails Specific Plan	2035
Copper Trails Park 7	AC	2.2	$ 2,000,000.00	$ 4,400,000.00	Copper Trails Specific Plan	2035
Future Neighborhood Parks	AC	40.4	$ 2,000,000.00	$ 80,800,000.00	Future Locations	2040
Subtotal Park Improvements				*$ 248,000,000.00*		
General Government Facilities						
Building A	EA	1	$1,211,674.70	$ 1,211,674.70	3420 Harold Avenue	2035
Building B	EA	1	$1,211,674.70	$ 1,211,674.70	3420 Harold Avenue	2035
Building C	EA	1	$671,081.37	$ 671,081.37	3420 Harold Avenue	2035
Building D	EA	1	$1,363,134.04	$ 1,363,134.04	3420 Harold Avenue	2035
Building E	EA	1	$1,305,579.49	$ 1,305,579.49	3420 Harold Avenue	2035
Building F	EA	1	$1,363,134.04	$ 1,363,134.04	3420 Harold Avenue	2035
Building G	EA	1	$0.00	$ -	3420 Harold Avenue	2035
Building H	EA	1	$0.00	$ -	3420 Harold Avenue	2035
Building I	EA	1	$611,662.71	$ 611,662.71	3420 Harold Avenue	2035
Building J	EA	1	$611,662.71	$ 611,662.71	3420 Harold Avenue	2035
Building K	EA	1	$0.00	$ -	3420 Harold Avenue	2035
City Hall Expansion / Rebuild						2040
Subtotal General Government Facilities				*$ 8,349,603.75*		
Fire Facilities						
Copper Trails Fire Station	EA	1	$ 8,893,008.86	$ 8,893,008.86	Copper Trails Specific Plan	2035
Subtotal Fire Facilities				*$ 8,893,008.86*		
Police Facilities						
Ford Interceptor Vehicle Purchase	EA	32	$ 46,928.33	$ 1,501,706.56	2726 Third Street	2035
Bulletproof Vest & Tactical Equipment	EA	32	$ 20,000.00	$ 640,000.00	2726 Third Street	2035
Police Station Expansion	SF	23,594	$ 323.24	$ 7,626,702.30	2726 Third Street / Potentional Substation	2035
Subtotal Police Facilities				*$ 9,768,408.86*		
Transportation Facilities						
Service Rd	LF	4,500	$ 1,950.00	$ 8,775,000.00	From Moore to Faith Home	2035
Faith Home Rd	LF	5,280	$ 1,950.00	$ 10,296,000.00	From Roeding to Redwood	2032
Roeding	LF	4,500	$ 1,950.00	$ 8,775,000.00	From Moore to Faith Home	2040
Service Rd	LF	7,970	$ 1,950.00	$ 15,541,500.00	From Blaker to Crows Landing	2030
Service Rd (South Half)	LF	5,280	$ 975.00	$ 5,148,000.00	From Crows Landing to Ustick	2040
Service Rd (North Half)	LF	2,630	$ 975.00	$ 2,564,250.00	From Central to Moffett	2030
Redwood	LF	4,190	$ 1,430.00	$ 5,991,700.00	From Rohde to Faith Home	2045
Service and Moore Bridge	EA	1	$ 6,500,000.00	$ 6,500,000.00	Service & Moore	2030
Faith Home and Hatch Bridge	EA	1	$ 6,500,000.00	$ 6,500,000.00	Faith Home and Hatch	2040
Roeding and Moore Bridge	EA	1	$ 6,500,000.00	$ 6,500,000.00	Roeding and Moore	2040
Subtotal Transportation Facilities				*$ 76,591,450.00*		

Table A-1: Capital Improvement Plan (CIP) (Continued)

Facility	UOM	Quantity	Unit Cost	Total Cost	Location	Planned Timing
Water System Facilities						
SRWA Phase 2 Expansion	LS	1	$ 15,470,000.00	$ 15,470,000.00	S-IMP-01	2035
Well	LS	3	$ 10,800,000.00	$ 32,400,000.00	S-IMP-02	2029
Pump Station (Expansion)	LS	1	$ 426,000.00	$ 426,000.00	SP-IMP-01	2035
Storage Reservoir	LS	1	$ 4,358,000.00	$ 4,358,000.00	SP-IMP-02	2040
Pump Station	LS	1	$ 3,451,000.00	$ 3,451,000.00	SP-IMP-03	2040
8 Inch Pipeline	LF	10,680	$ 85.39	$ 912,000.00	P-NC-01	2035
12 Inch Pipeline	LF	1,000	$ 6,849.00	$ 6,849,000.00	P-NC-01	2035
12 Inch Pipeline	LF	110	$ 736.36	$ 81,000.00	P-FT-02	2035
12 Inch Pipeline	LF	820	$ 730.49	$ 599,000.00	P-IMP-01	2035
12 Inch Pipeline	LF	180	$ 738.89	$ 133,000.00	P-IMP-02	2035
12 Inch Pipeline	LF	1,410	$ 729.79	$ 1,029,000.00	P-IMP-03	2035
16 Inch Pipeline	LF	730	$ 912.33	$ 666,000.00	P-FT-04	2035
18 Inch Pipeline	LF	1,290	$ 925.58	$ 1,194,000.00	P-FT-03	2035
18 Inch Pipeline	LF	2,630	$ 925.10	$ 2,433,000.00	P-FT-05	2035
18 Inch Pipeline	LF	5,460	$ 925.09	$ 5,051,000.00	P-FT-06	2035
18 Inch Pipeline	LF	500	$ 3,220.00	$ 1,610,000.00	P-FT-07	2035
18 Inch Pipeline	LF	675	$ 927.41	$ 626,000.00	P-FT-07	2035
18 Inch Pipeline	LF	750	$ 3,193.33	$ 2,395,000.00	P-FT-08	2035
18 Inch Pipeline	LF	2,530	$ 925.30	$ 2,341,000.00	P-FT-08	2035
24 Inch Pipeline	LF	7,030	$ 1,235.42	$ 8,685,000.00	P-FT-01	2035
24 Inch Pipeline	LF	555	$ 1,236.04	$ 686,000.00	P-FT-03	2035
24 Inch Pipeline	LF	2,580	$ 1,235.66	$ 3,188,000.00	P-FT-05	2035
Subtotal Water Facilities				*$ 94,583,000.00*		
Wastewater System Facilities						
Phase 1 WWTP Project	LS	1	$ 24,800,620.00	$ 24,800,620.00	WWTP-1	2029
Pine Street Service Area	LS	1	$ -	$ -	0	2030
Central / Evans Downstream	LS	1	$ -	$ -	0	2030
Blaker Road Trunk (NCSSA)	LS	1	$ 7,511,000.00	$ 7,511,000.00	WCS-1	2029
NCSSA Force Main and Pump Station	LS	1	$ 15,269,000.00	$ 15,269,000.00	WCS-2	2029
Whitmore Upsizing	LS	1	$ 3,350,000.00	$ 3,350,000.00	WCS-3	2030
Central / Evans Upstream	LS	1	$ 3,101,000.00	$ 3,101,000.00	WCS-4	2030
West Landing - Gravity Sewers	LS	1	$ 1,869,000.00	$ 1,869,000.00	WCS-5	2032
West Landing - Lift Station	LS	1	$ 6,985,000.00	$ 6,985,000.00	WCS-6	2032
Copper Trails - Gravity Sewers	LS	1	$ 13,437,000.00	$ 13,437,000.00	WCS-7A	2032
Copper Trails - Lift Station	LS	1	$ 4,722,000.00	$ 4,722,000.00	WCS-7B	2032
Southeast Ceres - Gravity Sewers	LS	1	$ 14,230,000.00	$ 14,230,000.00	WCS-8A	2032
Southeast Ceres - Lift Station	LS	1	$ 7,495,000.00	$ 7,495,000.00	WCS-8B	2032
Southwest Ceres - Gravity Sewers	LS	1	$ 2,201,000.00	$ 2,201,000.00	WCS-9A	2032
Southwest Ceres - Lift Station	LS	1	$ 3,475,000.00	$ 3,475,000.00	WCS-9B	2032
Whitmore Sewer Extension	LS	1	$ 2,526,000.00	$ 2,526,000.00	WCS-10A	2032
Subtotal Wastewater Facilities				*$ 110,971,620.00*		
Total Facilities				$ 557,157,091.47		

Appendix B: Existing Transportation Facilities

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Table B-1: Existing Transportation Improvements

Facility	Quantity	Unit Cost [1]	Total Cost [2]
Arterial/Collector			
10TH ST	44,200	$ 23.33	$ 1,031,333.33
10TH ST	36,186	$ 23.33	$ 844,340.00
10TH ST	12,876	$ 23.33	$ 300,440.00
10TH ST	46,188	$ 23.33	$ 1,077,720.00
2ND ST	14,319	$ 23.33	$ 334,110.00
2ND ST	40,014	$ 23.33	$ 933,660.00
2ND ST	30,267	$ 23.33	$ 706,230.00
3RD ST	13,727	$ 23.33	$ 320,296.67
3RD ST	50,713	$ 23.33	$ 1,183,303.33
3RD ST	26,508	$ 23.33	$ 618,520.00
3RD ST	6,549	$ 23.33	$ 152,810.00
4TH ST	14,060	$ 23.33	$ 328,066.67
4TH ST	17,068	$ 23.33	$ 398,253.33
4TH ST	31,416	$ 23.33	$ 733,040.00
4TH ST	31,977	$ 23.33	$ 746,130.00
4TH ST	31,806	$ 23.33	$ 742,140.00
4TH ST	17,110	$ 23.33	$ 399,233.33
5TH ST	30,276	$ 23.33	$ 706,440.00
5TH ST	10,602	$ 23.33	$ 247,380.00
5TH ST	10,659	$ 23.33	$ 248,710.00
5TH ST	14,508	$ 23.33	$ 338,520.00
5TH ST	56,055	$ 23.33	$ 1,307,950.00
5TH ST	12,728	$ 23.33	$ 296,986.67
5TH ST	30,780	$ 23.33	$ 718,200.00
6TH ST	68,561	$ 23.33	$ 1,599,756.67
6TH ST	21,349	$ 23.33	$ 498,143.33
6TH ST	31,220	$ 23.33	$ 728,466.67
6TH ST	27,146	$ 23.33	$ 633,406.67
6TH ST	15,170	$ 23.33	$ 353,966.67
6TH ST	25,032	$ 23.33	$ 584,080.00
7TH ST	18,796	$ 23.33	$ 438,573.33
7TH ST	34,114	$ 23.33	$ 795,993.33
7TH ST	12,540	$ 23.33	$ 292,600.00
7TH ST	17,754	$ 23.33	$ 414,260.00
8TH ST	17,655	$ 23.33	$ 411,950.00
8TH ST	13,431	$ 23.33	$ 313,390.00
9TH ST	40,689	$ 23.33	$ 949,410.00
9TH ST	31,713	$ 23.33	$ 739,970.00
9TH ST	41,255	$ 23.33	$ 962,616.67

Facility	Quantity	Unit Cost [1]	Total Cost [2]
9TH ST	20,498	$ 23.33	$ 478,286.67
AARVIG CT	7,922	$ 23.33	$ 184,846.67
AARVIG LN	7,480	$ 23.33	$ 174,533.33
AARVIG LN	12,716	$ 23.33	$ 296,706.67
ACADEMY PL	23,674	$ 23.33	$ 552,393.33
ACCESS	19,368	$ 23.33	$ 451,920.00
ACORN LN	64,182	$ 23.33	$ 1,497,580.00
ADMIRAL CT	24,957	$ 23.33	$ 582,330.00
ADRIEN WY	11,492	$ 23.33	$ 268,146.67
AGRESTI DR	16,236	$ 23.33	$ 378,840.00
ALCOY DR	26,350	$ 23.33	$ 614,833.33
ALEXIS AVE	24,211	$ 23.33	$ 564,923.33
ALLACANTE DR	32,240	$ 23.33	$ 752,266.67
ALMOND GROVE LN	12,012	$ 23.33	$ 280,280.00
ALONDRA DR	17,298	$ 23.33	$ 403,620.00
ALPHONSE DR	38,115	$ 23.33	$ 889,350.00
ALPINE SPRING CT	9,102	$ 23.33	$ 212,380.00
ALPS CT	7,359	$ 23.33	$ 171,710.00
ALTESSA LN	27,745	$ 23.33	$ 647,383.33
ALWAY DR	28,424	$ 23.33	$ 663,226.67
AMANDA DR	32,802	$ 23.33	$ 765,380.00
AMBER LEAF LN	11,501	$ 23.33	$ 268,356.67
AMBLESIDE WY	16,104	$ 23.33	$ 375,760.00
AMBLESIDE CT	5,742	$ 23.33	$ 133,980.00
ANGEL LN	8,547	$ 23.33	$ 199,430.00
ANGIE AVE	36,889	$ 23.33	$ 860,743.33
ANNIGONI CT	11,904	$ 23.33	$ 277,760.00
ANTELOPE LN	7,359	$ 23.33	$ 171,710.00
APPLETON WY	8,448	$ 23.33	$ 197,120.00
ARCHCLIFFE DR	20,658	$ 23.33	$ 482,020.00
ARIANO LN	54,374	$ 23.33	$ 1,268,726.67
ARISTOCRAT DR	41,724	$ 23.33	$ 973,560.00
ARISTOCRAT DR	8,854	$ 23.33	$ 206,593.33
ARMANDO CT	11,904	$ 23.33	$ 277,760.00
ASHBURY CT	3,036	$ 23.33	$ 70,840.00
ASHUR AVE	16,005	$ 23.33	$ 373,450.00
ASTER CT	14,098	$ 23.33	$ 328,953.33
ASTORIA CT	8,349	$ 23.33	$ 194,810.00
ASTRO DR	5,082	$ 23.33	$ 118,580.00
ATTIKA ST	44,733	$ 23.33	$ 1,043,770.00
AUTUMN GROVE LN	8,217	$ 23.33	$ 191,730.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
AVENIDA REAL	26,040	$ 23.33	$ 607,600.00
AVERY CT	7,029	$ 23.33	$ 164,010.00
AZALEA CT	13,718	$ 23.33	$ 320,086.67
AZORES LN	18,290	$ 23.33	$ 426,766.67
BANYAN CT	7,344	$ 23.33	$ 171,360.00
BARRY CT	10,593	$ 23.33	$ 247,170.00
BASSETTI CT	9,858	$ 23.33	$ 230,020.00
BAVIL DR	24,783	$ 23.33	$ 578,270.00
BEACHWOOD DR	22,746	$ 23.33	$ 530,740.00
BEECH WY	7,409	$ 23.33	$ 172,876.67
BELLA FLORA DR	30,008	$ 23.33	$ 700,186.67
BELLA FLORA CT	6,293	$ 23.33	$ 146,836.67
BELLEZA CT	15,159	$ 23.33	$ 353,710.00
BELLEZA DR	29,388	$ 23.33	$ 685,720.00
BELMONT AVE	25,874	$ 23.33	$ 603,726.67
BELVA CT	8,217	$ 23.33	$ 191,730.00
BERN CT	9,735	$ 23.33	$ 227,150.00
BERNICE DR	17,748	$ 23.33	$ 414,120.00
BIG CREEK LN	34,255	$ 23.33	$ 799,283.33
BIGAROON CT	14,012	$ 23.33	$ 326,946.67
BILLY CT	13,919	$ 23.33	$ 324,776.67
BING LN	12,012	$ 23.33	$ 280,280.00
BLAKER RD	31,820	$ 23.33	$ 742,466.67
BLAKER RD	43,549	$ 23.33	$ 1,016,143.33
BLAKER RD	53,650	$ 23.33	$ 1,251,833.33
BLAKER RD	48,766	$ 23.33	$ 1,137,873.33
BLAKER RD	48,544	$ 23.33	$ 1,132,693.33
BLUE FALLS CT	7,409	$ 23.33	$ 172,876.67
BLUE LN	18,507	$ 23.33	$ 431,830.00
BLUE MOON CT	7,130	$ 23.33	$ 166,366.67
BLUEBIRD DR	16,467	$ 23.33	$ 384,230.00
BLUEJAY WY	18,513	$ 23.33	$ 431,970.00
BLUERIDGE CT	13,959	$ 23.33	$ 325,710.00
BOOTHE RD	68,285	$ 23.33	$ 1,593,316.67
BOOTHE RD	65,660	$ 23.33	$ 1,532,066.67
BOOTHE RD	49,245	$ 23.33	$ 1,149,050.00
BORDEAUX DR	37,488	$ 23.33	$ 874,720.00
BOUGAINVILLEA DR	22,754	$ 23.33	$ 530,926.67
BOULDER FALLS CT	5,797	$ 23.33	$ 135,263.33
BOYLE DRIVE	66,000	$ 23.33	$ 1,540,000.00
BREW MASTER DR	57,199	$ 23.33	$ 1,334,643.33

Facility	Quantity	Unit Cost [1]	Total Cost [2]
BRIA DR	13,206	$ 23.33	$ 308,140.00
BRICKIT CT	12,384	$ 23.33	$ 288,960.00
BRIDGEWATER DR	25,432	$ 23.33	$ 593,413.33
BRIDGET MARIE DR	13,237	$ 23.33	$ 308,863.33
BROOKINGS CT	4,600	$ 23.33	$ 107,333.33
BROWN AVE	50,544	$ 23.33	$ 1,179,360.00
BROWN AVE	43,560	$ 23.33	$ 1,016,400.00
BUCKTHORN LN	11,484	$ 23.33	$ 267,960.00
BUENAVENTURA DR	52,359	$ 23.33	$ 1,221,710.00
BULLOTI CT	7,936	$ 23.33	$ 185,173.33
BURGUNDY LN	9,207	$ 23.33	$ 214,830.00
BURTON DR	18,870	$ 23.33	$ 440,300.00
BURTON DR	19,459	$ 23.33	$ 454,043.33
BURTON DR	17,424	$ 23.33	$ 406,560.00
BUTCHER AVE	13,978	$ 23.33	$ 326,153.33
CABRERA CT	5,220	$ 23.33	$ 121,800.00
CADILLAC DR	58,872	$ 23.33	$ 1,373,680.00
CALCAGNO ST	41,778	$ 23.33	$ 974,820.00
CALCAGNO ST	43,527	$ 23.33	$ 1,015,630.00
CAMBRIDGE WY	4,991	$ 23.33	$ 116,456.67
CAMELIA CT	9,956	$ 23.33	$ 232,306.67
CAMERON PARK DR	24,915	$ 23.33	$ 581,350.00
CAMERON PARK CT	6,171	$ 23.33	$ 143,990.00
CAMINO DEL REY	6,293	$ 23.33	$ 146,836.67
CANCIMILLA CT	8,976	$ 23.33	$ 209,440.00
CANYON DR	49,765	$ 23.33	$ 1,161,183.33
CANYON DR	37,333	$ 23.33	$ 871,103.33
CANYON FALLS DR	34,069	$ 23.33	$ 794,943.33
CANYON DR	42,809	$ 23.33	$ 998,876.67
CANYON CT	13,101	$ 23.33	$ 305,690.00
CAPITAL DR	15,147	$ 23.33	$ 353,430.00
CARDINAL DR	18,084	$ 23.33	$ 421,960.00
CAROL LN	27,896	$ 23.33	$ 650,906.67
CASA VERDE DR	23,426	$ 23.33	$ 546,606.67
CASSIE LN	30,063	$ 23.33	$ 701,470.00
CASTIGLIONE WY	16,335	$ 23.33	$ 381,150.00
CASTLEROCK CT	10,395	$ 23.33	$ 242,550.00
CASWELL AVE	45,843	$ 23.33	$ 1,069,670.00
CASWELL AVE	50,505	$ 23.33	$ 1,178,450.00
CATHEDRAL LN	22,110	$ 23.33	$ 515,900.00
CAULFIELD DR	14,400	$ 23.33	$ 336,000.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
CAVALIER CT	5,704	$ 23.33	$ 133,093.33
CEDAR SPRINGS CT	9,672	$ 23.33	$ 225,680.00
CEDARVALE DR	8,968	$ 23.33	$ 209,253.33
CENTRAL AVE	63,862	$ 23.33	$ 1,490,113.33
CENTRAL AVE	8,395	$ 23.33	$ 195,883.33
CENTRAL AVE	8,624	$ 23.33	$ 201,226.67
CENTRAL AVE	8,850	$ 23.33	$ 206,500.00
CENTRAL AVE	32,964	$ 23.33	$ 769,160.00
CENTRAL AVE	28,176	$ 23.33	$ 657,440.00
CENTRAL AVE	11,400	$ 23.33	$ 266,000.00
CENTRAL AVE	23,520	$ 23.33	$ 548,800.00
CENTRAL PARK WY	21,549	$ 23.33	$ 502,810.00
CENTRAL AVE	28,884	$ 23.33	$ 673,960.00
CENTRAL AVE	14,175	$ 23.33	$ 330,750.00
CENTRAL AVE	43,296	$ 23.33	$ 1,010,240.00
CENTRAL AVE	20,160	$ 23.33	$ 470,400.00
CENTRAL AVE	8,360	$ 23.33	$ 195,066.67
CENTRAL AVE	8,860	$ 23.33	$ 206,733.33
CENTRAL AVE	91,022	$ 23.33	$ 2,123,846.67
CENTRAL AVE	17,249	$ 23.33	$ 402,476.67
CENTRAL AVE	63,540	$ 23.33	$ 1,482,600.00
CENTRAL AVE	49,493	$ 23.33	$ 1,154,836.67
CENTRAL AVE	54,150	$ 23.33	$ 1,263,500.00
CENTRAL AVE	31,672	$ 23.33	$ 739,013.33
CHABLIS WY	9,735	$ 23.33	$ 227,150.00
CHAHALIS WY	17,523	$ 23.33	$ 408,870.00
CHANDRA CT	14,289	$ 23.33	$ 333,410.00
CHANEY DR	11,253	$ 23.33	$ 262,570.00
CHANGASON WY	20,988	$ 23.33	$ 489,720.00
CHARDONNAY WY	35,409	$ 23.33	$ 826,210.00
CHARDONNAY CT	19,272	$ 23.33	$ 449,680.00
CHARLOTTE AVE	36,024	$ 23.33	$ 840,560.00
CHARLOTTE AVE	36,024	$ 23.33	$ 840,560.00
CHARLOTTESVILLE LN	63,455	$ 23.33	$ 1,480,616.67
CHAULET LN	11,484	$ 23.33	$ 267,960.00
CHAUNCY WY	8,547	$ 23.33	$ 199,430.00
CHENIN CI	5,181	$ 23.33	$ 120,890.00
CHERISE CT	8,646	$ 23.33	$ 201,740.00
CHRISTY CT	4,224	$ 23.33	$ 98,560.00
CHRISTY LN	22,407	$ 23.33	$ 522,830.00
CLARENDON CT	7,130	$ 23.33	$ 166,366.67

Facility	Quantity	Unit Cost [1]	Total Cost [2]
CLETA CT	16,005	$ 23.33	$ 373,450.00
CLING CT	5,181	$ 23.33	$ 120,890.00
COGNAC WY	17,127	$ 23.33	$ 399,630.00
COLLEEN WY	7,480	$ 23.33	$ 174,533.33
COLLINS RD	17,216	$ 23.33	$ 401,706.67
COLUMBARD WY	16,665	$ 23.33	$ 388,850.00
COLUMBARD WY	29,733	$ 23.33	$ 693,770.00
COLUMBARD WY	31,053	$ 23.33	$ 724,570.00
CONDIT CT	11,682	$ 23.33	$ 272,580.00
COPPERWOOD LN	11,594	$ 23.33	$ 270,526.67
CORDOBA CT	14,718	$ 23.33	$ 343,420.00
CORNUCOPIA WY	53,730	$ 23.33	$ 1,253,700.00
COTY CT	16,896	$ 23.33	$ 394,240.00
CRESCENT MOON CT	7,936	$ 23.33	$ 185,173.33
CRESTMOOR CT	4,554	$ 23.33	$ 106,260.00
CRETE CT	3,696	$ 23.33	$ 86,240.00
CROW'S LANDING	227,306	$ 23.33	$ 5,303,806.67
CROW'S LANDING	195,762	$ 23.33	$ 4,567,780.00
CROWN VIEW DR	16,896	$ 23.33	$ 394,240.00
CRYSTAL FALLS CT	7,316	$ 23.33	$ 170,706.67
CULLEN AVE	24,354	$ 23.33	$ 568,260.00
DAISY TREE LN	26,070	$ 23.33	$ 608,300.00
DALE AVE	71,595	$ 23.33	$ 1,670,550.00
DALE AVE	49,025	$ 23.33	$ 1,143,916.67
DALE CT	22,089	$ 23.33	$ 515,410.00
DANIEL WY	11,253	$ 23.33	$ 262,570.00
DANO CT	7,029	$ 23.33	$ 164,010.00
DARBY LN	37,962	$ 23.33	$ 885,780.00
DARRAH ST	18,430	$ 23.33	$ 430,033.33
DARRAH ST	25,422	$ 23.33	$ 593,180.00
DARWIN AVE	41,877	$ 23.33	$ 977,130.00
DAVIS WY	17,493	$ 23.33	$ 408,170.00
DAWNVIEW AVE	6,293	$ 23.33	$ 146,836.67
DAY BREAK WY	6,820	$ 23.33	$ 159,133.33
DEBLYN CT	7,887	$ 23.33	$ 184,030.00
DEL SOL DR	7,223	$ 23.33	$ 168,536.67
DEL SOL CT	12,307	$ 23.33	$ 287,163.33
DELAINE CT	10,434	$ 23.33	$ 243,460.00
DELLA DR	37,983	$ 23.33	$ 886,270.00
DENNY CT	10,494	$ 23.33	$ 244,860.00
DESIREE CT	8,122	$ 23.33	$ 189,513.33

Facility	Quantity	Unit Cost [1]	Total Cost [2]
DIRK CT	6,696	$ 23.33	$ 156,240.00
DON LN	5,130	$ 23.33	$ 119,700.00
DON PEDRO RD	49,913	$ 23.33	$ 1,164,636.67
DON PEDRO RD	26,182	$ 23.33	$ 610,913.33
DON PEDRO RD	70,255	$ 23.33	$ 1,639,283.33
DON PEDRO RD	42,587	$ 23.33	$ 993,696.67
DON PEDRO CT	5,412	$ 23.33	$ 126,280.00
DON PEDRO RD	18,093	$ 23.33	$ 422,170.00
DON PEDRO RD	35,446	$ 23.33	$ 827,073.33
DON PEDRO RD	43,512	$ 23.33	$ 1,015,280.00
DON PEDRO RD	8,655	$ 23.33	$ 201,950.00
DON PEDRO RD	3,287	$ 23.33	$ 76,696.67
DONNA WY	29,535	$ 23.33	$ 689,150.00
DONNE BROOK LN	8,019	$ 23.33	$ 187,110.00
DORMEA CT	6,270	$ 23.33	$ 146,300.00
DOUGLAS DR	22,638	$ 23.33	$ 528,220.00
DOYLE AVE	17,655	$ 23.33	$ 411,950.00
DRAKEWOOD CT	4,224	$ 23.33	$ 98,560.00
DUPRE DR	33,330	$ 23.33	$ 777,700.00
DUSTY MILLER LN	31,930	$ 23.33	$ 745,033.33
E HATCH RD	47,520	$ 23.33	$ 1,108,800.00
E HATCH RD	56,352	$ 23.33	$ 1,314,880.00
E HATCH RD	53,086	$ 23.33	$ 1,238,673.33
E HATCH RD	48,602	$ 23.33	$ 1,134,046.67
E HATCH RD	65,208	$ 23.33	$ 1,521,520.00
E HATCH RD	55,790	$ 23.33	$ 1,301,766.67
E HATCH RD	134,136	$ 23.33	$ 3,129,840.00
E HATCH RD	107,424	$ 23.33	$ 2,506,560.00
E HATCH RD	46,512	$ 23.33	$ 1,085,280.00
E HATCH RD	49,800	$ 23.33	$ 1,162,000.00
E HATCH RD	98,568	$ 23.33	$ 2,299,920.00
E HATCH RD	197,710	$ 23.33	$ 4,613,233.33
E HATCH RD	25,075	$ 23.33	$ 585,083.33
E SERVICE RD	50,160	$ 23.33	$ 1,170,400.00
E SERVICE RD	41,640	$ 23.33	$ 971,600.00
E SERVICE RD	129,394	$ 23.33	$ 3,019,193.33
E SERVICE RD	14,944	$ 23.33	$ 348,693.33
E SERVICE RD	48,372	$ 23.33	$ 1,128,680.00
E SERVICE RD	73,372	$ 23.33	$ 1,712,013.33
E SERVICE RD	48,230	$ 23.33	$ 1,125,366.67
E SERVICE RD	140,662	$ 23.33	$ 3,282,113.33

Facility	Quantity	Unit Cost [1]	Total Cost [2]
E SERVICE RD	98,198	$ 23.33	$ 2,291,286.67
E WHITMORE AVE	21,224	$ 23.33	$ 495,226.67
E WHITMORE AVE	74,955	$ 23.33	$ 1,748,950.00
E WHITMORE AVE	104,538	$ 23.33	$ 2,439,220.00
E WHITMORE AVE	31,400	$ 23.33	$ 732,666.67
E WHITMORE AVE	33,950	$ 23.33	$ 792,166.67
E WHITMORE AVE	32,860	$ 23.33	$ 766,733.33
E WHITMORE AVE	105,030	$ 23.33	$ 2,450,700.00
E WHITMORE AVE	122,360	$ 23.33	$ 2,855,066.67
E WHITMORE AVE	93,376	$ 23.33	$ 2,178,773.33
E WHITMORE AVE	124,800	$ 23.33	$ 2,912,000.00
E WHITMORE AVE	81,840	$ 23.33	$ 1,909,600.00
E WHITMORE AVE	81,406	$ 23.33	$ 1,899,473.33
E WHITMORE AVE	42,408	$ 23.33	$ 989,520.00
EAST LN	14,558	$ 23.33	$ 339,686.67
EASTGATE BLV	57,750	$ 23.33	$ 1,347,500.00
EASTGATE BLV	39,375	$ 23.33	$ 918,750.00
EASTGATE BLV	50,610	$ 23.33	$ 1,180,900.00
EASTGATE BLV	44,975	$ 23.33	$ 1,049,416.67
EASTGATE BLV	43,750	$ 23.33	$ 1,020,833.33
EAU CLAIRE AVE	34,162	$ 23.33	$ 797,113.33
EDITH CT	15,748	$ 23.33	$ 367,453.33
EHLERS DR	7,843	$ 23.33	$ 183,003.33
EL CAMINO	39,525	$ 23.33	$ 922,250.00
EL CAMINO	18,848	$ 23.33	$ 439,786.67
EL CAMINO	41,613	$ 23.33	$ 970,970.00
EL CAMINO	43,214	$ 23.33	$ 1,008,326.67
EL CAMINO	23,932	$ 23.33	$ 558,413.33
EL CAMINO	61,814	$ 23.33	$ 1,442,326.67
EL DORADO DR	41,778	$ 23.33	$ 974,820.00
EL FARRARI CT	14,718	$ 23.33	$ 343,420.00
EL MONTE AVE	6,975	$ 23.33	$ 162,750.00
EL ROSAL AVE	4,850	$ 23.33	$ 113,166.67
ELECTRIC CT	4,653	$ 23.33	$ 108,570.00
ELOISE AVE	24,383	$ 23.33	$ 568,936.67
ESTEBAN AVE	9,200	$ 23.33	$ 214,666.67
EUGENE AVE	8,908	$ 23.33	$ 207,853.33
EVALEE CT	5,313	$ 23.33	$ 123,970.00
EVALEE LN	7,590	$ 23.33	$ 177,100.00
EVALEE LN	17,226	$ 23.33	$ 401,940.00
EVANS RD	58,127	$ 23.33	$ 1,356,296.67

Facility	Quantity	Unit Cost [1]	Total Cost [2]
EVANS RD	34,188	$ 23.33	$ 797,720.00
EVANS RD	29,436	$ 23.33	$ 686,840.00
FAIRVIEW DR	58,562	$ 23.33	$ 1,366,446.67
FAITH HOME RD	121,762	$ 23.33	$ 2,841,113.33
FALLQUIST WY	8,019	$ 23.33	$ 187,110.00
FALLVIEW AVE	31,217	$ 23.33	$ 728,396.67
FANNELL DR	25,542	$ 23.33	$ 595,980.00
FANTASY LN	30,362	$ 23.33	$ 708,446.67
FANTASY CT	4,422	$ 23.33	$ 103,180.00
FARM SUPPLY DR	61,476	$ 23.33	$ 1,434,440.00
FARM SUPPLY DR	33,189	$ 23.33	$ 774,410.00
FARM SUPPLY DR	17,983	$ 23.33	$ 419,603.33
FARRIS AVE	42,537	$ 23.33	$ 992,530.00
FARRIS AVE	32,472	$ 23.33	$ 757,680.00
FERNRIDGE CT	8,646	$ 23.33	$ 201,740.00
FICUS ST	19,406	$ 23.33	$ 452,806.67
FIDDLELEAF LN	31,806	$ 23.33	$ 742,140.00
FIESTA WY	22,212	$ 23.33	$ 518,280.00
FILBERT DR	11,098	$ 23.33	$ 258,953.33
FIR LN	11,501	$ 23.33	$ 268,356.67
FLATRIDGE CT	7,590	$ 23.33	$ 177,100.00
FLOWER GARDEN CT	9,834	$ 23.33	$ 229,460.00
FOREST LN	22,776	$ 23.33	$ 531,440.00
FOSTER DR	26,961	$ 23.33	$ 629,090.00
FOUNDRY CT	25,286	$ 23.33	$ 590,006.67
FOWLER RD	47,212	$ 23.33	$ 1,101,613.33
FOWLER RD	50,838	$ 23.33	$ 1,186,220.00
FOWLER RD	35,557	$ 23.33	$ 829,663.33
FOWLER RD	46,213	$ 23.33	$ 1,078,303.33
FOX RIVER WY	7,316	$ 23.33	$ 170,706.67
FREDRICKS LN	7,887	$ 23.33	$ 184,030.00
FREDA WY	13,530	$ 23.33	$ 315,700.00
FRIBOURG LN	7,359	$ 23.33	$ 171,710.00
FRUITRIDGE DR	26,301	$ 23.33	$ 613,690.00
FRUITRIDGE CT	8,217	$ 23.33	$ 191,730.00
GAIL CT	17,226	$ 23.33	$ 401,940.00
GARLAND CT	9,145	$ 23.33	$ 213,383.33
GARRISON ST	45,570	$ 23.33	$ 1,063,300.00
GARRISON ST	49,020	$ 23.33	$ 1,143,800.00
GATSBY CT	5,511	$ 23.33	$ 128,590.00
GAZA LN	7,128	$ 23.33	$ 166,320.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
GENE RD	35,350	$ 23.33	$ 824,833.33
GENEVIEVE WY	34,320	$ 23.33	$ 800,800.00
GEORGEANN PL	67,192	$ 23.33	$ 1,567,813.33
GIANT OAK LN	13,206	$ 23.33	$ 308,140.00
GIDDINGS ST	38,813	$ 23.33	$ 905,636.67
GIDEON WY	8,349	$ 23.33	$ 194,810.00
GIDEON WY	8,019	$ 23.33	$ 187,110.00
GINKGO AVE	15,965	$ 23.33	$ 372,516.67
GINKGO CT	17,577	$ 23.33	$ 410,130.00
GLASGOW DR	68,191	$ 23.33	$ 1,591,123.33
GLASGOW DR	44,881	$ 23.33	$ 1,047,223.33
GLASGOW DR	51,356	$ 23.33	$ 1,198,306.67
GLEN FIELD LN	11,492	$ 23.33	$ 268,146.67
GLEN GROVE CT	6,270	$ 23.33	$ 146,300.00
GLEN HARBOR DR	31,284	$ 23.33	$ 729,960.00
GLEN MEADOW CT	6,270	$ 23.33	$ 146,300.00
GLEN PARK WY	10,710	$ 23.33	$ 249,900.00
GLEN RIDGE DR	38,742	$ 23.33	$ 903,980.00
GLENDA RD	33,000	$ 23.33	$ 770,000.00
GLENWOOD DR	22,420	$ 23.33	$ 523,133.33
GLIDER CT	10,788	$ 23.33	$ 251,720.00
GOSSAMER WY	29,791	$ 23.33	$ 695,123.33
GRAHAM LN	15,147	$ 23.33	$ 353,430.00
GRAND CENTRAL DR	33,014	$ 23.33	$ 770,326.67
GRAND VIEW AVE	36,924	$ 23.33	$ 861,560.00
GRANITE FALLS DR	17,205	$ 23.33	$ 401,450.00
GRANITE FALLS DR	13,330	$ 23.33	$ 311,033.33
GREENBACK LN	12,716	$ 23.33	$ 296,706.67
GROVER DR	25,014	$ 23.33	$ 583,660.00
HACKETT RD	27,565	$ 23.33	$ 643,183.33
HACKETT RD	36,267	$ 23.33	$ 846,230.00
HACKETT RD	35,584	$ 23.33	$ 830,293.33
HACKETT RD	19,647	$ 23.33	$ 458,430.00
HACKETT RD	44,918	$ 23.33	$ 1,048,086.67
HACKETT RD	54,464	$ 23.33	$ 1,270,826.67
HACKETT RD	35,644	$ 23.33	$ 831,693.33
HACKETT RD	42,840	$ 23.33	$ 999,600.00
HACKETT RD	68,760	$ 23.33	$ 1,604,400.00
HACKETT RD	42,704	$ 23.33	$ 996,426.67
HALE ALOHA WY	28,900	$ 23.33	$ 674,333.33
HARDY CT	14,718	$ 23.33	$ 343,420.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
HAROLD AVE	14,578	$ 23.33	$ 340,153.33
HAROLD ALLEY	3,080	$ 23.33	$ 71,866.67
HARVESTWOOD CI	27,060	$ 23.33	$ 631,400.00
HAVENWOOD WY	21,549	$ 23.33	$ 502,810.00
HAYES CT	6,600	$ 23.33	$ 154,000.00
HEATH WY	7,130	$ 23.33	$ 166,366.67
HEATHER LN	32,472	$ 23.33	$ 757,680.00
HEAVENLY WY	15,147	$ 23.33	$ 353,430.00
HELEN PERRY RD	67,375	$ 23.33	$ 1,572,083.33
HELEN PERRY RD	37,660	$ 23.33	$ 878,733.33
HENRY AVE	30,525	$ 23.33	$ 712,250.00
HERNDON WY	59,925	$ 23.33	$ 1,398,250.00
HERNDON WY	20,790	$ 23.33	$ 485,100.00
HERNDON RD	23,832	$ 23.33	$ 556,080.00
HERNDON RD	23,436	$ 23.33	$ 546,840.00
HERNDON RD	14,706	$ 23.33	$ 343,140.00
HERNDON AVE	22,530	$ 23.33	$ 525,700.00
HERNDON RD	35,150	$ 23.33	$ 820,166.67
HERNDON RD	71,400	$ 23.33	$ 1,666,000.00
HERNDON RD	45,360	$ 23.33	$ 1,058,400.00
HERNDON RD	45,675	$ 23.33	$ 1,065,750.00
HERNDON RD	14,350	$ 23.33	$ 334,833.33
HICKEY CT	7,788	$ 23.33	$ 181,720.00
HIDDEN OAK CT	10,075	$ 23.33	$ 235,083.33
HIDDEN OAK LN	23,498	$ 23.33	$ 548,286.67
HIGHLANDS PARK DR	18,645	$ 23.33	$ 435,050.00
HIL-MOR DR	52,123	$ 23.33	$ 1,216,203.33
HILO LN	17,226	$ 23.33	$ 401,940.00
HOLLISTER ST	52,429	$ 23.33	$ 1,223,343.33
HOLLOWELL DR	13,206	$ 23.33	$ 308,140.00
HOLLY CI	12,546	$ 23.33	$ 292,740.00
HOYLE CT	6,831	$ 23.33	$ 159,390.00
HUGO AVE	16,137	$ 23.33	$ 376,530.00
HUMMINGBIRD DR	16,467	$ 23.33	$ 384,230.00
HYACINTH DR	27,931	$ 23.33	$ 651,723.33
INDUSTRIAL WY	62,282	$ 23.33	$ 1,453,246.67
INLAND LN	15,378	$ 23.33	$ 358,820.00
INLAND CT	5,412	$ 23.33	$ 126,280.00
ISAIAH CT	8,118	$ 23.33	$ 189,420.00
JANICE CT	7,409	$ 23.33	$ 172,876.67
JANNI WY	7,626	$ 23.33	$ 177,940.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
JARED AVE	7,590	$ 23.33	$ 177,100.00
JEFFNELL PL	7,590	$ 23.33	$ 177,100.00
JENNER CI	11,253	$ 23.33	$ 262,570.00
JEWEL ST	8,466	$ 23.33	$ 197,540.00
JOEL WY	7,582	$ 23.33	$ 176,913.33
JOPPA LN	8,019	$ 23.33	$ 187,110.00
JORDANOLO DR	29,898	$ 23.33	$ 697,620.00
JOSEPH LN	12,012	$ 23.33	$ 280,280.00
JOY AVE	47,693	$ 23.33	$ 1,112,836.67
JOY AVE	54,242	$ 23.33	$ 1,265,646.67
JUPITER CT	11,913	$ 23.33	$ 277,970.00
JURA LN	7,820	$ 23.33	$ 182,466.67
KAILUA WY	18,414	$ 23.33	$ 429,660.00
KARENELL WY	5,511	$ 23.33	$ 128,590.00
KATIE LN	14,322	$ 23.33	$ 334,180.00
KAY ST	10,824	$ 23.33	$ 252,560.00
KAY ST	25,194	$ 23.33	$ 587,860.00
KAY ST	17,850	$ 23.33	$ 416,500.00
KEATING CT	6,930	$ 23.33	$ 161,700.00
KEMPAS WY	7,843	$ 23.33	$ 183,003.33
KEMPAS CT	7,843	$ 23.33	$ 183,003.33
KIMBALL HILL DR	22,568	$ 23.33	$ 526,586.67
KING HENRY CT	3,366	$ 23.33	$ 78,540.00
KINSER RD	19,360	$ 23.33	$ 451,733.33
KINSER RD	74,999	$ 23.33	$ 1,749,976.67
KINSER RD	42,735	$ 23.33	$ 997,150.00
KINSER RD	48,914	$ 23.33	$ 1,141,326.67
KIWI DR	34,069	$ 23.33	$ 794,943.33
KONA LN	16,764	$ 23.33	$ 391,160.00
KONING LN	6,699	$ 23.33	$ 156,310.00
LA CRESTA LN	7,626	$ 23.33	$ 177,940.00
LAKE TAHOE CT	6,171	$ 23.33	$ 143,990.00
LANDRETH CT	7,260	$ 23.33	$ 169,400.00
LARIAN WY	45,787	$ 23.33	$ 1,068,363.33
LARISA LN	9,207	$ 23.33	$ 214,830.00
LARKSPUR LN	22,176	$ 23.33	$ 517,440.00
LARMUSEAU LN	12,716	$ 23.33	$ 296,706.67
LARRYNELL DR	34,749	$ 23.33	$ 810,810.00
LARS CT	13,330	$ 23.33	$ 311,033.33
LARSEN DR	23,496	$ 23.33	$ 548,240.00
LAUREL AVE	12,816	$ 23.33	$ 299,040.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
LAURELWOOD CT	7,245	$ 23.33	$ 169,050.00
LAVON LN	67,693	$ 23.33	$ 1,579,503.33
LAWRENCE ST	22,681	$ 23.33	$ 529,223.33
LAWRENCE ST	40,891	$ 23.33	$ 954,123.33
LAWRENCE ST	19,437	$ 23.33	$ 453,530.00
LAWRENCE ST	19,266	$ 23.33	$ 449,540.00
LAWRENCE ST	16,815	$ 23.33	$ 392,350.00
LEAVITT PEAK CT	4,653	$ 23.33	$ 108,570.00
LEESEME LN	11,050	$ 23.33	$ 257,833.33
LEHI AVE	8,194	$ 23.33	$ 191,193.33
LEILANI WY	27,676	$ 23.33	$ 645,773.33
LESLIE AVE	21,964	$ 23.33	$ 512,493.33
LEXAR DR	7,936	$ 23.33	$ 185,173.33
LILAC CT	9,842	$ 23.33	$ 229,646.67
LINDA WY	27,291	$ 23.33	$ 636,790.00
LINDEN DR	15,246	$ 23.33	$ 355,740.00
LINDSAY WY	13,530	$ 23.33	$ 315,700.00
LINDSTROM AVE	34,680	$ 23.33	$ 809,200.00
LIQUIDAMBAR LN	36,394	$ 23.33	$ 849,193.33
LOIS WY	36,371	$ 23.33	$ 848,656.67
LOIS WY	33,762	$ 23.33	$ 787,780.00
LORETTA LN	12,540	$ 23.33	$ 292,600.00
LORING CT	9,858	$ 23.33	$ 230,020.00
LOTUS CT	3,795	$ 23.33	$ 88,550.00
LOUISE AVE	46,583	$ 23.33	$ 1,086,936.67
LOUISVILLE CT	1,734	$ 23.33	$ 40,460.00
LUCCHESI LN	28,786	$ 23.33	$ 671,673.33
LUCCHESI LN	47,952	$ 23.33	$ 1,118,880.00
LUGANO CT	9,636	$ 23.33	$ 224,840.00
LUNAR DR	52,799	$ 23.33	$ 1,231,976.67
LUNAR DR	34,262	$ 23.33	$ 799,446.67
LUPIN LN	21,978	$ 23.33	$ 512,820.00
LYNLEY DR	15,946	$ 23.33	$ 372,073.33
LYNLEY DR	16,896	$ 23.33	$ 394,240.00
LYNLEY DR	7,260	$ 23.33	$ 169,400.00
MACADAMIA LN	43,803	$ 23.33	$ 1,022,070.00
MADRID CT	13,727	$ 23.33	$ 320,296.67
MAGIC LN	8,466	$ 23.33	$ 197,540.00
MAGNOLIA ST	9,472	$ 23.33	$ 221,013.33
MAGNOLIA ST	48,480	$ 23.33	$ 1,131,200.00
MAGNOLIA ST	33,216	$ 23.33	$ 775,040.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
MAGNOLIA ST	14,104	$ 23.33	$ 329,093.33
MAGNOLIA ST	20,979	$ 23.33	$ 489,510.00
MAGNOLIA ST	24,383	$ 23.33	$ 568,936.67
MAGNOLIA ST	30,229	$ 23.33	$ 705,343.33
MALIK AVE	51,642	$ 23.33	$ 1,204,980.00
MALIK AVE	51,290	$ 23.33	$ 1,196,766.67
MALIK AVE	25,752	$ 23.33	$ 600,880.00
MANASSAS CT	4,323	$ 23.33	$ 100,870.00
MANDEVILLA LN	18,290	$ 23.33	$ 426,766.67
MANNY LN	12,608	$ 23.33	$ 294,186.67
MANNY CT	6,080	$ 23.33	$ 141,866.67
MARAZZI LN	26,202	$ 23.33	$ 611,380.00
MARCHY LN	86,621	$ 23.33	$ 2,021,156.67
MARGARET WY	34,238	$ 23.33	$ 798,886.67
MARGUERITE WY	22,506	$ 23.33	$ 525,140.00
MARSHFIELD LN	6,417	$ 23.33	$ 149,730.00
MARY AVE	15,540	$ 23.33	$ 362,600.00
MARYNELL DR	12,540	$ 23.33	$ 292,600.00
MATTERHORN WY	32,436	$ 23.33	$ 756,840.00
MAUNA LOA DR	45,866	$ 23.33	$ 1,070,206.67
MAUNA LOA CT	8,968	$ 23.33	$ 209,253.33
MAUNA KEA DR	52,858	$ 23.33	$ 1,233,353.33
MAXIM DR	6,200	$ 23.33	$ 144,666.67
MC KITTRICK CT	19,906	$ 23.33	$ 464,473.33
MC NEIL DR	25,443	$ 23.33	$ 593,670.00
MCCORD WY	16,995	$ 23.33	$ 396,550.00
MCCORD WY	21,978	$ 23.33	$ 512,820.00
MCINTOSH AVE	5,301	$ 23.33	$ 123,690.00
MCKNIGHT WY	6,270	$ 23.33	$ 146,300.00
MCKNIGHT CT	10,725	$ 23.33	$ 250,250.00
MELANIE CT	7,590	$ 23.33	$ 177,100.00
MELBA CT	5,123	$ 23.33	$ 119,536.67
MEMORIAL DR	11,877	$ 23.33	$ 277,130.00
MERLOT DR	16,335	$ 23.33	$ 381,150.00
MILKY WY	26,202	$ 23.33	$ 611,380.00
MILLCREEK CT	8,547	$ 23.33	$ 199,430.00
MILLCREEK DR	52,074	$ 23.33	$ 1,215,060.00
MIRA SOL DR	49,631	$ 23.33	$ 1,158,056.67
MISSIONWOOD CT	3,795	$ 23.33	$ 88,550.00
MITCHELL RD	33,046	$ 23.33	$ 771,073.33
MITCHELL RD	96,944	$ 23.33	$ 2,262,026.67

Facility	Quantity	Unit Cost [1]	Total Cost [2]
MITCHELL RD	96,287	$ 23.33	$ 2,246,696.67
MITCHELL RD	107,237	$ 23.33	$ 2,502,196.67
MITCHELL RD	94,710	$ 23.33	$ 2,209,900.00
MITCHELL RD	92,184	$ 23.33	$ 2,150,960.00
MITCHELL RD	100,350	$ 23.33	$ 2,341,500.00
MITCHELL RD	125,802	$ 23.33	$ 2,935,380.00
MITCHELL RD	42,195	$ 23.33	$ 984,550.00
MITCHELL RD	61,770	$ 23.33	$ 1,441,300.00
MITCHELL RD	86,569	$ 23.33	$ 2,019,943.33
MITCHELL RD	117,611	$ 23.33	$ 2,744,256.67
MOCKINGBIRD DR	16,467	$ 23.33	$ 384,230.00
MOET WY	7,359	$ 23.33	$ 171,710.00
MOFFETT RD	8,757	$ 23.33	$ 204,330.00
MOFFETT RD	48,655	$ 23.33	$ 1,135,283.33
MOFFETT RD	49,284	$ 23.33	$ 1,149,960.00
MOFFETT RD	51,578	$ 23.33	$ 1,203,486.67
MOFFETT RD	46,953	$ 23.33	$ 1,095,570.00
MOFFETT RD	49,400	$ 23.33	$ 1,152,666.67
MOFFETT RD	50,654	$ 23.33	$ 1,181,926.67
MOFFETT RD	9,630	$ 23.33	$ 224,700.00
MOLLY LN	12,540	$ 23.33	$ 292,600.00
MONDAVI DR	12,111	$ 23.33	$ 282,590.00
MONICA LN	16,704	$ 23.33	$ 389,760.00
MONICA CT	5,888	$ 23.33	$ 137,386.67
MONIQUE CT	11,997	$ 23.33	$ 279,930.00
MONTCLAIRE DR	83,096	$ 23.33	$ 1,938,906.67
MONTEREY PINE AVE	28,675	$ 23.33	$ 669,083.33
MONTEREY PINE AVE	33,480	$ 23.33	$ 781,200.00
MONTMORENCY CT	5,704	$ 23.33	$ 133,093.33
MOON RIVER WY	29,884	$ 23.33	$ 697,293.33
MOONLIGHT DR	43,121	$ 23.33	$ 1,006,156.67
MOONVIEW DR	40,821	$ 23.33	$ 952,490.00
MORALES CT	17,267	$ 23.33	$ 402,896.67
MORELLO DR	28,272	$ 23.33	$ 659,680.00
MORGAN RD	12,987	$ 23.33	$ 303,030.00
MORGAN RD	47,175	$ 23.33	$ 1,100,750.00
MORGAN RD	20,224	$ 23.33	$ 471,893.33
MORGAN RD	101,794	$ 23.33	$ 2,375,193.33
MORGAN RD	101,255	$ 23.33	$ 2,362,616.67
MORGAN RD	70,560	$ 23.33	$ 1,646,400.00
MORGAN RD	52,228	$ 23.33	$ 1,218,653.33

Facility	Quantity	Unit Cost [1]	Total Cost [2]
MORGAN RD	54,882	$ 23.33	$ 1,280,580.00
MORGAN RD	51,660	$ 23.33	$ 1,205,400.00
MOUNTAIN RIDGE DR	30,393	$ 23.33	$ 709,170.00
MULLEN WY	11,253	$ 23.33	$ 262,570.00
MUNCHKIN DR	12,920	$ 23.33	$ 301,466.67
MUSICK AVE	11,628	$ 23.33	$ 271,320.00
MUSICK AVE	10,170	$ 23.33	$ 237,300.00
MUSICK AVE	35,076	$ 23.33	$ 818,440.00
MYRTLEWOOD DR	38,874	$ 23.33	$ 907,060.00
MYRTLEWOOD DR	62,200	$ 23.33	$ 1,451,333.33
NADINE AVE	22,474	$ 23.33	$ 524,393.33
NADINE AVE	10,884	$ 23.33	$ 253,960.00
NADINE AVE	18,690	$ 23.33	$ 436,100.00
NADINE AVE	49,025	$ 23.33	$ 1,143,916.67
NAPA CT	11,682	$ 23.33	$ 272,580.00
NESTLED OAK CT	4,774	$ 23.33	$ 111,393.33
NICHOLAS WY	13,579	$ 23.33	$ 316,843.33
NIMO CT	8,877	$ 23.33	$ 207,130.00
NIMROOD DR	33,330	$ 23.33	$ 777,700.00
NORFOLK WY	13,002	$ 23.33	$ 303,380.00
NORTH ST	14,766	$ 23.33	$ 344,540.00
NORTH ST	18,073	$ 23.33	$ 421,703.33
NORTH ST	43,460	$ 23.33	$ 1,014,066.67
NORTH CANYON DR	35,816	$ 23.33	$ 835,706.67
NORTHERN OAK DR	48,918	$ 23.33	$ 1,141,420.00
NORWOOD HEIGHTS LN	15,700	$ 23.33	$ 366,333.33
O'LEARY CT	7,359	$ 23.33	$ 171,710.00
OAK GLEN CT	9,858	$ 23.33	$ 230,020.00
OAK GROVE RD	23,694	$ 23.33	$ 552,860.00
OAK RIDGE DR	26,268	$ 23.33	$ 612,920.00
OAK RIDGE CT	12,012	$ 23.33	$ 280,280.00
OAKBROOKE CT	3,993	$ 23.33	$ 93,170.00
OASIS AVE	17,523	$ 23.33	$ 408,870.00
OCEAN WY	16,490	$ 23.33	$ 384,766.67
OLD OAK DR	28,458	$ 23.33	$ 664,020.00
OLIVAS CT	5,010	$ 23.33	$ 116,900.00
OMIE LN	6,600	$ 23.33	$ 154,000.00
OPENSHAW RD	3,200	$ 23.33	$ 74,666.67
ORCHID CT	3,468	$ 23.33	$ 80,920.00
ORIOLE DR	9,834	$ 23.33	$ 229,460.00
PALLADIN ST	6,107	$ 23.33	$ 142,496.67

Facility	Quantity	Unit Cost [1]	Total Cost [2]
PALM AVE	17,952	$ 23.33	$ 418,880.00
PANERO WY	19,080	$ 23.33	$ 445,200.00
PARAMOUNT AVE	19,120	$ 23.33	$ 446,133.33
PARIS WY	15,438	$ 23.33	$ 360,220.00
PARK EAST DR	33,561	$ 23.33	$ 783,090.00
PARK ROYAL DR	16,467	$ 23.33	$ 384,230.00
PARK ST	46,680	$ 23.33	$ 1,089,200.00
PARK WEST	8,118	$ 23.33	$ 189,420.00
PARTEE LN	28,717	$ 23.33	$ 670,063.33
PARTEE LN	55,366	$ 23.33	$ 1,291,873.33
PARTRIDGE ST	13,640	$ 23.33	$ 318,266.67
PAULANELL CT	5,511	$ 23.33	$ 128,590.00
PAYNE AVE	39,923	$ 23.33	$ 931,536.67
PAYNE AVE	53,761	$ 23.33	$ 1,254,423.33
PEACHWOOD CT	9,108	$ 23.33	$ 212,520.00
PEACHWOOD AVE	29,436	$ 23.33	$ 686,840.00
PEDRO MARQUEZ	28,050	$ 23.33	$ 654,500.00
PELTOLA ST	26,400	$ 23.33	$ 616,000.00
PEOPLES LN	8,118	$ 23.33	$ 189,420.00
PERISBURG LN	32,142	$ 23.33	$ 749,980.00
PERSAK CT	7,260	$ 23.33	$ 169,400.00
PETER JOHN WY	16,275	$ 23.33	$ 379,750.00
PETERLAI CT	6,699	$ 23.33	$ 156,310.00
PHIL WY	8,547	$ 23.33	$ 199,430.00
PIKAKE CT	7,242	$ 23.33	$ 168,980.00
PINE ST	71,190	$ 23.33	$ 1,661,100.00
PINERIDGE DR	21,648	$ 23.33	$ 505,120.00
PINK AVE	16,368	$ 23.33	$ 381,920.00
PISCES WY	19,173	$ 23.33	$ 447,370.00
PISMO PL	7,689	$ 23.33	$ 179,410.00
PLEASANT AVE	37,932	$ 23.33	$ 885,080.00
PLOUTZ RD	15,450	$ 23.33	$ 360,500.00
PLUMERIA CT	10,824	$ 23.33	$ 252,560.00
PODOCARPUS DR	34,472	$ 23.33	$ 804,346.67
POINT GREY RD	9,238	$ 23.33	$ 215,553.33
POMEGRANATE AVE	50,437	$ 23.33	$ 1,176,863.33
POMPEII LN	16,151	$ 23.33	$ 376,856.67
POPLAR ST	13,246	$ 23.33	$ 309,073.33
POPPY LN	22,407	$ 23.33	$ 522,830.00
PORTUGAL DR	7,130	$ 23.33	$ 166,366.67
POSHO AVE	23,925	$ 23.33	$ 558,250.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
PREMIER DR	45,919	$ 23.33	$ 1,071,443.33
PRESTON CT	7,316	$ 23.33	$ 170,706.67
PRIMROSE LN	7,980	$ 23.33	$ 186,200.00
PROMENADE LN	19,800	$ 23.33	$ 462,000.00
PUMA WY	32,406	$ 23.33	$ 756,140.00
PYRAMID DR	24,585	$ 23.33	$ 573,650.00
PYRAMID AVE	17,325	$ 23.33	$ 404,250.00
QUILLING CT	7,689	$ 23.33	$ 179,410.00
RAILROAD AVE	14,600	$ 23.33	$ 340,666.67
RAILROAD AVE	34,136	$ 23.33	$ 796,506.67
RAILROAD AVE	51,725	$ 23.33	$ 1,206,916.67
RAILROAD AVE	8,740	$ 23.33	$ 203,933.33
RAILROAD AVE	84,786	$ 23.33	$ 1,978,340.00
RANCHO DR	5,325	$ 23.33	$ 124,250.00
RED GUM CT	11,814	$ 23.33	$ 275,660.00
RED HAVEN LN	13,002	$ 23.33	$ 303,380.00
RHONE DR	40,458	$ 23.33	$ 944,020.00
RHODE RD	25,200	$ 23.33	$ 588,000.00
RICHARD WY	39,701	$ 23.33	$ 926,356.67
RICHARD WY	57,424	$ 23.33	$ 1,339,893.33
RICHLAND AVE	32,550	$ 23.33	$ 759,500.00
RICHLAND AVE	31,416	$ 23.33	$ 733,040.00
RICHLAND AVE	33,180	$ 23.33	$ 774,200.00
RICHLAND AVE	69,139	$ 23.33	$ 1,613,243.33
RICHLAND AVE	73,955	$ 23.33	$ 1,725,616.67
RICHLAND AVE	25,746	$ 23.33	$ 600,740.00
RICHLAND AVE	42,864	$ 23.33	$ 1,000,160.00
RICHLAND AVE	30,221	$ 23.33	$ 705,156.67
RICKMAN WY	20,229	$ 23.33	$ 472,010.00
RIDGEWAY DR	20,460	$ 23.33	$ 477,400.00
RIDGEWAY CT	6,699	$ 23.33	$ 156,310.00
RIDLON LN	26,730	$ 23.33	$ 623,700.00
RIDLON CT	11,814	$ 23.33	$ 275,660.00
RIESLING DR	35,508	$ 23.33	$ 828,520.00
RITA LN	12,243	$ 23.33	$ 285,670.00
RIVER CREEK DR	44,384	$ 23.33	$ 1,035,626.67
RIVER ROCK CT	4,422	$ 23.33	$ 103,180.00
RIVER VALLEY CI	35,178	$ 23.33	$ 820,820.00
RIVER CREEK CI	30,328	$ 23.33	$ 707,653.33
RIVER TREE LN	7,936	$ 23.33	$ 185,173.33
RIVER SPRINGS WY	13,423	$ 23.33	$ 313,203.33

Facility	Quantity	Unit Cost [1]	Total Cost [2]
RIVER SPRINGS CT	7,130	$ 23.33	$ 166,366.67
RIVER RD	28,140	$ 23.33	$ 656,600.00
RIVER RD	22,649	$ 23.33	$ 528,476.67
RIVER RD	41,118	$ 23.33	$ 959,420.00
RIVER RD	6,768	$ 23.33	$ 157,920.00
RIVER RD	12,888	$ 23.33	$ 300,720.00
RIVER RD	9,792	$ 23.33	$ 228,480.00
RIVER RD	12,210	$ 23.33	$ 284,900.00
RIVER RAFT CT	11,022	$ 23.33	$ 257,180.00
RIVER RD	20,130	$ 23.33	$ 469,700.00
RIVER RD	14,628	$ 23.33	$ 341,320.00
RIVER RD	29,087	$ 23.33	$ 678,696.67
RIVERBEND DR	34,320	$ 23.33	$ 800,800.00
RIVERBEND DR	35,508	$ 23.33	$ 828,520.00
RIVERCREST CT	5,742	$ 23.33	$ 133,980.00
RIVERETTE DR	36,696	$ 23.33	$ 856,240.00
RIVERPARK DR	46,398	$ 23.33	$ 1,082,620.00
RIVERPARK CT	6,256	$ 23.33	$ 145,973.33
RIVERVIEW CT	7,455	$ 23.33	$ 173,950.00
ROBIN DR	7,689	$ 23.33	$ 179,410.00
ROBMAR CT	6,405	$ 23.33	$ 149,450.00
ROBNELL WY	16,005	$ 23.33	$ 373,450.00
ROCKEFELLER DR	31,161	$ 23.33	$ 727,090.00
ROCKEFELLER DR	79,383	$ 23.33	$ 1,852,270.00
ROCKEFELLER DR	60,395	$ 23.33	$ 1,409,216.67
ROCKY FALLS CT	7,316	$ 23.33	$ 170,706.67
ROCKY BROOK DR	30,721	$ 23.33	$ 716,823.33
ROCKYRIDGE CT	8,019	$ 23.33	$ 187,110.00
ROEDING RD	57,609	$ 23.33	$ 1,344,210.00
ROEDING RD	23,902	$ 23.33	$ 557,713.33
ROEDING RD	44,924	$ 23.33	$ 1,048,226.67
ROEDING RD	23,777	$ 23.33	$ 554,796.67
ROHDE RD	50,976	$ 23.33	$ 1,189,440.00
ROLLING OAK CT	19,701	$ 23.33	$ 459,690.00
ROLLS ROYCE LN	8,547	$ 23.33	$ 199,430.00
RON CT	5,474	$ 23.33	$ 127,726.67
ROSE AVE	47,558	$ 23.33	$ 1,109,686.67
ROSE AVE	50,024	$ 23.33	$ 1,167,226.67
ROSE AVE	48,840	$ 23.33	$ 1,139,600.00
ROSE AVE	49,543	$ 23.33	$ 1,156,003.33
ROSE AVE	39,072	$ 23.33	$ 911,680.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
ROSE AVE	32,175	$ 23.33	$ 750,750.00
ROSE CT	3,528	$ 23.33	$ 82,320.00
ROSEWOOD AVE	62,345	$ 23.33	$ 1,454,716.67
ROSWELL WY	23,265	$ 23.33	$ 542,850.00
ROYAL ANN DR	12,771	$ 23.33	$ 297,990.00
RUNNING LN	41,778	$ 23.33	$ 974,820.00
RUSHING RIVER DR	16,005	$ 23.33	$ 373,450.00
SAGITTARIUS AVE	19,173	$ 23.33	$ 447,370.00
SALAMANCA CT	12,342	$ 23.33	$ 287,980.00
SALMON CREEK DR	20,868	$ 23.33	$ 486,920.00
SALMON CREEK CT	7,843	$ 23.33	$ 183,003.33
SAN JUAN RD	10,385	$ 23.33	$ 242,316.67
SAN MORITZ	7,533	$ 23.33	$ 175,770.00
SAN PEDRO AVE	58,320	$ 23.33	$ 1,360,800.00
SAN PEDRO AVE	43,344	$ 23.33	$ 1,011,360.00
SANDPOINT CT	11,520	$ 23.33	$ 268,800.00
SAND BAR CT	6,930	$ 23.33	$ 161,700.00
SANDPOINT DR	29,341	$ 23.33	$ 684,623.33
SANDPOINT DR	13,727	$ 23.33	$ 320,296.67
SANKO AVE	16,005	$ 23.33	$ 373,450.00
SARAH THERESE WY	19,623	$ 23.33	$ 457,870.00
SARIYA WY	9,548	$ 23.33	$ 222,786.67
SATURN CT	11,913	$ 23.33	$ 277,970.00
SAUCEDA CT	7,788	$ 23.33	$ 181,720.00
SAUSALITO WY	27,060	$ 23.33	$ 631,400.00
SAUVIGNON DR	15,279	$ 23.33	$ 356,510.00
SAUVIGNON DR	16,896	$ 23.33	$ 394,240.00
SCARLET OAK CT	10,075	$ 23.33	$ 235,083.33
SEBASTIAN WY	5,177	$ 23.33	$ 120,796.67
SEBASTIAN WY	7,843	$ 23.33	$ 183,003.33
SEDONA CT	10,472	$ 23.33	$ 244,346.67
SENIMI CI	45,903	$ 23.33	$ 1,071,070.00
SEQUOIA ST	43,956	$ 23.33	$ 1,025,640.00
SERENE LN	15,477	$ 23.33	$ 361,130.00
SERGIS CT	6,831	$ 23.33	$ 159,390.00
SHADOWBROOK WY	33,990	$ 23.33	$ 793,100.00
SHADOW RIDGE DR	19,800	$ 23.33	$ 462,000.00
SHALLOW STREAM WY	7,590	$ 23.33	$ 177,100.00
SHERRY CT	4,224	$ 23.33	$ 98,560.00
SHUSHAN DR	58,695	$ 23.33	$ 1,369,550.00
SILVER OAK LN	23,591	$ 23.33	$ 550,456.67

Facility	Quantity	Unit Cost [1]	Total Cost [2]
SILVER OAK CT	10,478	$ 23.33	$ 244,486.67
SKEENA AVE	41,788	$ 23.33	$ 975,053.33
SKYBRITE DR	11,700	$ 23.33	$ 273,000.00
SNOW RIDGE CT	16,137	$ 23.33	$ 376,530.00
SODA CANYON CT	4,554	$ 23.33	$ 106,260.00
SODA CANYON DR	38,115	$ 23.33	$ 889,350.00
SOLEADO DR	7,533	$ 23.33	$ 175,770.00
SOMERSBY LN	16,988	$ 23.33	$ 396,386.67
SOUTHERN OAK DR	29,605	$ 23.33	$ 690,783.33
SOUTHLAWN DR	9,306	$ 23.33	$ 217,140.00
SOUTHWOOD DR	8,349	$ 23.33	$ 194,810.00
SOUTHWOOD DR	26,763	$ 23.33	$ 624,470.00
SOUTHWOOD DR	9,108	$ 23.33	$ 212,520.00
SOUTHWOOD CT	4,752	$ 23.33	$ 110,880.00
SPRING BROOK CT	6,501	$ 23.33	$ 151,690.00
ST GOTTHARD WY	24,548	$ 23.33	$ 572,786.67
STANDFORD AVE	24,434	$ 23.33	$ 570,126.67
STANDFORD AVE	31,008	$ 23.33	$ 723,520.00
STANDFORD AVE	35,150	$ 23.33	$ 820,166.67
STANDING OAK DR	14,756	$ 23.33	$ 344,306.67
STARBOARD WY	7,223	$ 23.33	$ 168,536.67
STARBOARD WY	11,284	$ 23.33	$ 263,293.33
STARKE DR	3,162	$ 23.33	$ 73,780.00
STARLING DR	16,236	$ 23.33	$ 378,840.00
STILLWATER LN	25,344	$ 23.33	$ 591,360.00
STONE SPRINGS CT	12,927	$ 23.33	$ 301,630.00
STONE SPRINGS DR	27,342	$ 23.33	$ 637,980.00
STONECRESS	5,940	$ 23.33	$ 138,600.00
STONEHENGE WY	16,137	$ 23.33	$ 376,530.00
STONEHAVEN WY	9,108	$ 23.33	$ 212,520.00
STONUM RD	44,948	$ 23.33	$ 1,048,786.67
STONUM RD	43,105	$ 23.33	$ 1,005,783.33
STONUM RD	67,266	$ 23.33	$ 1,569,540.00
STRAWBERRY DR	13,200	$ 23.33	$ 308,000.00
SUFFOLK DR	52,910	$ 23.33	$ 1,234,566.67
SUN MEADOW DR	18,011	$ 23.33	$ 420,256.67
SUN RIDGE CT	7,590	$ 23.33	$ 177,100.00
SUNCREST DR	10,478	$ 23.33	$ 244,486.67
SUNDALE DR	11,501	$ 23.33	$ 268,356.67
SUNGATE CT	42,636	$ 23.33	$ 994,840.00
SWEET GUM DR	20,361	$ 23.33	$ 475,090.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
TAGGERT CT	9,636	$ 23.33	$ 224,840.00
TARAMEA LN	27,342	$ 23.33	$ 637,980.00
TARBORO WY	30,969	$ 23.33	$ 722,610.00
TARTARIAN WY	17,853	$ 23.33	$ 416,570.00
TASHA DR	4,366	$ 23.33	$ 101,873.33
TEEK CT	5,511	$ 23.33	$ 128,590.00
TERRACE WAY	5,174	$ 23.33	$ 120,726.67
THOMAS ST	18,944	$ 23.33	$ 442,026.67
THOMAS AVE	45,399	$ 23.33	$ 1,059,310.00
THOMASNELL WY	33,759	$ 23.33	$ 787,710.00
THOMPSON RD	11,501	$ 23.33	$ 268,356.67
TIMBERLY LN	16,236	$ 23.33	$ 378,840.00
TIRANO WY	17,226	$ 23.33	$ 401,940.00
TOMBA DR	11,055	$ 23.33	$ 257,950.00
TOSCANA LN	19,034	$ 23.33	$ 444,126.67
TOTO CT	3,990	$ 23.33	$ 93,100.00
TRANQUIL LN	31,284	$ 23.33	$ 729,960.00
TRANQUIL LN	47,399	$ 23.33	$ 1,105,976.67
TRANQUIL LN	19,041	$ 23.33	$ 444,290.00
TRAVESIA LN	7,409	$ 23.33	$ 172,876.67
TRICIA CT	7,359	$ 23.33	$ 171,710.00
TRINA LN	27,819	$ 23.33	$ 649,110.00
TRUCKEE WY	15,807	$ 23.33	$ 368,830.00
TULAROSA CT	11,377	$ 23.33	$ 265,463.33
TUOLUMNE BEND LN	19,716	$ 23.33	$ 460,040.00
TWILIGHT DR	29,512	$ 23.33	$ 688,613.33
TWIN BRIDGES DR	16,461	$ 23.33	$ 384,090.00
TYRUS ST	18,843	$ 23.33	$ 439,670.00
UNITED DR	50,384	$ 23.33	$ 1,175,626.67
URANUS DR	29,205	$ 23.33	$ 681,450.00
URMI AVE	8,976	$ 23.33	$ 209,440.00
URMI AVE	7,359	$ 23.33	$ 171,710.00
USTICK RD	75,525	$ 23.33	$ 1,762,250.00
USTICK RD	24,643	$ 23.33	$ 575,003.33
VALENTINA WY	16,665	$ 23.33	$ 388,850.00
VALERA DR	22,971	$ 23.33	$ 535,990.00
VALLEY WIND WY	26,758	$ 23.33	$ 624,353.33
VALLEY OAK DR	34,999	$ 23.33	$ 816,643.33
VALLEY BROOK DR	30,814	$ 23.33	$ 718,993.33
VAN NORSTRAND CT	15,246	$ 23.33	$ 355,740.00
VANDALAY DR	19,716	$ 23.33	$ 460,040.00

Facility	Quantity	Unit Cost [1]	Total Cost [2]
VANDALAY CT	11,997	$ 23.33	$ 279,930.00
VANESSA CT	9,405	$ 23.33	$ 219,450.00
VAUGHN ST	16,995	$ 23.33	$ 396,550.00
VEDA DR	20,094	$ 23.33	$ 468,860.00
VENUS DR	41,448	$ 23.33	$ 967,120.00
VENUS DR	23,397	$ 23.33	$ 545,930.00
VERA WY	6,930	$ 23.33	$ 161,700.00
VERDEA CT	7,689	$ 23.33	$ 179,410.00
VERNAL DR	42,240	$ 23.33	$ 985,600.00
VICKINELL PL	7,887	$ 23.33	$ 184,030.00
VILLA RAMON DR	34,089	$ 23.33	$ 795,410.00
VINELAND LN	12,540	$ 23.33	$ 292,600.00
VINEWOOD DR	7,689	$ 23.33	$ 179,410.00
VLACH WY	16,665	$ 23.33	$ 388,850.00
WADE DR	10,385	$ 23.33	$ 242,316.67
WALLACE AVE	50,616	$ 23.33	$ 1,181,040.00
WALNUT AVE	52,300	$ 23.33	$ 1,220,333.33
WALNUT AVE	18,316	$ 23.33	$ 427,373.33
WALTER DR	21,879	$ 23.33	$ 510,510.00
WALTER DR	9,537	$ 23.33	$ 222,530.00
WANN CT	5,742	$ 23.33	$ 133,980.00
WATER LILY LN	18,104	$ 23.33	$ 422,426.67
WAYNESBORO DR	36,267	$ 23.33	$ 846,230.00
WAYNESBORO DR	22,968	$ 23.33	$ 535,920.00
WAYNESBORO DR	28,446	$ 23.33	$ 663,740.00
WAYNESBORO CT	11,253	$ 23.33	$ 262,570.00
WEATHERVANE LN	25,344	$ 23.33	$ 591,360.00
WEST AVE	15,328	$ 23.33	$ 357,653.33
WESTVIEW DR	9,405	$ 23.33	$ 219,450.00
WHISPERING OAK DR	29,574	$ 23.33	$ 690,060.00
WHITMORE AVE	162,000	$ 23.33	$ 3,780,000.00
WHITE OAK CT	9,951	$ 23.33	$ 232,190.00
WHITE FALL CT	9,765	$ 23.33	$ 227,850.00
WHITECLOUD CT	8,448	$ 23.33	$ 197,120.00
WHITEHAVEN AVE	41,726	$ 23.33	$ 973,606.67
WHITEWATER WY	14,289	$ 23.33	$ 333,410.00
WILD OAK DR	44,392	$ 23.33	$ 1,035,813.33
WILD OAK DR	40,765	$ 23.33	$ 951,183.33
WILLETTS WY	16,566	$ 23.33	$ 386,540.00
WILLOW CREEK CT	5,742	$ 23.33	$ 133,980.00
WILLOW POND CT	19,003	$ 23.33	$ 443,403.33

Facility	Quantity		Unit Cost [1]		Total Cost [2]
WILLOW LAKE WY	31,434	$	23.33	$	733,460.00
WINDING BROOK CT	11,780	$	23.33	$	274,866.67
WINEPRESS LN	23,630	$	23.33	$	551,366.67
WINTER OAK LN	21,874	$	23.33	$	510,393.33
WINTHROP LN	13,400	$	23.33	$	312,666.67
WISE OAK LN	30,318	$	23.33	$	707,420.00
WISHING WY	15,469	$	23.33	$	360,943.33
WIX LN	23,364	$	23.33	$	545,160.00
WIZARD LN	7,590	$	23.33	$	177,100.00
WOODVIEW DR	34,122	$	23.33	$	796,180.00
WOODVIEW CT	3,894	$	23.33	$	90,860.00
WOODWORTH AVE	21,693	$	23.33	$	506,170.00
WOODWORTH AVE	5,565	$	23.33	$	129,850.00
WOODWORTH AVE	16,764	$	23.33	$	391,160.00
W SERVICE RD	113,960	$	23.33	$	2,659,066.67
YELLOW BRICK RD	37,026	$	23.33	$	863,940.00
YOLANDA ST	22,599	$	23.33	$	527,310.00
ZENA WY	11,484	$	23.33	$	267,960.00
ZINFANDEL PL	12,540	$	23.33	$	292,600.00
ZONA BELLA LN	10,881	$	23.33	$	253,890.00
ZURICH LN	45,510	$	23.33	$	1,061,900.00
Subtotal Arterial and Collector Roads	*26,136,914*	*$*	*23.33*	*$*	*609,861,326.67*
Traffic Signal Improvements					
Traffic Signals	39	$	800,000.00	$	31,200,000.00
Subtotal Traffic Signal Improvements		*$*	*800,000.00*	*$*	*31,200,000.00*
Total Facilities				**$**	**641,061,326.67**

Notes:

1 Existing roadway costs prorated based on the Pavement Condition Index (PCI).

2 Costs provided by the City of Ceres Public Works Department.

Source:

City of Ceres Public Works Department.