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1 **WHEREAS**, on July 3, 1990 the City Council adopted Ordinance No. 1112, adding Chapter
2 3.60 to the Rialto Municipal Code, establishing a Fire Protection Services Development Fee on all
3 new development and substantial improvements to property within the City, and requiring that the
4 amount of such fee be established by Resolution; and

5 **WHEREAS**, the firm of Management Services Institute prepared a nexus study entitled
6 "*Development Impact Fee Calculation Update Report for the City*" dated September 1997 ("MSI
7 Study") and the City Council thereafter approved Resolution 4844 on September 1, 1998 which
8 updated and revised various Development Fees ("Development Fees") imposed by the City to reflect
9 changes in the inventory and cost of master planned facilities; and

10 **WHEREAS**, Willdan Financial Services recently completed an updated nexus study entitled
11 "*City of Rialto Development Impact Fee Update*" ("*Willdan Fee Study*"), which inventories the
12 master planned public facilities for General Municipal Facilities, Police Facilities, Fire Facilities, Park
13 Facilities and Library Facilities necessary to provide adequate public services and facilities at the
14 City's build out; and

15 **WHEREAS**, the Willdan Fee Study also updated the cost to construct the master planned
16 facilities and apportioned the fair share costs between existing and new development; and

17 **WHEREAS**, the "*Mitigation Fee Act*," contained in California Government Code Sections
18 66000 through 66025, codifies the required process for the adoption of Development Fees; and

19 **WHEREAS**, the *Willdan Fee Study* complies with the requirements of Government Code
20 Section 66001, and establishes the legal basis for imposing the Development Fees by (a) identifying
21 the purpose for the Fee; (b) identifying the use for which the Fee is to be used, including the facilities
22 and improvements to be financed and constructed; (c) establishing the reasonable relationship between
23 the Fee's use and the type of development project upon which the Fees are imposed; (d) determining
24 the reasonable relationship between the need for the public facilities and the type of development upon
25 which the Fees are being imposed; and (e) determining the reasonable relationship between the
26 amount of the Fee and the cost of the public facilities or the portion of the public facilities that are
27 attributable to the development for which the Fee is imposed; and

28 **WHEREAS**, the City has complied with provisions necessary to conduct a noticed a public

1 hearing in accordance with Government Code Section 66016 by (1) publishing notice of the public
2 hearing; mailing notices of the public hearing at least 14 days prior to the meeting to parties that have
3 filed a request with the City to be noticed of fee increases; and making a copy of the data indicating
4 the estimated costs required to provide the services for which the fee is levied and the revenue sources
5 anticipated to provide the service; and

6 **WHEREAS**, on December 27, 2011 the City Council held a public hearing and considered all
7 public testimony presented at the hearing, both oral or in writing, regarding the proposed Development
8 Fee increases.

9 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES**
10 **HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

11 **Section 1.** The Development Fees described in the attached Exhibit A:

12 A. are for the sole and exclusive purpose of financing the construction of the public
13 facilities as identified in the *Willdan Fee Study* at the City's build out.

14 B. will only be used to finance construction of such master planned facilities within
15 the list of needed facilities.

16 C. are based on a reasonable relationship between the use of the Development Fees
17 contained in Exhibit A and the type of development project on which it is imposed.

18 D. are based on a reasonable relationship between the need for such facilities and
19 the type of development project on which it is imposed.

20 E. do not exceed the reasonable estimated cost to construct such facilities.

21 **Section 2.** The Development Fees described on the attached Exhibit A are hereby
22 established, and shall become effective sixty days after adoption of this Resolution.

23 **Section 3.** Notwithstanding Section 2 above, the Development Fees shall not be
24 implemented until July 1, 2012 in order to provide parties with pending development applications an
25 opportunity to pull permits under the existing Fee schedule.

26 **Section 4.** Thereafter, the Development Fees shall be phased in over a four year period as
27 illustrated in Exhibit B in order to lessen the impact upon the development community.

28 **Section 5.** The Development Fees described in Exhibit B shall be adjusted on July 1st of

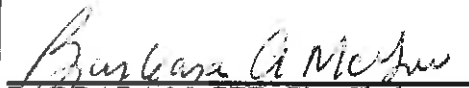
1 each year, by the change in the California Construction Cost Index (CCCI), effective upon publication
2 of such index for the preceding calendar year.

3 **Section 6.** The Development Fees contained in Exhibit B shall be collected prior to the
4 issuance of a building permit for construction of any facility.

5
6 **PASSED, APPROVED AND ADOPTED** this 27th day of December, 2011.

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11 ED SCOTT, Mayor Pro-Tem

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13 **ATTEST:**

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16 BARBARA McGEE, City Clerk

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18 **APPROVED AS TO FORM:**

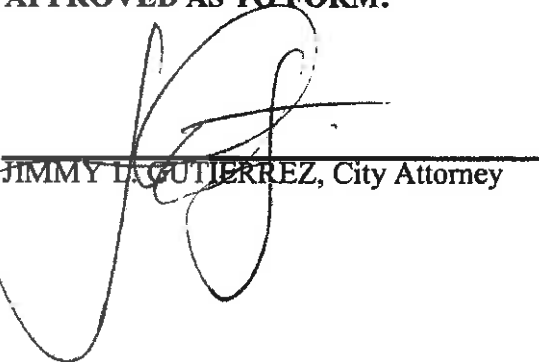
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21 JIMMY LACOUTIERREZ, City Attorney
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Exhibit "A"

Development Fee

Impact Fee Category	Existing Rialto	Proposed Rialto
Public Facilities		
Fire Facilities	\$390	\$906
General Facilities	\$247	\$1,734
Law Enforcement	\$422	\$1,231
Library	\$66	\$310
Measure I Transportation	\$2,776	\$2,776
Median Islands	\$53	\$53
Park Development	\$2,102	\$2,993
Open Space Acquisition	\$607	\$607
Storm Drain	\$3,051	\$3,385
Utilities		
Wastewater	\$3,370	\$4,794
Water Facilities	\$5,100	\$7,255
Total All Development Impact Fees	\$18,184	\$26,044

Exhibit B

PHASED IMPLEMENTATION OF DEVELOPMENT FEES

Impact Fees	Existing Rialto	Fee Jul-12 (25%)	Fee 1 Jul-13 (50%)	Fee 1 Jul-14 (75%)	Fee 1 Jul-15 (100%)
Public Facilities					
Fire Facilities	\$390	\$519	\$648	\$777	\$906
General Facilities	\$247	\$619	\$991	\$1,362	\$1,734
Law Enforcement	\$422	\$624	\$827	\$1,029	\$1,231
Library	\$66	\$127	\$188	\$249	\$310
Measure I Transportation	\$2,776	\$2,776	\$2,776	\$2,776	\$2,776
Median Islands	\$53	\$53	\$53	\$53	\$53
Park Development	\$2,102	\$2,325	\$2,548	\$2,770	\$2,993
Open Space Acquisition	\$607	\$607	\$607	\$607	\$607
Storm Drain	\$3,051	\$3,135	\$3,218	\$3,302	\$3,385
Utilities		\$0	\$0	\$0	\$0
Wastewater	\$3,370	\$3,726	\$4,082	\$4,438	\$4,794
Water Facilities	\$5,100	\$5,639	\$6,177	\$6,716	\$7,255
Total All Development Impact Fees	\$18,184	\$20,149	\$22,114	\$24,079	\$26,044

1 Future fee increases will include an annual CCCI adjustment based upon previous annual rate increase not shown.

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)

4 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
5 Resolution No. 6067 was duly passed and adopted at a regular meeting of the City Council of the City
6 of Rialto held on the 27th day of December, 2011.

7 Upon motion of Council Member Robertson, seconded by Council Member
8 Palmer, the foregoing Resolution No. 6067 was duly passed and adopted.

9 Vote on the motion:

10 AYES: Mayor Pro Tem Scott , Council Members: Robertson, Baca Jr., Palmer

11 NOES: None

12 ABSENT: Mayor Vargas
13

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this 10th day of January, 2011

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17 **BARBARA MCGEE, CITY CLERK**
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1 of construction as determined by the California Construction Cost Index (CCCI) for the period from
2 September 1998 – November 2008; and

3 **WHEREAS**, in May, 2010 the engineering firm of Hall and Foreman submitted a study entitled
4 *City of Rialto Master Plan of Drainage* (“*New Storm Drain Master Plan*”), which identified the master
5 planned public storm drain improvements necessary to provide adequate storm water drainage at the
6 City’s build out; and

7 **WHEREAS**, the *New Storm Drain Master Plan* updated the inventory of master planned storm
8 drainage improvements and the estimated construction cost to complete each of the facilities; and

9 **WHEREAS**, David Taussig and Associates prepared a “*Development Impact Fee Justification*
10 *Study*” dated February 25, 2011 (“*Storm Drain Fee Study*”), which apportioned the cost for
11 constructing the master planned storm drainage facilities between existing and new developments and
12 calculated the Drainage Fee applicable to various land use categories; and

13 **WHEREAS**, based upon the *Storm Drain Fee Study*, the City wishes to update the existing
14 Drainage Fee; and

15 **WHEREAS**, the “*Mitigation Fee Act*,” contained in California Government Code Sections
16 66000 through 66025, codifies the required process for the adoption of public facility fees, including
17 the Drainage Fee; and

18 **WHEREAS**, the *Storm Drain Fee Study* complies with the requirements of Government Code
19 Section 66001, and establishes the legal basis for imposing the Drainage Fee by (a) identifying the
20 purpose for the Fee; (b) identifying the use for which the Fee is to be used, including the facilities and
21 improvements to be financed and constructed; (c) establishing the reasonable relationship between the
22 Fee’s use and the type of development project upon which the Fees are imposed; (d) determining the
23 reasonable relationship between the need for the public facilities and the type of development upon
24 which the Fees are being imposed; and (e) determining the reasonable relationship between the
25 amount of the Fee and the cost of the public facilities or the portion of the public facilities that are
26 attributable to the development for which the Fee is imposed; and

27 **WHEREAS**, the City has complied with provisions of Government Code Section 66016
28 necessary to conduct a noticed a public hearing by: (1) publishing notice of the public hearing; (2)

1 mailing notices of the public hearing at least 14 days prior to the meeting to parties that have filed a
2 request with the City to be noticed of fee increases; and (3) making a copy of the data indicating the
3 estimated costs required to provide the services for which the fee is levied and the revenue sources
4 anticipated to provide the service; and

5 **WHEREAS**, on December 27, 2011, the City Council held the public hearing and considered
6 all public testimony presented at the hearing, both oral or in writing, regarding the proposed Drainage
7 Fee increase imposed upon new development.

8 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES**
9 **HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

10 **Section 1.** The Drainage Fee described in the attached Exhibit A:

11 A. is for the sole and exclusive purpose of financing the construction of the storm
12 drain facilities identified in the New Storm Drain Master Plan which are necessary to protect property
13 from damage by storm waters.

14 B. will only be used to finance construction of such storm drain facilities contained
15 within the list of needed facilities.

16 C. is based on a reasonable relationship between the use of the Fee and the type of
17 development project on which it is imposed.

18 D. is based on a reasonable relationship between the need for such facilities and the
19 type of development project on which it is imposed.

20 E. does not exceed the reasonable estimated cost to construct such facilities.

21 **Section 2.** The Drainage Fee described on the attached Exhibit A is hereby established, and
22 shall become effective sixty days after adoption of this Resolution.

23 **Section 3.** Notwithstanding Section 2 above, the Drainage Fee shall not be implemented
24 until July 1, 2012 in order to provide parties with pending development applications an opportunity to
25 pull permits under the existing fee schedule.

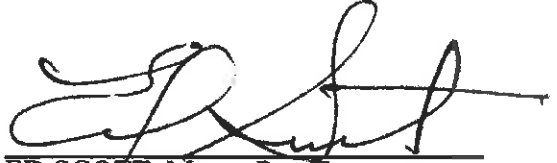
26 **Section 4.** Thereafter, the Drainage Fee shall be phased in over a four year period as
27 illustrated in Exhibit B in order to lessen the impact upon the development community.

28 **Section 5.** The Drainage Fee described in Exhibit B shall be adjusted on July 1st of each

1 year, by the change in the California Construction Cost Index (CCCI), effective upon publication of
2 such index for the preceding calendar year; provided, however, that the City Council may adjust the
3 Drainage Fee to reflect changes in the required storm drainage facilities pursuant to California
4 Government Code Section 66001 or other criteria of the Mitigation Fee Act as necessary and
5 appropriate..

6 **Section 6.** The Development Fees contained in Exhibit B shall be collected prior to the
7 issuance of a building permit for construction of any facility.

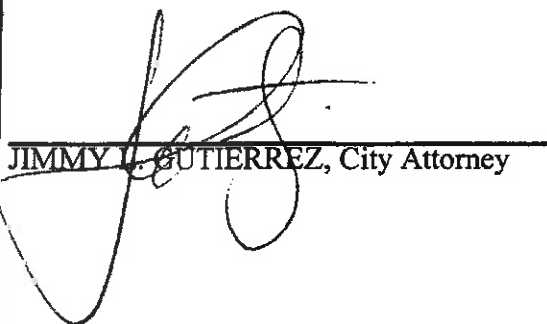
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9 **PASSED, APPROVED AND ADOPTED** this 27th day of December, 2011.

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15 ED SCOTT, Mayor Pro-Tem

16 **ATTEST:**

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19 BARBARA McGEE, City Clerk

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21 **APPROVED AS TO FORM:**

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24 JIMMY L. GUTIERREZ, City Attorney
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)

4 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
5 Resolution No. 6068 was duly passed and adopted at a regular meeting of the City Council of the City
6 of Rialto held on the 27th day of December, 2011.

7 Upon motion of Council Member Robertson, seconded by Council Member
8 Palmer, the foregoing Resolution No. 6068 was duly passed and adopted.

9 Vote on the motion:

10 AYES: Mayor Pro Tem Scott, Council Members: Robertson, Palmer, Baca Jr.

11 NOES: None

12 ABSENT: Mayor Vargas
13

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this 10th day of January, 2012

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17 BARBARA MCGEE, CITY CLERK
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EXHIBIT "A"

STORM DRAINAGE FACILITY FEE:

Land Use Type	Development Fee
Estate Lots (1-2 lots/acre)	\$ 9,985 per acre / \$4,992 per du
Single Family	\$16,642 per acre / \$3,385 per du ¹
Multi Family	\$19,970 per acre / \$1,148 per du ²
Non-Residential Lots: Commercial Industrial	\$ 29,955 per acre / \$1.72 per sq. ft. ³ \$ 29,955 per acre / \$1.72 per sq. ft. ³

¹ - Calculated fee per SFR dwelling unit is based upon an average of 4.92 du per acre

² - Calculated Fee per MF dwelling unit is based upon an average of 17.4 du per acre

³ - Calculated Fee for Commercial/Industrial per square foot is based upon average FAR of 40%

EXHIBIT B

PHASED IMPLEMENTATION OF STORM DRAINAGE FEE

Land Use Category	Existing Rialto	2011 Proposed Rialto	Fee Jul-12 (25%)	Fee Jul-13 (50%)	Fee Jul-14 (75%)	Fee Jul-15 (100%)
Residential						
Estate (1-2 du ac)	\$4,900	\$4,992 per du 9,885 per acre	\$ 4,990	\$ 4,991	\$ 4,991	\$ 4,992
Single Family	\$3,051	\$3,385 per du ¹ (\$16,642 per acre)	\$ 3,135	\$ 3,218	\$ 3,141	\$ 3,385
Multi Family	\$789	\$1,148 per du ² (\$19,970 per acre)	\$ 864	\$ 959	\$ 1,053	\$ 1,148
Non- Residential						
Commercial/Office	Greater of \$0.90 sf OR \$13,618 acre	\$1.72 @ sf ² (\$29,955 acre)	\$1.11 sf \$17,702 ac	\$1.31 sf \$21,787 ac	\$1.52 sf \$25,871 ac	\$1.72 sf \$29,955 ac
Industrial	Greater of \$0.79 sf OR \$13,829 acre	\$1.72 @ sf ² (\$29,955 acre)	\$1.11 sf \$17,702 ac	\$1.31 sf \$21,787 ac	\$1.52 sf \$25,871 ac	\$1.72 sf \$29,955 ac

¹ - Calculated fee per SFR dwelling unit is based upon an average of 4.92 du per acre

² - Calculated Fee per MF dwelling unit is based upon an average of 17.4 du per acre

³ - Calculated Fee for Commercial/Industrial per square foot is based upon average FAR of 40%

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WHEREAS, the City's General Plan requires all developed areas within the City of Rialto ("City") to be adequately served with essential public services and infrastructure; and

WHEREAS, new development should mitigate the burdens placed upon the City's existing facilities and pay its fair share of costs to construct new water and sewer facilities necessary to serve the build out population of the City; and

WHEREAS, on July 3, 1990 the City Council adopted Ordinance No. 1109, adding Chapter 3.48 to the Rialto Municipal Code, establishing a Sewage Collection Facilities Development Fee for all new developments within the City, and requiring that the amount of such fee be established by Resolution of the City Council of the City; and

WHEREAS, based upon a capital facilities fee study completed by Black and Veatch

1 Corporation (October, 2002), the City Council adopted Resolution No. 5022 on September 2, 2003
2 and set the currently applicable Water Holding and Distribution Development Fee, Sewage Collection
3 Facilities Development Fee, and Sewage Treatment Facilities Development Fee, (collectively the
4 “Water and Sewer Development Impact Fees” or “Fee(s)”; and

5 **WHEREAS**, Ordinances No. 1109, 1110, and 1113 provide that the City should periodically
6 review the amount of the fee, the amounts collected, and the list of capital facilities and make
7 adjustments to account for increases in construction costs or the addition of capital projects not
8 foreseen; and

9 **WHEREAS**, the “*Mitigation Fee Act*,” contained in California Government Code Sections
10 66000 through 66025, codifies the required process necessary for the adoption of public facility fees,
11 including Water and Sewer Development Impact Fees; and

12 **WHEREAS**, the City is not modifying the existing assumptions, analyses and formulas used to
13 calculate the existing Water and Sewer Development Impact Fees, but instead proposes to revise the
14 current Water and Sewer Development Impact Fees to reflect the increased cost of construction
15 according to the California Construction Cost Index (“CCCI”); and

16 **WHEREAS**, on December 7, 2011 the Economic Development Committee reviewed and
17 recommended to the City Council that the current Water and Sewer Development Impact Fees be
18 revised to reflect the increased cost of construction from September 2003 – November 2011 based
19 upon the CCCI; and

20 **WHEREAS**, the City has complied with provisions of Government Code Section 66016
21 necessary to conduct a noticed a public hearing by: (1) publishing notice of the public hearing; (2)
22 mailing notices of the hearing, at least 14 days prior to the meeting to parties that have filed request
23 with the City to be noticed of Fee increases; and (3) making a copy of the data indicating the
24 estimated costs required to construct facilities to provide the services for which the Fee is levied and
25 the revenue sources anticipated to provide for the construction of the facilities and services; and

26 **WHEREAS**, on December 27, 2011 the City Council held the public hearing and considered all
27 public testimony presented at the hearing, both oral or in writing, regarding the proposed increase to
28 the *Water and Sewer Development Impact Fees* imposed upon new development.

1
2 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES**
3 **HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

4 **Section 1.** The Water and Sewer Development Impact Fees described in the attached
5 Exhibit A:

6 A. are for the sole and exclusive purpose of financing the construction of the water
7 and sewer facilities identified in the Black and Veatch Study and are necessary to provide water and
8 sewer services to new development project(s).

9 B. will only be used to finance construction of such water and sewer facilities.

10 C. are based on a reasonable relationship between the use of the Water and Sewer
11 Development Impact Fees and the type of development project on which it is imposed.

12 D. are based on a reasonable relationship between the need for such facilities and
13 the type of development project on which it is imposed.

14 E. do not exceed the reasonable estimated cost to construct such facilities.

15 **Section 2.** The Water and Sewer Development Impact Fees described on the attached
16 Exhibit A are hereby established, and shall become effective sixty days after adoption of this
17 Resolution.

18 **Section 3.** Notwithstanding Section 2 above, the Water and Sewer Development Impact
19 Fees shall not be implemented until July 1, 2012 in order to provide parties with pending development
20 applications an opportunity to pull permits under the existing fee schedule.


21 **Section 4.** Thereafter, the Water and Sewer Development Impact Fees shall be phased in
22 over a four year period as illustrated in Exhibit B in order to lessen the impact upon the development
23 community.

24 **Section 5.** The Water and Sewer Development Impact Fees described in Exhibit B shall be
25 adjusted on July 1st of each year, by the change in the California Construction Cost Index (CCCI),
26 effective upon publication of such index for the preceding calendar year.

27 **Section 6.** All Water and Sewer Development Impact Fees shall be collected prior to the
28 issuance of a building permit for construction of any facility.

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PASSED, APPROVED AND ADOPTED this 27th day of December, 2011.


ED SCOTT, Mayor Pro-Tem

ATTEST:


BARBARA McGEE, City Clerk

APPROVED AS TO FORM:


JIMMY L. GUTIERREZ, City Attorney

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)

4 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
5 Resolution No. 6069 was duly passed and adopted at a regular meeting of the City Council of the City
6 of Rialto held on the 27th day of December, 2011.

7 Upon motion of Council Member Robertson, seconded by Council Member
8 Palmer, the foregoing Resolution No. 6069 was duly passed and adopted.

9 Vote on the motion:

10 AYES: Mayor Pro Tem Scott, Council Members: Robertson, Baca Jr., Palmer

11 NOES: None

12 ABSENT: Mayor Vargas
13

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this 10th day of January, 20112

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17 BARBARA MCGEE, CITY CLERK
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EXHIBIT "A"

Water Holding and Distribution Facilities Development Fee

WATER METER SIZE AND TYPE	CURRENT FEE	CALCULATED FEE	RECOMMENDED FEE
5/8 - 3/4" Displacement	\$ 5,100	\$ 7,255	\$ 7,250
1" Displacement	\$ 8,500	\$ 12,091	\$ 12,000
1½ " Displacement	\$ 17,000	\$ 24,183	\$ 24,000
2" Displacement	\$ 27,200	\$ 38,692	\$ 38,000
3" Displacement	\$ 51,000	\$ 72,548	\$ 72,500
3" Displacement Compound	\$ 54,400	\$ 77,384	\$ 77,000
3" Class I & II Turbine	\$ 59,500	\$ 84,639	\$ 84,500
4" Displacement Compound	\$ 85,000	\$ 120,913	\$ 120,000
4" Class I Turbine	\$ 102,000	\$ 145,095	\$ 145,000
4" Class II Turbine	\$ 107,100	\$ 152,350	\$ 150,000
6" Displacement Compound	\$ 170,000	\$ 241,825	\$ 240,000
6" Class I Turbine	\$ 212,500	\$ 302,281	\$ 300,000
6" Class II Turbine	\$ 238,000	\$ 338,555	\$ 330,000
8" Displacement Compound	\$ 272,000	\$ 386,920	\$ 380,000
8" Class I Turbine	\$ 306,000	\$ 435,285	\$ 435,000
8" Class II Turbine	\$ 408,000	\$ 580,380	\$ 575,000

Sewage Collection Facilities Development Fee

Land Use	CURRENT FEE	RATE MEASURE	CALCULATED FEE	RECOMMENDED FEE
Residential Uses	\$ 1,200	EDU	\$ 1,707	\$ 1,700
Commerical Uses	\$ 48.00	LF	\$ 68.28	\$ 68.00
Industrial Uses	\$ 48.00	LF	\$ 68.28	\$ 68.00

Sewage Treatment Facilities Development Fee

Uses	Unit of Usage	Capacity Units	Current Connection Fee	Calculated Connection Fee	Proposed Connection Fee
Group I - Residential Uses					
Residential SFR / Estate	Unit	1	\$ 2,170	\$ 3,086.83	\$ 3,080
Group II - Commercial Low Strength					
Auto Parking	1,000 sq. ft.	0.08	\$ 167	\$ 237.56	\$ 237
Barber Shop	1,000 sq. ft.	0.39	\$ 836	\$ 1,189.21	\$ 1,180
Beauty Parlor	1,000 sq. ft.	1.08	\$ 2,342	\$ 3,331.50	\$ 3,330
Car Wash ⁽¹⁾	1,000 sq. ft.	12.76	\$ 27,683	\$ 39,379.07	\$ 39,000
Church	per Seat	0.02	\$ 33	\$ 46.94	\$ 46
Commercial Use	1,000 sq. ft.	0.31	\$ 669	\$ 951.65	\$ 950
Dental Office/Clinic	1,000 sq. ft.	0.89	\$ 1,938	\$ 2,756.81	\$ 2,750
Department/Retail Stores	1,000 sq. ft.	0.39	\$ 836	\$ 1,189.21	\$ 1,180
Health Club/Spa	1,000 sq. ft.	3.08	\$ 6,691	\$ 9,517.95	\$ 9,500
Hospitals	Per Bed	0.36	\$ 783	\$ 1,113.82	
Indoor Theater	1,000 sq. ft.	2.08	\$ 4,521	\$ 6,431.12	\$ 6,400
Laundromats	1,000 sq. ft.	17.15	\$ 37,225	\$ 52,952.56	\$ 52,950
Laundromats	machine	0.63	\$ 1,376	\$ 1,957.36	\$ 1,950
Lumber Yard	1,000 sq. ft.	0.14	\$ 299	\$ 425.33	\$ 425
Professional Offices	1,000 sq. ft.	0.71	\$ 1,551	\$ 2,206.30	\$ 2,200
Social Services	1,000 sq. ft.	0.71	\$ 1,551	\$ 2,206.30	\$ 2,200
Theater - Cinemas	Per Seat	0.02	\$ 33	\$ 46.94	\$ 46
Warehouse	1,000 sq. ft.	0.08	\$ 167	\$ 237.56	\$ 237
Group III - Commercial Medium Strength					
Gas Station (4 Bays)	per Station	1.87	\$ 4,063	\$ 5,779.62	\$ 5,750
Hotels / Motels (no restaurants)	Per Room	0.55	\$ 1,202	\$ 1,709.85	\$ 1,700
Manufacturing (Domestic Flow)	1,000 sq. ft.	0.31	\$ 669	\$ 951.65	\$ 950
Manufacturing	Flow				FLOW
Repair/Service Stations	1,000 sq. ft.	0.44	\$ 945	\$ 1,344.26	\$ 1,340
Group IV - Commercial High Strength					
Bakeries/Donut Shops	1,000 sq. ft.	2.22	\$ 4,810	\$ 6,842.23	\$ 6,800
Banquet Halls	1,000 sq. ft.	6.33	\$ 13,743	\$ 19,549.42	\$ 19,500
Cafeterias	Seat	0.24	\$ 515	\$ 732.59	\$ 730
Donut Shops	1,000 sq. ft.	2.22	\$ 4,810	\$ 6,842.23	\$ 6,800
Hotels / Motels (with restaurants) ⁽²⁾					
Mortuary - Embalming Area	7 sq. ft.	0.04	\$ 86	\$ 122.34	\$ 120
Restaurant - (Take Out Only)	1,000 sq. ft.	2.38	\$ 5,154	\$ 7,331.57	\$ 7,300
Restaurant - (Fast Food Drive-Thru)	Seat	0.16	\$ 344	\$ 489.34	\$ 480
Restaurant - (Fast Food-outdoor seats)	Seat	0.10	\$ 206	\$ 293.04	\$ 290
Restaurant - Full Service (indoor seats)	Seat	0.24	\$ 515	\$ 732.59	\$ 730
Restaurants - Full Service (outdoor seats)	Seat	0.14	\$ 309	\$ 439.55	\$ 430
Supermarkets	1,000 sq. ft.	0.79	\$ 1,718	\$ 2,443.86	\$ 2,400
Group V - Institutional					
Church School/ Day Care Elementary	Occupant	0.03	\$ 63	\$ 89.62	\$ 89
Elementary/Middle School	Student	0.03	\$ 62	\$ 88.20	\$ 88
High Schools	Student	0.04	\$ 95	\$ 135.14	\$ 135

1) - Car wash area is the tunnel area restaurant area is the customer area.

2) - Calculate Office and rooms separately

3) - EDU - Capacity Units based upon 240 gpd at BOD and SS at 200 mg/l.

4) - Future fee increases will include an annual CCI adjustment based upon previous annual rate increase not shown.

EXHIBIT "B"

PHASED IMPLEMENTATION OF DEVELOPMENT FEES

Water Holding and Distribution Facilities Development Fee

WATER METER SIZE AND TYPE	CURRENT FEE	CALCULATED FEE	RECOMMENDED FEE	New fee 07/01/2012 (25%)	New Fee 07/01/2013 (50%)	New Fee 07/01/2014 (75%)	New Fee 07/01/2015 (100%)
5/8 - 3/4" Displacement	\$ 5,100	\$ 7,255	\$ 7,250	\$ 5,638	\$ 6,175	\$ 6,713	\$ 7,250
1" Displacement	\$ 8,500	\$ 12,091	\$ 12,000	\$ 9,375	\$ 10,250	\$ 11,125	\$ 12,000
1½" Displacement	\$ 17,000	\$ 24,183	\$ 24,000	\$ 18,750	\$ 20,500	\$ 22,250	\$ 24,000
2" Displacement	\$ 27,200	\$ 38,692	\$ 38,000	\$ 29,900	\$ 32,600	\$ 35,300	\$ 38,000
3" Displacement	\$ 51,000	\$ 72,548	\$ 72,500	\$ 56,375	\$ 61,750	\$ 67,125	\$ 72,500
3" Displacement Compound	\$ 54,400	\$ 77,384	\$ 77,000	\$ 60,050	\$ 65,700	\$ 71,350	\$ 77,000
3" Class I & II Turbine	\$ 59,500	\$ 84,639	\$ 84,500	\$ 65,750	\$ 72,000	\$ 78,250	\$ 84,500
4" Displacement Compound	\$ 85,000	\$ 120,913	\$ 120,000	\$ 93,750	\$ 102,500	\$ 111,250	\$ 120,000
4" Class I Turbine	\$ 102,000	\$ 145,095	\$ 145,000	\$ 112,750	\$ 123,500	\$ 134,250	\$ 145,000
4" Class II Turbine	\$ 107,100	\$ 152,350	\$ 150,000	\$ 117,825	\$ 128,550	\$ 139,275	\$ 150,000
6" Displacement Compound	\$ 170,000	\$ 241,825	\$ 240,000	\$ 187,500	\$ 205,000	\$ 222,500	\$ 240,000
6" Class I Turbine	\$ 212,500	\$ 302,281	\$ 300,000	\$ 234,375	\$ 256,250	\$ 278,125	\$ 300,000
6" Class II Turbine	\$ 238,000	\$ 338,555	\$ 330,000	\$ 261,000	\$ 284,000	\$ 307,000	\$ 330,000
8" Displacement Compound	\$ 272,000	\$ 386,920	\$ 380,000	\$ 299,000	\$ 326,000	\$ 353,000	\$ 380,000
8" Class I Turbine	\$ 306,000	\$ 435,285	\$ 435,000	\$ 338,250	\$ 370,500	\$ 402,750	\$ 435,000
8" Class II Turbine	\$ 408,000	\$ 580,380	\$ 575,000	\$ 449,750	\$ 491,500	\$ 533,250	\$ 575,000

1 - Future fee increases will include an annual CCCI adjustment based upon previous annual rate increase not shown.

Sewage Collection Facilities Development Fee

Land Use	CURRENT FEE	RATE MEASURE	CALCULATED FEE	RECOMMENDED FEE	New fee 07/01/2012 (25%)	New Fee 07/01/2013 (50%)	New Fee 07/01/2014 (75%)	New Fee 07/01/2015 (100%)
Residential Uses	\$ 1,200	EDU	\$ 1,707	\$ 1,700	\$ 1,325	\$ 1,450	\$ 1,575	\$ 1,700
Commercial Uses	\$ 48.00	LF	\$ 68.28	\$ 68.00	\$ 53.00	\$ 58.00	\$ 63.00	\$ 68.00
Industrial Uses	\$ 48.00	LF	\$ 68.28	\$ 68.00	\$ 53.00	\$ 58.00	\$ 63.00	\$ 68.00

1 - Future fee increases will include an annual CCCI adjustment based upon previous annual rate increase not shown.

"Sewage Treatment Facilities Development Fee"

Uses	Unit of Usage	Capacity Units	Current Connection Fee	Calculated Connection Fee	Proposed Connection Fee	New fee 07/01/2012 (25%)	New Fee 07/01/2013 (50%)	New Fee 07/01/2014 (75%)	New Fee 07/01/2015 (100%)
Group I - Residential Uses									
Residential SFR / Estate	Unit	1	\$ 2,170	\$ 3,086.83	\$ 3,080	\$ 2,398	\$ 2,625	\$ 2,853	\$ 3,080
Group II - Commercial Low Strength									
Auto Parking	1,000 sq. ft.	0.08	\$ 167	\$ 237.56	\$ 237	\$ 185	\$ 202	\$ 220	\$ 237
Barber Shop	1,000 sq. ft.	0.39	\$ 836	\$ 1,189.21	\$ 1,180	\$ 922	\$ 1,008	\$ 1,084	\$ 1,180
Beauty Parlor	1,000 sq. ft.	1.08	\$ 2,342	\$ 3,331.50	\$ 3,330	\$ 2,569	\$ 2,836	\$ 3,083	\$ 3,330
Car Wash ⁽¹⁾	1,000 sq. ft.	12.78	\$ 27,683	\$ 39,379.07	\$ 39,000	\$ 30,512	\$ 33,342	\$ 36,171	\$ 39,000
Church	per Seat	0.02	\$ 33	\$ 46.94	\$ 46	\$ 36	\$ 40	\$ 43	\$ 46
Commercial Use	1,000 sq. ft.	0.31	\$ 689	\$ 951.65	\$ 950	\$ 739	\$ 810	\$ 880	\$ 950
Dental Office/Clinic	1,000 sq. ft.	0.89	\$ 1,938	\$ 2,756.81	\$ 2,750	\$ 2,141	\$ 2,344	\$ 2,547	\$ 2,750
Department/Retail Stores	1,000 sq. ft.	0.39	\$ 836	\$ 1,189.21	\$ 1,180	\$ 922	\$ 1,008	\$ 1,094	\$ 1,180
Health Club/Spa	1,000 sq. ft.	3.08	\$ 6,891	\$ 9,517.85	\$ 9,500	\$ 7,393	\$ 8,098	\$ 8,798	\$ 9,500
Hospitals	Per Bed	0.36	\$ 783	\$ 1,113.82	\$ 1,113	\$ 867	\$ 952	\$ 1,037	\$ 1,113
Indoor Theater	1,000 sq. ft.	2.08	\$ 4,521	\$ 6,431.12	\$ 6,400	\$ 4,991	\$ 5,461	\$ 5,930	\$ 6,400
Laundromats	1,000 sq. ft.	17.15	\$ 37,225	\$ 52,952.56	\$ 52,950	\$ 41,156	\$ 45,086	\$ 49,019	\$ 52,950
Laundromats machine		0.63	\$ 1,376	\$ 1,957.36	\$ 1,950	\$ 1,520	\$ 1,663	\$ 1,807	\$ 1,950
Lumber Yard	1,000 sq. ft.	0.14	\$ 289	\$ 425.33	\$ 425	\$ 331	\$ 362	\$ 394	\$ 425
Professional Offices	1,000 sq. ft.	0.71	\$ 1,551	\$ 2,206.30	\$ 2,200	\$ 1,713	\$ 1,876	\$ 2,038	\$ 2,200
Social Services	1,000 sq. ft.	0.71	\$ 1,551	\$ 2,206.30	\$ 2,200	\$ 1,713	\$ 1,876	\$ 2,038	\$ 2,200
Theater - Cinemas	Per Seat	0.02	\$ 33	\$ 46.94	\$ 46	\$ 36	\$ 40	\$ 43	\$ 46
Warehouse	1,000 sq. ft.	0.08	\$ 167	\$ 237.56	\$ 237	\$ 185	\$ 202	\$ 220	\$ 237
Group III - Commercial Medium Strength									
Gas Station (4 Beys)	per Station	1.87	\$ 4,083	\$ 5,779.82	\$ 5,750	\$ 4,485	\$ 4,907	\$ 5,328	\$ 5,750
Hotels / Motels (no restaurants)	Per Room	0.55	\$ 1,202	\$ 1,709.85	\$ 1,700	\$ 1,327	\$ 1,451	\$ 1,576	\$ 1,700
Manufacturing (Domestic Flow)	1,000 sq. ft.	0.31	\$ 689	\$ 951.65	\$ 950	\$ 739	\$ 810	\$ 880	\$ 950
Manufacturing Flow					FLOW				
Repair/Service Stations	1,000 sq. ft.	0.44	\$ 945	\$ 1,344.28	\$ 1,340	\$ 1,044	\$ 1,143	\$ 1,241	\$ 1,340
Group IV - Commercial High Strength									
Bakeries/Donut Shops	1,000 sq. ft.	2.22	\$ 4,810	\$ 6,842.23	\$ 6,800	\$ 5,308	\$ 5,805	\$ 6,303	\$ 6,800
Banquet Halls	1,000 sq. ft.	6.33	\$ 13,743	\$ 19,549.42	\$ 19,500	\$ 15,182	\$ 16,622	\$ 18,061	\$ 19,500
Cafeterias	Seat	0.24	\$ 515	\$ 732.59	\$ 730	\$ 569	\$ 623	\$ 676	\$ 730
Donut Shops	1,000 sq. ft.	2.22	\$ 4,810	\$ 6,842.23	\$ 6,800	\$ 5,308	\$ 5,805	\$ 6,303	\$ 6,800
Hotels / Motels (with restaurants) ⁽²⁾									
Mortuary - Embalming Area	7 sq. ft.	0.04	\$ 86	\$ 122.34	\$ 120	\$ 95	\$ 103	\$ 112	\$ 120
Restaurant - (Take Out Only)	1,000 sq. ft.	2.38	\$ 5,164	\$ 7,331.57	\$ 7,300	\$ 5,691	\$ 6,227	\$ 6,764	\$ 7,300
Restaurant - (Fast Food Drive-Thru)	Seat	0.16	\$ 344	\$ 489.34	\$ 480	\$ 378	\$ 412	\$ 446	\$ 480
Restaurant - (Fast Food-outdoor seats)	Seat	0.10	\$ 206	\$ 293.04	\$ 290	\$ 227	\$ 248	\$ 269	\$ 290
Restaurant - Full Service (indoor seats)	Seat	0.24	\$ 515	\$ 732.59	\$ 730	\$ 569	\$ 623	\$ 676	\$ 730
Restaurants - Full Service (outdoor seats)	Seat	0.14	\$ 309	\$ 439.55	\$ 430	\$ 338	\$ 370	\$ 400	\$ 430
Supermarkets	1,000 sq. ft.	0.79	\$ 1,718	\$ 2,443.86	\$ 2,400	\$ 1,889	\$ 2,059	\$ 2,230	\$ 2,400
Group V - Institutional									
Church School/ Day Care Elementary	Occupant	0.03	\$ 63	\$ 89.62	\$ 89	\$ 70	\$ 78	\$ 83	\$ 89
Elementary/Middle School	Student	0.03	\$ 62	\$ 88.20	\$ 88	\$ 69	\$ 75	\$ 82	\$ 88
High Schools	Student	0.04	\$ 95	\$ 135.14	\$ 135	\$ 105	\$ 115	\$ 125	\$ 135

1) - Car wash area is the tunnel area restaurant area is the customer area.

2) - Canteen Office and rooms separately

3) - EDU - Capacity Units based upon 240 gpd at 800 and 55 at 200 mgd.

4) - Future fee increases will include an annual CCCI adjustment based on previous annual rate increase not shown