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DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

REGIONAL DRAINAGE FACILTIES

CITY OF VICTORVILLE

Report Date: July 30, 2021

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CITY OF VICTORVILLE

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DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

REGIONAL DRAINAGE FACILTIES

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Attention: Brian Gengler, City Engineer

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I EXECUTIVE SUMMARY

The City of Victorville (the ("City") is located in the County of San Bernardino, California. It is approximately 97 miles northeast of Los Angeles, 35 miles north of the City of San Bernardino and bordered by Apple Valley on the east, Hesperia on the south, and Adelanto on the west. Encompassing approximately 74 square miles and with a population of over 126,000, the City is considered the business hub of the area and is the largest commercial center between San Bernardino and Las Vegas. The City's Sphere of Influence (SOI) includes approximately 24 additional square miles.

DTA, (formerly, David Taussig & Associates, Inc.) was retained by the City to prepare an AB 1600 Fee Justification Study (the "Regional Drainage Facilities Fee Study" or simply the {"Fee Study"). The Regional Drainage Facilities Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional regional drainage facilities required by new development (the "Future Drainage Facilities") and determining the level of development impact fees ("DIFs" or "Impact Fees") that may be imposed to pay the costs of the Future Drainage Facilities.

The purpose of this Fee Study it to ensure that all new development is required to pay its "fair share" of the cost of the new infrastructure through the development impact fee program. To account for specific geographical needs and accurately determine the size of the required fees, two separate study areas are identified. The first study area ("Study Area A") includes City of Victorville (the "City") and excluding the Southern California Logistical Airport ("SCLA") Master Plan Area; and second study area ("Study area B") includes only the Southern California Logistical Airport ("SCLA") Master Plan area. Separate Impact Fees will be calculated and presented for each of these Study Areas.

DIF amounts have been determined that will finance new development's share of the Future Drainage Facilities at service levels identified by City staff as being necessary to meet the needs of the City through 2050. The Future Drainage Facilities along with their estimated costs for Study Area A and Study Area B, are summarized in Section V of the Study and detailed in Appendix A ("Project List A") and Appendix B ("Project List B"), respectively (collectively, the "Project Lists"). A description of the methodology used to calculate the DIFs is included in Section VI.

All new development may be required to pay its "fair share" of the cost of the Future Drainage Facilities through the DIF program.

A Organization of the Fee Study

This Development Impact Fee Study will be presented in the following eight (8) sections:

- Section I contains an Executive Summary and provides a brief introduction to the Study and includes an overview of the proposed fees.
- Section II of this Fee Study introduces the study including a brief description of City surroundings, and background information on development fee financing.
- Section III provides an overview of the legal requirements for implementing and imposing the fee amounts identified in the Fee Study. Included is a discussion of the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development, and satisfies the nexus requirements for each facility included as part of this study.
- Section IV includes a discussion of land use characteristics on projected new development and demand variables such as population, the number of housing units and non-residential building square feet assuming current growth trends in Housing, Retail, Industrial, Office and Other development extrapolated through 2050. Projections of future development are based on data provided by the State of California Department of Finance, the City's past and ongoing General Plan, the City of Victorville Land Use Plan, Capital Improvement Plan, various publications from the City of Victorville, City officials, and additional sources determined to be reliable by DTA.
- Section V includes a description of the Project List, which identifies the facilities needed to serve new development through General Plan build-out in 2050 that are eligible for funding by the impact fees. The Project List provides the total estimated facilities costs, offsetting revenues (if any), net costs to the City and costs allocated to new development for all facilities listed in the Project List.
- Section VI contains the description of the methodology used to determine the fees for all facility types and presents the proposed fees for each of the land types.
- Section VII presents the calculation and presentation of the impact fees for Study Area A.
- Section VIII presents the calculation and presentation of the impact fees for Study Area B.

This Study will also include an appendix section presenting a detailed list of facilities to be added and the calculations used to determine the findings presented in this Study.

- Appendix A includes the Project List for Study Area A;
- Appendix B includes the Project List for Study Area B; and

- Appendix C includes the calculation used to determine the various fee levels.

B Impact Fee Summary

The total DIF amounts required to finance new development's share of the facilities identified in the Project List for Study Area A (i.e., the City, excluding SCLA) and Study Area B (i.e., SCLA) are summarized in Table ES-1 and ES-2, respectively. Development Impact fees within this Regional Drainage Facilities Fee Study reflect the maximum fee levels that may be imposed on new development.

Table ES-1: Development Impact Fees Summary (Study Area A – the City, Excluding SCLA)

Residential Development		Non-Residential [1]
Single-Family ($ per Unit)	Multi-Family ($ per Unit)	Development ($ per Acre)
$2,392	$1,239	$21,526

Note:

1. Non-Residential Development in the City includes Retail, Office, Industrial, and Other.

Table ES-2: Development Impact Fees Summary (Study Area A – SCLA)

Non-Residential Industrial Development (per Acre) [2]
$28,854

Note:

1. Non-Residential Development in the SCLA is exclusively Industrial.

Based on the Finding in this Fee Study, the following recommendations are presented.

- The City should establish the above proposed Storm Drainage DIFs to allocate the costs of providing storm drain facilities required for new development.
- The City proposed Storm Drainage DIFs should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code 66000 *et seq.*).
- The City's Storm Drainage DIF program should be administered in accordance with Government Code 66006.6 and other applicable provisions of the Mitigation Fee Act.
- The cost estimates in the Fee Study are in 2021 dollars. The ordinance and/or resolution establishing the new DIF fees should include a provision for an annual inflationary adjustment based upon the U.S. Army Corps of Engineers Civil Works Construction System (the "CWCCIS Index").

II INTRODUCTION

The City of Victorville (the ("City") is located in the County of San Bernardino, California. It is approximately 97 miles northeast of Los Angeles, 35 miles north of the City of San Bernardino and bordered by Apple Valley on the east, Hesperia on the south, and Adelanto on the west. Encompassing approximately 74 square miles and with a population of over 126,000, the City is considered the business hub of the area and is the largest commercial center between San Bernardino and Las Vegas. The City's Sphere of Influence (SOI) includes approximately 24 additional square miles.

DTA, (formerly, David Taussig & Associates, Inc.) was retained by the City to prepare an AB 1600 Fee Justification Study (the "Regional Drainage Facilities Fee Study" or simply the "Study"). The Regional Drainage Facilities Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional regional drainage facilities required by new development (the "Future Drainage Facilities") and determining the level of development impact fees ("DIFs") that may be imposed to pay the costs of the Future Drainage Facilities.

The purpose of this Fee Study it to ensure that all new development is required to pay its "fair share" of the cost of the new infrastructure through the development impact fee program. To account for specific geographical needs and accurately determine the size of the required fees, two separate study areas are identified. The first study area ("Study Area A") includes City of Victorville (the "City"), excluding the Southern California Logistical Airport ("SCLA") Master Plan Area; and second study area ("Study area B") includes only the Southern California Logistical Airport ("SCLA") Master Plan area. Separate Impact Fees will be calculated and presented for each of these Study Areas.

DIF amounts have been determined that will finance the Future Drainage Facilities at levels identified by City staff as being necessary to meet the needs of new development projected to occur through 2050. The Future Drainage Facilities along with their estimated costs are presented and summarized in Section V of the Study and shown in detail in Appendix A ("Project List A") and Appendix B ("Project List B") (collectively, the "Project Lists"). A description of the methodology used to calculate the DIFs is included in Section VI.

All new development may be required to pay its "fair share" of the cost of the new infrastructure through the development fee program. Fees are calculated to fund the cost of facilities needed to meet the needs of new development.

The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for facilities.
2. **Facility Needs and Costs**: Identify the public facilities required to support the new development and the costs of such facilities.
3. **Cost Allocation**: Allocate costs based on the appropriate methodology. (To be

discussed further in Section VI).

4. **Fee Schedule**: Calculate the fee per residential unit or per non-residential acreage.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000).

A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et. seq.* of the Government Code was enacted by the State of California in 1987. In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but can fund costs used to maintain the existing level of service ("LOS") or meet an adopted level of service that is consistent with the general plan.

Section 66000 *et. seq.* of the Government Code thus requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee. [Government Code Section 66001(a)(1)]
2. Identify the use to which the fee will be put. [Government Code Section 66001(a)(2)]
3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. [Government Code Section 66001(a)(3)]
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. [Government Code Section 66001(a)(4)]
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Identifying these items will enable a DIF to meet the nexus and rough proportionality requirements established by previous court cases. This section presents each of these items as they relate to the imposition of the proposed DIFs. Current state financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources. Therefore, a key element to establishing legal DIFs is to determine what share of the benefit or cost of a particular

improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed, and equitable development impact fees assigned.

This section presents each of these items as they relate to the imposition of the proposed fees in the City of Victorville.

A PURPOSE OF THE FEE [GOVERNMENT CODE SECTION 66001(A)(1)]

New residential and non-residential development within the City of Victorville will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

The projected new growth will result in concentrated and redirected storm flows and will create a demand for additional regional storm drain facilities that existing public facilities cannot accommodate. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Project Lists will need to be constructed.

It is the projected direct and cumulative effect of future development that has required the preparation of this Regional Drainage Facilities Fee Study. Each new development will concentrate and redirect storm flows and contribute either directly (i.e., specific new facilities will be required to mitigate the risk of flooding) or cumulatively (i.e., additional drainage system capacity will be required to accommodate the concentrated and redirected storm flows resulting from new development and mitigate the associated risk of flooding) to the need for new regional drainage facilities.

The regional drainage facilities on the Project Lists will both extend regional drainage facilities to developing areas of the City and provide the increased capacity necessary to accommodate the storm flows from new development. Without future development, the regional drainage facilities on the Project Lists would not be necessary, as the existing facilities are adequate for the City's present development. The proposed impact fees will be charged to all future development within the City, including the SCLA Master Plan area. Even future "in fill" development projects as well as development projects that are subject to a no differential (from pre- to post-development conditions) storm flow requirement contribute to impacts on regional drainage facilities because they are an interactive component of a much greater universe of development located throughout the City.

First, any new development in the City will generate more concentrated, and sometimes redirected storm flows requiring the need to connect to and extend the existing drainage facilities network. This requires infrastructure to mitigate on-site flooding risk posed by upstream storm flows as well as to mitigate downstream flooding risks. Therefore, new development will benefit from flood control and storm water protection provided by the Future Drainage Facilities.

Second, these development projects are dependent on and, in fact, may not be approved for development, except for the flood control and storm water protection to be provided by the Future Drainage Facilities.

Third, the availability of regional drainage facilities throughout the City has a growth-inducing impact without which some of the "in-fill" development would not occur. As a result, all new development projects in the City contribute to the need for the Future Drainage Facilities. The development impact fees, when collected, will be placed into a dedicated fund that will be used solely for the design, acquisition, installation, and construction of the regional drainage facilities identified on the Project Lists and other appropriate costs to mitigate the direct and cumulative impacts of new development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Project Lists to mitigate the direct and cumulative impacts of new development in the City.

B THE USE TO WHICH THE FEE IS TO BE PUT [GOVERNMENT CODE SECTION 66001(A)(2)]

The fee will be used for and provide a source of revenue to the City for the design, acquisition, installation, and construction of the regional drainage facilities identified on the Project Lists and other appropriate costs to mitigate the direct and cumulative impacts of new development. The Future Drainage Facilities will in turn preserve the quality of life in the City, mitigate the potential impacts of flooding on future development, and protect the health, safety, and welfare of future residents and employees.

The discussion presented in this section of the Study identifies the use to which the fee is to be put as required by Section 66001(a)(2) of the California Government Code.

C DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(3)]

As discussed earlier in Section A, it is the projected direct and cumulative effect of future development that has prompted the preparation of this Regional Drainage Fee Study. Each new development will result in increased storm flows and contribute to the need for new regional drainage facilities. Without future development, the City would have no need to construct the regional drainage facilities on the Project Lists. Regional drainage facilities costs have been allocated to both existing and new development based on their relative levels of benefit. As explained in sub-section A above, even future "in fill" development projects, which may be adjacent to existing regional drainage facilities, contribute to the need for additional regional drainage facilities. Consequently, all new development, irrespective of location, has a direct and cumulative impact on the need for new regional drainage facilities to accommodate growth.

As set forth in Section VII and VIII of the Fee Study, the development impact fees will be expended for the design, acquisition, installation, and construction of the regional drainage facilities identified on the Project Lists, as that is the purpose for which the development impact fees are collected. As previously stated, all new development creates either a direct impact on or contributes to the cumulative impact of new development on regional drainage facilities.

For the aforementioned reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Project Lists.

D DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(4)]

As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Project Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein and in Section V, there is a reasonable relationship between the need for the public facilities included on the Project Lists and all new development within the City as required under Section 66001(a)(4) of the Mitigation Fee Act.

E THE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED ("ROUGH PROPORTIONALITY" RELATIONSHIP) [GOVERNMENT CODE 66001(A)]

As stated above, all new development in the City results in direct and cumulative impacts that create a need for new regional drainage facilities. Each new development will either require specific new regional drainage facilities or require additional drainage system capacity to accommodate the concentration of storm flows resulting from the new development and mitigate the associated risk of flooding. Consequently, even new development located adjacent to existing regional drainage facilities will utilize and benefit from the regional drainage facilities on the Project Lists.

Moreover, each individual development project and its related concentration of storm water runoff will, without construction of the Future Drainage Facilities, adversely impact existing regional drainage facilities. Without future development, the City would have no need to construct the regional drainage facilities on the Project Lists. In this Regional Drainage Facilities Fee Study, regional drainage facilities costs have been allocated to both existing and new development based on the methodology described in Sections VII

and VIII. Thus, imposition of the fee to finance the regional drainage facilities on the Project Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

As set forth in Part F below, as well as throughout Sections VII and VIII, the proposed fee amounts are roughly proportional to the impacts resulting from new development. Thus, there is a reasonable relationship between the amount of the fee and the cost of the facilities.

F AB 1600 NEXUS TEST AND APPORTIONMENT OF FACILITIES COSTS

Based on the growth forecasts presented in Section IV, DTA established fees for the following three land use categories to acknowledge the difference in storm water runoff impacts resulting from various land uses and to make the resulting fee program easier to implement. Specifically, Study Area A (i.e., the City excluding SCLA) will charge fees to single-family residential units, multi-family residential units and non-residential development, while Study Area B (i.e., SCLA) will limit fees to industrial development. The City has developed a table of General Plan land use designations that link to the land use classifications used in this Study for clarification and consistency with City zoning. This table will be made a part of the ordinance or resolution that will be adopted for the purpose of implementing this fee program.

Table 1: Land Use Classifications

Land Use Classification for Fee Study
Single-Family Residential
Multi-Family Residential
Non-Residential [1,2]

Notes:

1. Non-residential land use consists of Retail, Industrial, Office and Other for Study Area A.
2. Non-residential land use consists exclusively of Industrial for Study Area B.

IV DEMOGRAPHICS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with material containing projections of future residential information and land use development within the City and its Sphere of Influence through 2050.

For the purpose of this study, DTA has categorized developable residential land uses as single-family and multi-family residences. The developable non-residential land uses include retail, industrial, office and other. As mentioned in Section I, Study Area A will include both residential and non-residential development, while Study Area B will be limited exclusively to non-residential industrial development.

Additional details regarding these categories are included in the table below. Based on these designations, DTA has established development impact fees for the following three (3) land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

Table 2: Summary of Land Use Categories

Land Use Categories	Definition
Single-Family Residential	Includes Single-Family Detached Homes, Single-Family Attached Homes and Mobile Homes – dwelling units with a density of less than 10 units per acre.
Multi-Family Residential	Includes buildings with Attached Residential units including Apartments, Town Homes, Condominiums, and all other residential units not classified as Detached Dwellings. For the purposes of determining the impact fees due, any "second unit" or "Accessory Dwelling Unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee. Includes dwelling units with a density of 10 units per acre or greater.
Non-Residential	Includes all non-residential development e.g., Retail, Industrial, Office and Other. (Other category includes any non-residential development outside of Retail, Industrial or Office)

DTA worked with City staff to compile and analyze existing and future land uses within the City and SCLA. DTA relied on data provided by the City including the General Plan and Capital Improvement Plan as well as other sources such as the Southern California Association of Governments (SCAG), CoStar Real Estate Software Platform, the California Department of Finance and US Census Bureau along with additional material provided by the City. Using this information, DTA generated a profile of the City and SCLA's existing and projected demographic and employment growth including the projected number of housing units and non-residential building square feet to be built within Study Area A and Study Area B through the year 2050.

Notably, the City's land use decisions will also affect properties within its Sphere of Influence. California law requires that a General Plan "cover the territory within the boundaries of an adopted City… as well as any land outside its boundaries which in the planning agencies judgement bears relation to its planning."

Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately provide services for. To accommodate new development in an orderly manner, while maintaining the current quality of life in the City of Victorville, the facilities on the Project Lists as reviewed and approved by the Victorville City Council, will need to be constructed.

For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit (see Equivalent Benefit Unit discussion in Section VI).

A Existing/Future Land Use Categories (Study Area A – City, Excluding SCLA)

A.1 Existing Residential Land Use

According to demographic information provided by the State of California Department of Finance, as of January 2020, there are currently 126,432 people living in the City of Victorville. In addition, using demographic information provided by the City General Plan, the State of California and other sources, DTA has assigned a City resident-per-unit factor of 3.40 for single-family residential units and 2.80 for multi-family residential units.

Combined, the current City population is comprised of 126,432 current residents living in 32,190 single-family and 6,107 multi-family homes. **Table 3** below summarizes the existing demographics for the residential land uses.

Table 3: Estimated Existing Residential Development (The City, Excluding SCLA)

Residential Land Use	Existing Residents	Existing Dwelling Units
Single-Family Residential	109,333	32,190
Multi-Family Residential	17,100	6,107
Total	**126,432**	**38,297**

A.2 Existing Non-Residential Land Use

In terms of the City's non-residential property, there are estimated to be approximately 6.4 million square feet of existing retail development, 4.4 million square feet of existing industrial space, 2.5 million square feet of office space and 4.3 million square feet of "other development". In this case, other development is defined as industries such as hospitality, healthcare, specialty, entertainment, etc.

that do not fit into the three established non-residential categories used in this Fee Study. (Note, current commercial, industrial, office and other square footage was determined using the CoStar Real Estate software platform as well as other information sources provided by the City) In total, there are approximately 17.6 million existing square feet of non-residential development in the City of Victorville.

In order to estimate the employees in each of these categories, DTA utilized an employee's-per-thousand square-foot factor (EPSF) of 2.0 for retail, 0.77 for the industrial, 3.33 for office, and 4.0 for the other non-residential development. (For example, for retail land uses, DTA calculated an EPSF of 2.0, i.e., on average there are 2.0 employees per thousand square feet of retail development. These EPSF numbers were taken from research generated by DTA and the City staff cited earlier.

These calculations resulted in 12,791 existing retail employees, 3,413 existing industrial employees, 8,161 office employees and 17,357 existing other employees within the City and its SOI as shown below in **Table 4**.

Note that the actual total employee figures for retail, industrial, office and other development will likely vary somewhat from DTA estimates due to vacancies, property utilizations, etc. However, for purposes of the fee calculation, the City is interested in the total number of employees that could be generated by the identified square footage for a particular land use. The same logic is applied to future non-residential space and associated employee estimates.

Table 4: Estimated Existing Non-Residential Development (the City, Excluding SCLA)

Non-Residential Land Use	Existing Building Square Feet	Existing Employees
Retail	6,395,593	12,791
Industrial	4,432,939	3,413
Office	2,450,720	8,161
Other	4,339,177	17,357
Total	**17,618,429**	**41,722**

A.3 Future Residential Land Use

Based on information generated by DTA and consistent with the residential buildout numbers in the General plan, the City of Victorville is expected to grow by 153,143 residents over the buildout period. Maintaining the city resident-per-unit factor of 3.40 for single-family residences and 2.80 for multi-family residences, these totals project that 27,057 single-family housing units and 28,458 multi-family housing units will be built in the City through 2050, the time horizon utilized for this fee study. **Table 5** presented below summarizes the projected future demographics for the residential land uses over the build-out period.

Table 5: Future Residential Development (the City, Excluding SCLA)

Residential Land Use	Future Residents	Future Dwelling Units
Single-Family Residence	85,750	27,057
Multi-Family Residences	67,393	28,458
Total	**153,143**	**55,515**

A.4 Future Non-Residential Land Use

In terms of non-residential property, the City of Victorville expects the development of over 810 thousand square feet of future retail development, approximately 10.5 million square feet of industrial development, 1.7 million square feet of office space and over 5.7 million square feet of other development to be built in the City through 2050.

An important consideration in calculating square footage for future non-residential development, is the acceptable floor area ratio ("FAR") used for each of the non-residential sectors. According to the Land Use Element of the City's General Plan and in consultation with City officials, the City allows a 0.25 FAR for retail development, a FAR of 0.35 for industrial development, an FAR of 0.30 for office space and a FAR of 0.30 for other development.

Using the same methodology presented in the previous section, and to determine how many employees that the City has in these categories, DTA has maintained the same employee's-per-thousand square-foot factor of 2.0 for the retail sector, 0.77 for the industrial sector, 3.33 for the office sector and 4.0 for the other sector over the build-out period.

Over the buildout period, these calculations result in 1,622 future retail employees, 8,511 industrial employees, 8,696 office employees and 22,991 other employees within the City as shown below in **Table 6**.

Table 6: Future Non-Residential Development (the City, Excluding SCLA)

Non-Residential Land Use	Future Building Square Feet	Future Employees
Retail	810,907	1,622
Industrial	10,476,450	8,511
Office	1,731,580	8,696
Other	5,747,823	22,991
Total	**18,766,760**	**41,820**

B Existing/Future Land Use Categories (SCLA)

According to the 2030 Victorville General Plan, the Southern California Logistical Airport (SCLA) **is one of** 10 planning areas within the City of Victorville and includes all the land within the former George Air Force Base and an area north to the existing City boundary, east towards the Mojave River and along the north side of Air Expressway of the former base. SCLA is accessible by U.S. Highway 395 via Air Expressway and I-15 via National Trails Highway/Air Expressway and Mojave Drive/Village Drive/Air Expressway.

In contrast to the rest of the City, only existing and projected industrial development will be considered. Residential and non-residential development outside of industrial applications will be excluded.

B.1 Existing Non-Residential Land Use

In terms of the SCLA non-residential property, there are estimated to be approximately 3.95 million square feet of existing Industrial development, (Current industrial square footage was determined using the CoStar Real Estate software platform, parcel information provided by the City, and other information sources.)

In order to calculate how many employees that the SCLA has in these categories, DTA utilized an employee's-per-thousand square-foot factor (EPSF) of 0.77 for the industrial sector, the same factor used in the rest of the City. (For example, for industrial land uses, DTA calculated an EPSF of .77, i.e., on average there are .77 employees per thousand square feet of industrial development

The SCLA will use the same non-industrial employee numbers used for the City demographics in the previous section. The calculations resulted in 3,042 existing industrial employees within the SCLA and its SOI as shown below in **Table 7**.

Table 7: Estimated Existing Non-Residential Development (SCLA)

Non-Residential and Use	Existing Building Square Feet	Existing Employees
Industrial	3,950,117	3,042
Total	**3,950,117**	**3,042**

Note that the actual total employee figures for industrial development will likely vary somewhat from DTA estimates because of vacancies, property utilizations, etc. However, for purposes of the fee calculation, the City is interested in the total number of employees that could be generated by the identified square footage for a particular land use.

B.2 Future Non-Residential Land Use

In terms of non-residential property, the City expects the development of over 14.5 million square feet of future industrial development to be built in the SCLA through 2050. (In order to maintain continuity and per the City's request, final 2050 non-residential build-out square footage totals presented in the table below were taken from the projected numbers generated by DTA and cited earlier in Section IV of this report.)

An important consideration in calculating square footage for future non-residential development, is the acceptable floor area ratio (FAR) used for each of the non-residential sectors. According to the Land Use Element of the City's General Plan and in consultation with City officials, the City allows a FAR of 0.35 for industrial development. Over the buildout period, the SCLA will see an additional 11,200 industrial employees added to the area, as shown below in **Table 8**.

Table 8: Future Non-Residential Development (SCLA)

Non-Residential Land Use	Future Building Square Feet	Future Employees
Industrial	14,545,913	11,200
Total	**14,545,913**	**11,200**

V THE PROJECT LISTS

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense, the purpose of DIFs is to protect the public health, safety, and general welfare by providing for adequate public facilities. "Public Facilities" per Government Code Section 66000 includes "public improvements, public services, and community amenities."

Government Code Section 66000 requires the identification of those facilities for which impact fees are going to be used as the key financing mechanism. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program ("CIP"). The regional drainage facilities [1] included in the Project List are based on the Baldy Mesa, Hesperia, and Victorville Master Plans of Drainage [1], and DTA worked closely with City staff to identify the facilities needed to serve new development. Only regional facilities, as defined by the San Bernardino County Flood Control District ("SBCFCD"), within the Victorville City limits (excluding facilities maintained by the SBCFCD or planned facilities to be constructed by the SBCFCD) are included on the facilities list.

For purposes of the City's regional drainage fee program, the Project Lists are intended to be the official public documents identifying the regional drainage facilities eligible to be financed, in whole or in part, through the imposition of a development impact fee on new development in the City. The project list for Study Area A is presented in Section VII and the project list for Study Area B is presented in Section VIII.

For purposes of the City's fee program, the Project Lists are intended to be the official public documents identifying the facilities eligible to be financed, in whole or in part, through the levy of a development impact fee on new development within the City. The Project Lists are organized by facility element (or type) and includes a cost section which is defined in **Table 9** below.

Notably, the cost estimates included in the Project Lists reflect the current costs of each of the Future Drainage Facilities stated in 2021 dollars. As a result, the fees calculated within the Study would fund these facilities if all the fees were collected in 2021 for all future development, and these facilities were to be constructed within the next few years. However, in reality, the fees determined through this Study will be collected from developers between 2021 and 2050, and without an annual cost inflation escalator, could

[1] Baldy Mesa Master Plan of Drainage, prepared by San Bernardino County Flood Control District, Planning Division, December 2006; Hesperia Master Plan of Drainage for Antelope Valley Wash and Adjacent Areas that are Tributary to the Mojave River, prepared for San Bernardino County Flood Control District by Williamson & Schmid, May 1996; Victorville Master Plan of Drainage for Oro Grande Wash and Adjacent Watersheds that are Tributary to the Mojave River, prepared for San Bernardino County Flood Control District by Williamson & Schmid, 1992.

only be varied through the adoption of a new fee study that is not expected to occur in the near term.

As such, DTA recommends that a cost escalator be applied to the fees calculated herein to ensure that they incorporate anticipated construction cost increases. For purposes of Future Drainage Facilities Costs within the City of Victorville and the SCLA, an appropriate escalator would be the annual composite index for the United States Army Corps of Engineers Civil Works Construction Cost Index System (the "CWCCIS Index"). The fees adopted within this Study would be increased each July 1st, starting July 1, 2021, based on the change in the CWCCIS Index in the prior calendar year.

The Summary of the final Facility Project Lists is presented in **Table 10** on the following page. (The entire detailed Project lists are presented in full in Appendix A and Appendix B at the end of this Study.)

Table 9: Explanation of Cost Section

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including engineering, design, construction, land acquisition, and equipment (as applicable)	City
Offsetting Revenues to New and Existing Development	Share of Total Offsetting Revenues allocated to new and existing development	City
Net Cost to City	The difference between the Total Cost and the Offsetting Revenues (column 1 plus column 2)	Calculated by DTA
Percent of Cost Allocated to New Development	Net Cost Allocated to New Development based on New Development's Share of Facilities	Calculated by DTA and the City
Net Cost Allocated to New Development	The Net Cost to City Multiplied by the Percentage Cost Allocated to New Development	Calculated by DTA
Policy Background or Objective	Identifies policy source or rationale for facility need	City General Plan

Table 10: Project List Summary

Storm Drainage Facilities	Total Cost of Facilities
City Storm Drains	$244,632,054
City Offsetting Revenues	$1,163,746
City Total Storm Drainage	**$243,468,309**
SCLA Storm Drains	$17,841,835
SCLA Channels	$11,778,575
SCLA Basins	$4,232,991
SCLA Box Culverts	$1,151,322
SCLA Offsetting Revenues	$0.00
SCLA Total Storm Drainage	**$35,004,723**
Total	**$278,473,032**

VI METHODOLOGY USED FOR CALCULATING IMPACT FEES

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. The methodology employed in this report uses Equivalent Dwelling Units (EDUs) and Equivalent Benefit Units (EBUs) to ensure that only a portion of the total facilities costs are allocated to future growth, based on the proportion of need generated by that growth. This section presents the methodologies used in this Study.

A Plan-Based Fee Methodology

The Plan-based methodology used by DTA to establish the development impact fees used in this Study is based on a "Plan," such as a Master Plan of Facilities, Capital Improvement Plan or City General Plan, which identifies a finite set of improvements to be implemented. These facility plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body.

Using this Plan-Based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population and commercial/industrial/office square footage numbers provided by the City and other sources, it is possible to assign development impact fee levels by percentage between new and existing development. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the demand caused by each type of future development.

B Standards-Based Fee Methodology

The Standards-based methodology used to establish the development impact fees used in a Study are based on "standards" where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to each land use per unit of demand. Park fees examined in this Study are an excellent example of this type of fee structure. For example, California's Quimby Act allows cities and counties to establish a service standard, typically three (3.0) to five (5.0) acres of parkland per thousand residents, which may be required of all new residential development. This standard is not based on cost but rather on a standard of service. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system or having to commit to a specific size of the facility.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the "capacity" of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are

unknown at the outset; however, it requires that the capacity used by a particular land use type be measurable or estimable and the information to be available. Capacity-based impact fees are assessed based on the demand rate per unit.

The use of a project list for each study area in this Fee Study allows for a combination plan-based/capacity-based methodology to generate the storm drain fees in this study.

D Equivalent Dwelling Units and Equivalent Benefit Units

As indicated earlier, the calculations in this Fee Study employ the concept of Equivalent Dwelling Units ("EDU") and Equivalent Benefit Units ("EBU") to allocate benefit among the fee categories. EDUs and EBUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit or other unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Specifically, EDUs are generated in the demographic portion of this Fee Study and are used to generate the land use calculations. In addition, in this Study EBUs are used to allocate costs to future growth and to

generate fees. The factors utilized to determine the EBU's for each of the three land types; Single-Family, Multi-Family and Non-Residential is the average impervious area set forth in the County of San Bernardino's Hydrology manual. The higher the impervious area factor, the greater the concentration and potential redirection of pre-development storm flows there will be. The factor utilized to determine the EBU's for each of the three (3) land use types are Total Unit Runoff which is calculated for both the City and SCLA in Sections VII and VIII.

Many of the tables presented in this Study using the above methodologies generate numbers carried out to several decimal places but have been rounded down or up for format purposes and to fit into the tables. As a result, many of the totals presented throughout the Fee Study may not sum equally.

VII DEVELOPMENT IMPACT FEES (STUDY AREA A)

A Storm Drainage Fees – The City of Victorville, Excluding the SCLA

The Storm Drainage Facilities will serve the residents of the City of Victorville by providing facilities that ensure proper water drainage in those areas susceptible to storm water runoff. Storm Drainage facilities include those used by the City to provide storm drainage services to both residents and employees within the City. The Storm Drainage facilities fee will include facilities and improvements necessary to handle the storm Drainage run-off created by new development through buildout by the year 2050. The City identified the need for facilities and improvements as shown in **Table 11** below.

A.1 Storm Drainage Facilities (Nexus Requirement AB 1600)

Table 11: Storm Drainage Facilities Nexus Requirement

Identify the Purpose of the Fee	Storm Drainage Facilities
Identify the Use of Fee	Provide flood protection through upgraded Storm Drainage system and construct Storm Drainage pipeline and appurtenant structures.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	The cost of Storm Drainage systems is directly related to the amount of runoff delivered to City streets. New development will increase the amount of impermeable surface in the City and subsequently the amount of stormwater runoff that needs to be collected and disposed of in a manner that will prevent flooding. New storm drainage systems and infrastructure are necessary to ensure that adequate facilities are available to serve new residential and non-residential development. Therefore, there is a reasonable relationship between the needs for the facilities and new development. Fees collected from new development will be used exclusively for these purposes.

Table 12 presented on the following page identifies all the proposed facilities and land to be funded in whole or in part with the fees collected for Storm Drainage improvements. (Specific project detail is presented in Appendix A) All facilities costs are based on estimates provided by the City and reviewed and updated by DTA and are part of the City's effort to maintain and improve the City's Storm Drainage Facilities.

A.2 Calculation Methodology

According to the City, it has been determined that the facilities presented in the table below are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out. The project list is summarized in the table below. A detailed description including quantities and unit prices is attached in **Appendix A**.

Table 12: City of Victorville, Excluding the SCLA
Regional Drainage Facilities Project List Summary

Storm Drainage Facilities	Facility Cost
Line A-01	$45,436,615
Line A-02	$4,674,896
Line A-03	$8,899,710
Line A-04	$7,688,702
Line A-06	$23,123,324
Line A-10C	$2,816,973
Line A-12	$5,255,298
Line A-13	$2,726,744
Line B-01	$26,397,503
Line D-01	$20,959,268
Line D-02	$6,875,409
Line D-03	$1,722,404
Line E-01	$48,336,814
Line E-02	$7,715,120
Line E-03	$2,899,514
Line E-04	$2,915,617
Line E-05	$6,808,749
Line E-06	$4,143,998
Line J-01	$7,005,617
Line J-02	$3,386,741
Line J-03	$4,843,040
Subtotal	$244,632,054
Offsetting Revenues	$1,163,746
Storm Drainage Facilities Total	$243,468,309

The cost estimates presented above for the Storm Drainage facilities category were provided by the City and based on the San Bernardino County Flood Control District master plans and current needs. The fees are calculated for both residential and non-residential development. Each land use classification presented in this section was assigned a total unit runoff factor which was derived from the density per acre for both residential and non-residential development and a runoff coefficient. This is presented below in **Table 13**.

The reasonable relationship used to allocate storm Drainage costs between existing, converted use and future development is relative runoff contribution. A rational method of computing runoff rates was used in the form of Q = C x I x A where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area studied, "I" is rainfall intensity and "A" is Area, in acres of the study area. A runoff factor, "C" of 1.00, indicates a totally impervious site, where every drop of rain would find its way to the public streets as run-off.

An impervious area factor of 0.41 is used for new single-family residential development which also reflects an interpolated impervious area calculation as the density for new single-family residential dwelling units is estimated at 4.12. The County of San Bernardino's Hydrology Manual sets forth average impervious area factors for Multi-Family (apartment dwelling units) and Non-Residential of 0.80 and 0.90, respectively. This is presented in **Table 13** below.

However, it can be shown that only the relative contribution of runoff needs to be considered if a unit of runoff is computed (Q/I), where only the runoff factor and the acreage is considered. This is the assumption used in this calculation. **Table 13** presented below summarizes the Allocation Rate calculations for the total unit run-off factor rate per acre for each land use. The mathematics used to derive each of these numbers is presented in detail in Appendix C.

A.3 Offsetting Revenues

According to the City staff, there are several offsetting revenues that need to be considered in the Storm Drainage facilities calculation total. As of January 2021, the City's current amount due from existing loans from other City funds is $1,163,746. (This is due from Fund 350 – Public Building DIF.) Subtracting the $1,163,746 from the total Future Drainage Facilities costs of $244,632,054 results in net Future Drainage Facilities costs of $243,468,309 as seen in **Table 12** above.

Table 13: Storm Drainage Facilities Cost Allocation Summary
(Coefficient of Runoff by Designated Land Use)

Land Use Category	Runoff Rate Coefficient "C"	Cost Per Unit Runoff Allocation Rate per Acre	Cost Financed
Single-Family Residential	0.41	$18,623	$122,300,898
Multi-Family Residential	0.80	$36,161	$66,649,527
Retail	0.90	$40,681	$3,029,254
Industrial	0.90	$40,681	$28,205,020
Office	0.90	$40,681	$5,390,462
Other	0.90	$40,681	$17,893,148
		Total	**$243,468,309**

Total unit runoff is calculated by multiplying the Runoff Rate Coefficient "C" presented in **Table 13** above by the total developed acreage for each respective land use category as presented below in **Table 14** showing current runoff and **Table 15** showing future runoff. This is presented in detail in **Appendix C** at the end of this Study.

Table 14: Current Runoff Unit Calculations

Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Current Total Unit Runoff (EBUs)
Single-Family Residential	0.41	7,813	3,219
Multi-Family Residential	0.80	396	316
Retail	0.90	587	529
Industrial	0.90	291	262
Office	0.90	188	169
Other	0.90	332	299
		Total	**4,793**

Table 15: Future Runoff Unit Calculations

Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Future Total Unit Runoff (EBUs)
Single-Family Residential	0.41	6,567	2,706
Multi-Family Residential	0.80	1,843	1,475
Retail	0.90	74	67
Industrial	0.90	693	624
Office	0.90	133	119
Other	0.90	440	396
		Total	**5,386**

As illustrated in below, the total unit runoff calculated for both residential and non-residential development equals 10,179 (Total Runoff Units), with 4,793 EBUs (Existing Runoff Units) assigned to existing development and 5,386 EBUs (Future Runoff Units) assigned to new development

Table 16: Total Unit Runoff

Land Use Category	Existing Total Unit Runoff (EBUs)	Future Total Unit Runoff (EBUs)
Single-Family Residential	3,219	2,706
Multi-Family Residential	316	1,475
Retail	529	67
Industrial	262	624
Office	169	119
Other	299	396
Total	**4,793**	**5,386**

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of Total Runoff Units assigned to new development is divided by the overall total number of Total Runoff Units and is illustrated with the following equation: New **Runoff Units 5,386 /Total Runoff Units 10,179 = 52.91%.**

Consequently, given the information provided by the City, and using the Capacity-based methodology referred to in section VI, DTA has determined that 47.09% of the costs will be allocated to existing development and 52.91% of the costs will be allocated to new development

As illustrated below, 52.91% of the $243,468,309 in total facilities costs equals $128,825,958. So, in total, $128,825,958 out of $243,468,309 in Storm Drainage Facilities costs would be covered by impact fees on new development.

Table 17: Storm Drainage Facilities Cost Allocation Summary

Development Type	Allocation by Total Unit Runoff	Facility Cost Allocation
Existing Development	47.09%	$114,642,351
New Development	52.91%	$128,825,958
Total	**100.00%**	**$243,468,309**

A.4 Calculation Methodology

The fee amounts required by each land use type to finance new development on the single-family and multi-family residential fees are calculated per housing unit and the non-residential development fees are calculated per acre.

All the calculations are based on costs per Total Runoff Units generated by dividing the cost to new development/total unit runoff from new development ($128,825,958/ 5,386) resulting in a $23,917 cost per unit runoff. The cost of unit runoff is used to determine the storm Drainage costs financed by the fees shown in the table below. (These calculations are presented in detail in Appendix C.)

As shown in **Table 18** below, the development impact fee of $2,392 per unit for a single-family residence is generated as follows: the total storm Drainage costs financed by fees for single-family residences of $64,712,859/27,057 single-family units = $2,392 per unit.

Similarly, the multi-family fee per unit total is generated using total storm Drainage costs financed by fees for multi-family residences of $35,266,147/28,458 multi-family units = $1,239 per unit.

Table 18: Storm Drainage Facilities Fee Derivation

Land Use Category	DIF per Unit	DIF per Acre	Number of Units/Non-Residential Acres	New Development
Single-Family Residential	$2,392		27,057	$64,712,859
Multi-Family Residential	$1,239		28,458	$35,266,147
Non-Residential		$21,526	1,340	$28,846,952
			Total	**$128,825,958**

The proposed non-residential fees are equal to the cost allocation by acre for each land use category and are described in detail in **Appendix C**. The proposed non-residential will consolidate the Retail, Industrial, Office and Other categories into one non-residential fee. As illustrated in the table above, the development impact fee of $21,526 per acre for non-residential development are total storm drainage new development costs financed by fees for non-residential development of $28,846,952/1,340 acres = $21,526 per acre. Storm Drainage development impact fees generated for the City are summarized in **Table 19** below.

Table 19: Storm Drainage Facilities Fees

Residential Development		Non-Residential
Single-Family ($ per Unit)	Multi-Family ($ per Unit)	Development ($ per acre)
$2,392	$1,239	$21,526

VIII DEVELOPMENT IMPACT FEES (STUDY AREA B)

A Storm Drainage Fees – Southern California Logistics Airport (SCLA)

The Storm Drainage Facilities presented in this section will serve the industrial sector of the SCLA by providing facilities that ensure proper water drainage in those areas susceptible to storm water runoff. The Storm Drain facilities fee will include facilities and improvements necessary to handle the storm drain run-off created by new development through buildout by the year 2050.

DTA has worked closely with City staff to develop the list of project facilities to be included in the Fee Study ("the Project List"). For purposes of the SCLA fee program, the Project List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development impact fee on new development within the City. The City identified the need for facilities and improvements as shown in the following Project List.

A.1 Storm Drain Facilities (Nexus Requirement AB 1600)

Table 20: Storm Drain Facilities Nexus Requirement

Identify the Purpose of the Fee	Storm Drainage Facilities
Identify Use of the Fee	Provide flood protection through upgraded Storm Drain System and construct Storm Drain pipeline, Channels, Basins, Culverts, and appurtenant structures.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed.	The Cost of storm drain systems is directly related to the amount of runoff delivered to SCLA streets. New development will increase the amount of impermeable surface in the SCLA and subsequently the amount of stormwater runoff that needs to be collected and disposed of in a manner that will prevent flooding. New storm drainage systems and infrastructure are necessary to ensure that adequate facilities are available to serve new residential and non-residential development. Therefore, there is a reasonable relationship between the needs for the facilities and new development. Fees collected from new development will be used exclusively for these purposes.

Table 21 presented on the following page identifies all the proposed facilities and land to be funded in whole or in part with the fees collected for Storm Drain improvements. Specific project detail is presented in Appendix B. All facilities costs are based on estimates provided by the City and reviewed by DTA and are part of the City's effort to maintain and improve the City's Storm Drain Facilities.

A.2 Calculation Methodology

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Table 21: SCLA Regional Drainage Facilities Project List

Storm Drainage Facilities	Facility Cost
Storm Drainpipes	
Line A – Hydrology ID 4	$649,565.81
Hydrology ID 5	$593,901.88
Hydrology ID 9	$483,034.06
Hydrology ID 10	$614,728.09
Hydrology ID 11	$639,122.07
Hydrology ID 13	$814,758.66
Hydrology ID 16	$1,488,032.29
Line A-1 – Hydrology ID 6	$443,324.24
Line A-2 – Hydrology ID 12	$179,178.74
Line A-3 – Hydrology ID 14	$152,378.78
Hydrology ID 15	$334,609.55
Line B – Hydrology ID 18	$495,676.60
Hydrology ID 19	$369,808.16
Hydrology ID 20	$298,163.40
Hydrology ID 21	$635,936.37
Hydrology ID 25	$414,029.20
Hydrology ID 26	$285,220.11
Hydrology ID 27	$356,525.14
Hydrology ID 28	$459,112.38
Hydrology ID 30	$374,926.44
Hydrology ID 31	$954,567.31
Hydrology ID 24	$202,336.30
Line B-1 – Hydrology ID 23	$66,554.33
Line B-1-1	$151,710.46
Line B-2	$125,913.00
Line C – Hydrology ID 33.1	$23,391.48
Hydrology ID 33	$28,693.55
Hydrology ID 34	$70,976.43
Hydrology ID 35	$150,641.13
Hydrology ID 36	$260,425

Storm Drainage Facilities	Facility Cost
Storm Drainpipes (Cont.)	
Hydrology ID 37	$61,486
Construction	$12,178,727
Contingencies at 15%	$1,826,809
Total	$14,005,536
Design, Permits @ 20%	$2,435,745
Construction Management @ 10%	$1,400,554
Total Storm Drainpipes	**$17,841,835**
Channels	
Channel Improvements	
Air Expressway to Innovation Way	$1,150,952
Innovation Way	$2,498,778
West side of KDP (Innovation to Momentum)	$2,218,612
Momentum (W. side of KDP to Adelanto Rd)	$696,629
West of Adelanto Rd	$1,045,701
Subtotal	**$7,610,671**
Access Roads	
Air Expressway to Innovation Way	$119,844
Innovation Way	$209,556
West side of KDP (Innovation to Momentum)	$190,908
Momentum (W. side of KDP to Adelanto Rd)	$89,604
West of Adelanto Rd	$112,838
Subtotal	**$722,748**
Fencing	
Air Expressway to Innovation Way	$79,040
Innovation Way	$171,600
West Side of KDP (Innovation to Momentum)	$152,360
Momentum (W. side of KDP to Adelanto Rd)	$47,840
West of Adelanto Rd	$71,812
Subtotal	**$522,652**
Construction	$8,856,072
Contingencies @ 15%	$1,328,411
Inspection, Material Testing, Construction Management @ 10%	$885,607
Planning, Design, Permits @ 8%	$708,486
Total Channels	**$11,778,575**
Basins	
Excavation	
Flood Control Basin	$968,000
Water Quality Basin #1	$350,416
Water Quality Basin #2	$290,400
Water Quality Basin #3	$25,168
Subtotal	**$1,633,984**

Storm Drainage Facilities	Facility Cost
Asphalt Paving – Access Road	
Flood Control Basin	$242,926
Water Quality Basin #1	$150,536
Water Quality Basin #2	$150,536
Water Quality Basin #3	$52,553
Subtotal	**$596,550**
Aggregate Base – Access Road	
Flood Control Basin	$137,101
Water Quality Basin #1	$84,958
Water Quality Basin #2	$84,958
Water Quality Basin #3	$29,659
Subtotal	**$336,677**
Fencing	
Flood Control Basin	$250,638
Water Quality Basin #1	$155,315
Water Quality Basin #2	$155,315
Water Quality Basin #3	$54,221
Subtotal	**$615,488**
Construction	$3,182,700
Contingencies @ 15%	$477,405
Inspection, Material Testing, Construction Management @ 10%	$318,270
Planning, Design, Permits @ 8%	$254,616
Total Basins	**$4,232,991**
Box Culverts	
Gateway, S. side of Innovation	$288,552
Innovation, 710' NW of Gateway	$288,552
Adelanto Rd, N. Side of Momentum /Chamberlaine Way	$288,552
Construction	$865,655
Contingencies @ 15%	$129,848
Inspection, material testing, Construction Management @ 10%	$86,566
Planning, design, permits @ 8%	$69,252
Total Box Culverts	**$1,151,322**
Total	**$35,004,723**

The Storm Drain Pipes, Channels. Basins, and Box Culverts presented above are based on the City's Capital Improvement Plan. The City directed DTA to provide rough estimates of proposed drainage improvements within the SCLA area based on data provided by the City and other sources as required when appropriate City data was not available.

Rough cost estimates for SCLA drainage facilities included estimates for storm drainage systems, flood control channels, retention basins and roadway reinforced concrete box culverts. Unit prices for the various facilities were estimated by

escalating unit prices based on projected numbers generated by DTA and cited earlier in Section IV of this report.) Unit prices were escalated using Engineering New Record (ENR) factors. Quantities for storm drain systems, channels and basins were taken from several sources:

1. Figure 5.1 and Exhibit 2 from information by Michel Baker International;
2. Hydrology Map by Michael Baker International; and
3. Facility List (updated) and Appendix A, provided by DTA.

Where documents provided by the City were unclear regarding quantity assumptions for reinforced concrete boxes and channel improvements, DTA roughly estimated quantity takeoffs based on typical components of facilities whose sizes were provided by the City.

The industrial land use classification presented in this section was assigned a total unit runoff factor which was derived from the density per acre for non-residential development and a calculated runoff coefficient. This is the same methodology used in the City Study Area presented in Section VII. This is presented in **Table 22**.

The reasonable relationship used to allocate storm drain costs between existing, converted use and future development is relative runoff contribution. A rational method of computing runoff rates was used in the form of Q = C x I x A where "Q" is equal to runoff volume, "C" is the ratio of impervious area to total area studied, "I" is rainfall intensity and "A" is Area, in acres of the study area. A runoff factor, "C" of 1.00, indicates a totally impervious site, where every drop of rain would find its way to the public streets as run-off.

The County of San Bernardino's Hydrology Manual sets forth average impervious area factors for Non-Residential development at 0.90.

However, it can be shown that only the relative contribution of runoff needs to be considered if a unit of runoff is computed (Q/I), where only the runoff factor and the acreage is considered. This is the assumption used in this calculation. The table presented below summarizes the Allocation Rate calculations for the total unit run-off factor rate per acre for each land use. (The mathematics used to derive each of these numbers is presented in detail in appendix B)

Table 22: Storm Drain Facilities Cost Allocation Summary
(Coefficient of Runoff by Designated Land Use)

Land Use Category	Runoff Rate Coefficient "C"	Cost Runoff Allocation Rate per Acre	Cost Financed
Industrial	0.90	$36,689	$35,004,723
		Total	**$35,004,723**

Total unit runoff is calculated by multiplying the Runoff Rate Coefficient "C" presented in **Table 22** above by the total developed acreage for the land use category, as presented below in **Table 23** showing current runoff and **Table 24** showing future runoff. This is presented in detail in **Appendix C** at the end of this Study.

Table 23: Current Runoff Unit Calculations

Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Current Total Unit Runoff
Non-Residential	0.90	259	233
		Total	**233**

Table 24: Future Runoff Unit Calculations

Land Use Category	Runoff Rate Coefficient "C"	Developed Acreage	Future Total Unit Runoff
Non-Residential	0.90	954	859
		Total	**859**

As illustrated in **Table 25** below, total unit runoff calculated for industrial development equals 1,092 (Total Runoff Units), with 233 EBUs (Existing Runoff Units) assigned to existing development and 859 EBUs (New Runoff Units) assigned to new development.

Table 25: Total Unit Runoff

Land Use Category	Current Total Unit Runoff (EBUs)	Future Total Unit Runoff (EBUs)
Industrial	233	859
Total	**233**	**859**

In order to calculate the Facility Cost Allocation percentage of new development shown in the table below, the number of Total Runoff Units assigned to new development is divided by the overall total number of Total Runoff Units and is illustrated with the following equation: New **Runoff Units 859/Total Runoff Units 1,092 = 78.64%.**

Consequently, given the information provided by the City, and using the combined plan-based and capacity-based methodologies referred to in Section VI, DTA has determined that 21.36% of the costs will be allocated to existing development and 78.64% of the costs will be allocated to new development.

As illustrated below in **Table 26**, 78.64% of the $35,004,723 in total facilities costs equals $27,528,916. So, in total, $27,528,916 out of $35,004,723 in Storm Drain Facilities costs would be covered by impact fees on new development

Table 26: Storm Facilities Cost Allocation Summary

Development Type	Allocation by Total Unit Runoff	Facility Cost Allocation
Existing Development	21.36%	$7,475,807
New Development	78.64%	$27,528,916
Total	**100.00%**	**$35,004,723**

A.3 Calculation Methodology

The fee amounts required to finance new development on the Project List are presented below in **Table 27**. The industrial development impact fees are calculated per acre.

All the calculations are based on costs per Total Runoff Units generated by dividing the cost to new development of $27,528,916/859 (Total Unit Runoff from new development) resulting in a $32,060 cost per unit runoff. The cost of unit runoff is used to determine the Storm Drain Costs Financed by Fees shown in the table below. (These calculations are presented in detail in Appendix B.)

As shown below, the development impact fee of $28,854 per unit for non-residential Industrial development is generated as follows: the total storm drain costs financed by fees for industrial development of $27,528,916/954 non-residential industrial acres = $28,854 per acre.

Table 27: Storm Drain Facilities Fee Derivation

Land Use Category	DIF per Acre	Non-Residential Acres	New Development
Non-Residential	$28,854	954	$27,528,916

The development impact fees generated in **Table 28** for the SCLA are summarized below.

Table 28: Storm Drain Facilities Fee Derivation

Non-Residential Industrial Development (per Acre)
$28,854

APPENDIX A

City of Victorville
Development Impact Fee Justification Study

PROJECT LIST
(STUDY AREA A)

DEVELOPMENT IMPACT FEE UPDATE
CITY OF VICTORVILLE
PUBLIC FACILITIES NEEDS LIST THROUGH 2050

	Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Storm Drain (City)							
1	Line A-01	$45,436,615	$ -	$45,436,615	52.91%	$24,041,796	City of Victorville Regional Drainage Facilities Project List
2	Line A-02	$4,674,896	$ -	$4,674,896	52.91%	$2,473,619	City of Victorville Regional Drainage Facilities Project List
3	Line A-03	$8,899,710	$ -	$8,899,710	52.91%	$4,709,088	City of Victorville Regional Drainage Facilities Project List
4	Line A-04	$7,688,702	$ -	$7,688,702	52.91%	$4,068,309	City of Victorville Regional Drainage Facilities Project List
5	Line A-06	$23,123,324	$ -	$23,123,324	52.91%	$12,235,204	City of Victorville Regional Drainage Facilities Project List
6	Line A-10C	$2,816,973	$ -	$2,816,973	52.91%	$1,490,540	City of Victorville Regional Drainage Facilities Project List
7	Line A-12	$5,255,298	$ -	$5,255,298	52.91%	$2,780,726	City of Victorville Regional Drainage Facilities Project List
8	Line A-13	$2,726,744	$ -	$2,726,744	52.91%	$1,442,797	City of Victorville Regional Drainage Facilities Project List
9	Line B-01	$26,397,503	$ -	$26,397,503	52.91%	$13,967,664	City of Victorville Regional Drainage Facilities Project List
10	Line D-01	$20,959,268	$ -	$20,959,268	52.91%	$11,090,141	City of Victorville Regional Drainage Facilities Project List
11	Line D-02	$6,875,409	$ -	$6,875,409	52.91%	$3,637,973	City of Victorville Regional Drainage Facilities Project List
12	Line D-03	$1,722,404	$ -	$1,722,404	52.91%	$911,372	City of Victorville Regional Drainage Facilities Project List
13	Line E-01	$48,336,814	$ -	$48,336,814	52.91%	$25,576,374	City of Victorville Regional Drainage Facilities Project List
14	Line E-02	$7,715,120	$ -	$7,715,120	52.91%	$4,082,288	City of Victorville Regional Drainage Facilities Project List
15	Line E-03	$2,899,514	$ -	$2,899,514	52.91%	$1,534,215	City of Victorville Regional Drainage Facilities Project List
16	Line E-04	$2,915,617	$ -	$2,915,617	52.91%	$1,542,735	City of Victorville Regional Drainage Facilities Project List
17	Line E-05	$6,808,749	$ -	$6,808,749	52.91%	$3,602,701	City of Victorville Regional Drainage Facilities Project List
18	Line E-06	$4,143,998	$ -	$4,143,998	52.91%	$2,192,706	City of Victorville Regional Drainage Facilities Project List
19	Line J-01	$7,005,617	$ -	$7,005,617	52.91%	$3,706,870	City of Victorville Regional Drainage Facilities Project List
20	Line J-02	$3,386,741	$ -	$3,386,741	52.91%	$1,792,020	City of Victorville Regional Drainage Facilities Project List
21	Line J-03	$4,843,040	$ -	$4,843,040	52.91%	$2,562,589	City of Victorville Regional Drainage Facilities Project List
	Offsetting Revenues		**$ 1,163,746**				
	Facilties Maintenance		**$ -**				
	General City Services Subtotal	**$ 244,632,054**	**$ 1,163,746**	**$ 243,468,309**			

APPENDIX B

City of Victorville
Development Impact Fee Justification Study

PROJECT LIST (STUDY AREA B)

STORM DRAINAGE IMPACT FEE UPDATE
CITY OF VICTORVILLE
PUBLIC FACILITIES NEEDS LIST THROUGH 2050 Study Area B

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Storm Drain (SCLA)						
Storm Drain Pipes						
Line A Hydrology ID 4	$649,566	$ -	$649,565.81	78.64%	$510,841	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID5	$593,902	$ -	$593,901.88	78.64%	$467,065	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 9	$483,034	$ -	$483,034.06	78.64%	$379,875	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 10	$614,728	$ -	$614,728.09	78.64%	$483,443	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 11	$639,122	$ -	$639,122.07	78.64%	$502,628	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 13	$814,759	$ -	$814,758.66	78.64%	$640,754	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 16	$1,488,032	$ -	$1,488,032.29	78.64%	$1,170,240	City of Victorville Regional Drainage Facilities Project Lis
Line A-1 Hydrology ID 6	$443,324	$ -	$443,324.24	78.64%	$348,645	City of Victorville Regional Drainage Facilities Project Lis
Line A-2 Hydrology ID 12	$179,179	$ -	$179,178.74	78.64%	$140,912	City of Victorville Regional Drainage Facilities Project Lis
Line A-3 Hydrology ID 14	$152,379	$ -	$152,378.78	78.64%	$119,836	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 15	$334,610	$ -	$334,609.55	78.64%	$263,148	City of Victorville Regional Drainage Facilities Project Lis
Line B Hydrology ID 18	$495,677	$ -	$495,676.60	78.64%	$389,817	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 19	$369,808	$ -	$369,808.16	78.64%	$290,830	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 20	$298,163	$ -	$298,163.40	78.64%	$234,486	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 21	$635,936	$ -	$635,936.37	78.64%	$500,122	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 25	$414,029	$ -	$414,029.20	78.64%	$325,607	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 26	$285,220	$ -	$285,220.11	78.64%	$224,307	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 27	$356,525	$ -	$356,525.14	78.64%	$280,384	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 28	$459,112	$ -	$459,112.38	78.64%	$361,062	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 30	$374,926	$ -	$374,926.44	78.64%	$294,855	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 31	$954,567	$ -	$954,567.31	78.64%	$750,705	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 24	$202,336	$ -	$202,336.30	78.64%	$159,124	City of Victorville Regional Drainage Facilities Project Lis
Line B-1 Hydrology ID 23	$66,554	$ -	$66,554.33	78.64%	$52,341	City of Victorville Regional Drainage Facilities Project Lis
Line B-1-1	$151,710	$ -	$151,710.46	78.64%	$119,310	City of Victorville Regional Drainage Facilities Project Lis
Line B-2	$125,913	$ -	$125,913.00	78.64%	$99,022	City of Victorville Regional Drainage Facilities Project Lis
Line C Hydrology ID 33.1	$23,391	$ -	$23,391.48	78.64%	$18,396	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 33	$28,694	$ -	$28,693.55	78.64%	$22,566	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 34	$70,976	$ -	$70,976.43	78.64%	$55,818	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 35	$150,641	$ -	$150,641.13	78.64%	$118,469	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 36	$260,425	$ -	$260,425.14	78.64%	$204,807	City of Victorville Regional Drainage Facilities Project Lis
Hydrology ID 37	$61,486	$ -	$61,486.18	78.64%	$48,355	City of Victorville Regional Drainage Facilities Project Lis
Construction	$12,178,727	$ -	$12,178,727	78.64%	$9,577,769	City of Victorville Regional Drainage Facilities Project Lis
Contingencies at 15%	$1,826,809	$ -	$1,826,809	78.64%	$1,436,665	City of Victorville Regional Drainage Facilities Project Lis
Total	$14,005,536	$ -	$14,005,536	78.64%	$11,014,435	City of Victorville Regional Drainage Facilities Project Lis
Design, Permits @20%	$2,435,745	$ -	$2,435,745	78.64%	$1,915,554	City of Victorville Regional Drainage Facilities Project Lis
Construct. Management @10%	$1,400,554	$ -	$1,400,554	78.64%	$1,101,443	City of Victorville Regional Drainage Facilities Project Lis
Total Storm Drain Pipes	**$17,841,835**	$ -	**$ 17,841,835**			
Channels						
Channel Improvements						
Air Exwy to Innovation Way	$1,150,952	$ -	$1,150,952	78.64%	$905,148	City of Victorville Regional Drainage Facilities Project Lis
Innovation Way	$2,498,778	$ -	$2,498,778	78.64%	$1,965,125	City of Victorville Regional Drainage Facilities Project Lis
West side of KDP (Innovation to Momentum)	$2,218,612	$ -	$2,218,612	78.64%	$1,744,792	City of Victorville Regional Drainage Facilities Project Lis
Momentum (W. side of KDP to Adelanto Rd)	$696,629	$ -	$696,629	78.64%	$547,853	City of Victorville Regional Drainage Facilities Project Lis
West of Adelanto Rd	$1,045,701	$ -	$1,045,701	78.64%	$822,375	City of Victorville Regional Drainage Facilities Project Lis
Subtotal	**$7,610,671**	$ -	$7,610,671	78.64%	$5,985,293	City of Victorville Regional Drainage Facilities Project Lis
Access Roads						
Air Exwy to Innovation Way	$119,844	$ -	$119,844	78.64%	$94,249	City of Victorville Regional Drainage Facilities Project Lis
Innovation Way	$209,556	$ -	$209,556	78.64%	$164,802	City of Victorville Regional Drainage Facilities Project Lis
West side of KDP (Innovation to Momentum)	$190,908	$ -	$190,908	78.64%	$150,136	City of Victorville Regional Drainage Facilities Project Lis
Momentum (W. side of KDP to Adelanto Rd)	$89,604	$ -	$89,604	78.64%	$70,467	City of Victorville Regional Drainage Facilities Project Lis
West of Adelanto Rd	$112,838	$ -	$112,838	78.64%	$88,740	City of Victorville Regional Drainage Facilities Project Lis
Subtotal	**$722,748**	$ -	$722,748	78.64%	$568,394	City of Victorville Regional Drainage Facilities Project Lis
Fencing						
Air Exwy to Innovation Way	$79,040	$ -	$79,040	78.64%	$62,160	City of Victorville Regional Drainage Facilities Project Lis
Innovation Way	$171,600	$ -	$171,600	78.64%	$134,952	City of Victorville Regional Drainage Facilities Project Lis
West side of KDP (Innovation to Momentum)	$152,360	$ -	$152,360	78.64%	$119,821	City of Victorville Regional Drainage Facilities Project Lis

Momentum (W. side of KDP to Adelanto Rd)		$47,840	$	-	$47,840	78.64%	$37,623	City of Victorville Regional Drainage Facilities Project Lis
West of Adelanto Rd		$71,812	$	-	$71,812	78.64%	$56,475	City of Victorville Regional Drainage Facilities Project Lis
	Subtotal	**$522,652**	$	-	$522,652	78.64%	$411,031	City of Victorville Regional Drainage Facilities Project Lis
	Construction	$8,856,072	$	-	$8,856,072	78.64%	$6,964,719	City of Victorville Regional Drainage Facilities Project Lis
	Contingencies @ 15%	$1,328,411	$	-	$1,328,411	78.64%	$1,044,708	City of Victorville Regional Drainage Facilities Project Lis
	Inspection, material testing, constr.mgmnt @ 10%	$885,607	$	-	$885,607	78.64%	$696,472	City of Victorville Regional Drainage Facilities Project Lis
	Planning, design, permits @ 8%	$708,486	$	-	$708,486	78.64%	$557,177	City of Victorville Regional Drainage Facilities Project Lis
	Total Channels	**$11,778,575**	**$**	**-**	**$ 11,778,575**			
Basins								
Excavation								
Flood Control Basin		$968,000	$	-	$968,000	78.64%	$761,268	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #1		$350,416	$	-	$350,416	78.64%	$275,579	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #2		$290,400	$	-	$290,400	78.64%	$228,381	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #3		$25,168	$	-	$25,168	78.64%	$19,793	City of Victorville Regional Drainage Facilities Project Lis
	Subtotal	**$1,633,984**	$	-	$1,633,984	78.64%	$1,285,021	City of Victorville Regional Drainage Facilities Project Lis
Asphalt Paving - access road								
Flood Control Basin		$242,926	$	-	$242,926	78.64%	$191,045	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #1		$150,536	$	-	$150,536	78.64%	$118,386	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #2		$150,536	$	-	$150,536	78.64%	$118,386	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #3		$52,553	$	-	$52,553	78.64%	$41,329	City of Victorville Regional Drainage Facilities Project Lis
	Subtotal	**$596,550**	$	-	$596,550	78.64%	$469,148	City of Victorville Regional Drainage Facilities Project Lis
Aggregate Base - access road								
Flood Control Basin		$137,101	$	-	$137,101	78.64%	$107,821	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #1		$84,958	$	-	$84,958	78.64%	$66,814	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #2		$84,958	$	-	$84,958	78.64%	$66,814	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #3		$29,659	$	-	$29,659	78.64%	$23,325	City of Victorville Regional Drainage Facilities Project Lis
	Subtotal	**$336,677**	$	-	$336,677	78.64%	$264,775	City of Victorville Regional Drainage Facilities Project Lis
Fencing								
Flood Control Basin		$250,638	$	-	$250,638	78.64%	$197,110	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #1		$155,315	$	-	$155,315	78.64%	$122,145	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #2		$155,315	$	-	$155,315	78.64%	$122,145	City of Victorville Regional Drainage Facilities Project Lis
Water Quality Basin #3		$54,221	$	-	$54,221	78.64%	$42,641	City of Victorville Regional Drainage Facilities Project Lis
	Subtotal	**$615,488**	$	-	$615,488	78.64%	$484,041	City of Victorville Regional Drainage Facilities Project Lis
	Construction	$3,182,700	$	-	$3,182,700	78.64%	$2,502,984	City of Victorville Regional Drainage Facilities Project Lis
	Contingencies @ 15%	$477,405	$	-	$477,405	78.64%	$375,448	City of Victorville Regional Drainage Facilities Project Lis
	Inspection, material testing, constr.mgmnt @ 10%	$318,270	$	-	$318,270	78.64%	$250,298	City of Victorville Regional Drainage Facilities Project Lis
	Planning, design, permits @ 8%	$254,616	$	-	$254,616	78.64%	$200,239	City of Victorville Regional Drainage Facilities Project Lis
	Total Basins	**$4,232,991**	$	-	**$4,232,991**			
Box Culverts								
Gateway, S. side of Innovation		$288,552	$	-	$288,552	78.64%	$226,927	City of Victorville Regional Drainage Facilities Project List
Innovation, 710' NW of Gateway		$288,552	$	-	$288,552	78.64%	$226,927	City of Victorville Regional Drainage Facilities Project List
Adelanto Rd, N. side of Momentum /Chamberlaine Way		$288,552	$	-	$288,552	78.64%	$226,927	City of Victorville Regional Drainage Facilities Project List
	Construction	$865,655	$	-	$865,655	78.64%	$680,781	City of Victorville Regional Drainage Facilities Project List
	Contingencies @ 15%	$129,848	$	-	$129,848	78.64%	$102,117	City of Victorville Regional Drainage Facilities Project List
	Inspection, material testing, constr.mgmnt @ 10%	$86,566	$	-	$86,566	78.64%	$68,078	City of Victorville Regional Drainage Facilities Project List
	Planning, design, permits @ 8%	$69,252	$	-	$69,252	78.64%	$54,462	City of Victorville Regional Drainage Facilities Project List
	Total Box Culverts	**$1,151,322**	$	-	**$1,151,322**			
	General SCLA Services Subtotal	**$35,004,723**	$	-	**$35,004,723**			
	Total Storm Drainage	**$ 279,636,777**	**$**	**1,163,746**	**$278,473,032**			

APPENDIX C

City of Victorville
Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

Victorville City (Excluding SCLA)

Existing EDU Calculation
Service Factor (Residents and Employees)

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	109,333	3.40	1.00	32,190	32,190
Multi-Family Residential	17,100	2.80	0.82	6,107	5,035
Retail	6,396	1.00	0.29	6,395,593	1,883
Industrial	1,707	0.39	0.11	4,432,939	502
Office	4,080	1.67	0.49	2,450,720	1,201
Other	8,678	2.00	0.59	4,339,177	2,555
Total	**147,293**				**43,366**

Future EDU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single-Family Residential	85,750	3.40	1.00	27,057	27,057
Multi-Family Residential	67,393	2.80	0.82	28,458	23,460
Retail	811	1.00	0.29	810,907	239
Industrial	4,070	0.39	0.11	10,570,361	1,198
Office	2,883	1.67	0.49	1,731,580	849
Other	11,496	2.00	0.59	5,747,823	3,385
Total	**172,402**				**56,188**

Existing	Units/SQ ft.	Units per Acre / FAR	Developed Acreage
Single-Family Residential	32,190	4.12	7,813
Multi-Family Residential	6,107	15.44	396
Retail	6,395,593	0.25	587
Industrial	4,432,939	0.35	291
Office	2,450,720	0.30	188
Other	4,339,177	0.30	332

I Run off Rate Coeffificiant Calculati Land Use Category	Runoff Rate Coeffecient "C"	Developed Acreage	Current Total Unit Runoff (EBUs)
Single-Family Residential	0.41	7,813	3,219
Multi-Family Residential	0.80	396	316
Retail	0.90	587	529
Industrial	0.90	291	262
Office	0.90	188	169
Other	0.90	332	299
		9,606	**4,793**

Build out thru 2050	Units/SQ ft.	Units per Acre / FAR	Developed Acreage
Single-Family Residential	27,057	4.12	6,567
Multi-Family Residential	28,458	15.44	1,843
Retail	810,907	0.25	74
Industrial	10,570,361	0.35	693
Office	1,731,580	0.30	133
Other	5,747,823	0.30	440

I Run off Rate Coeffificiant Calculati Land Use Category	Runoff Rate Coeffecient "C"	Developed Acreage	Future Total Unit Runoff (EBUs)
Single-Family Residential	0.41	6,567	2,706
Multi-Family Residential	0.80	1,843	1,475
Retail	0.90	74	67
Industrial	0.90	693	624
Office	0.90	133	119
Other	0.90	440	396
		9,750	**5,386**

II Proposed Facilities

Facility		New Development Facility Costs		
Storm Drain Facilities	$	244,632,054		
Offsetting Revenues		1,163,746		
	Total $	**243,468,309**		
			Overall Cost Per Unit Runoff	Cost Per Net Acre
		Cost Per unit Run off	**$45,201**	**$24,969.84**

III Allocation Rate per Unit or 1,000 Square Feet

Land Use Category	Runoff Rate Coeffecient "C"	Cost Per Unit Runoff Allocation Rate per Acre	Cost Financed
Single-Family Residential	0.41	$18,623	$122,300,898
Multi-Family Residential	0.80	$36,161	$66,649,527
Retail	0.90	$40,681	$3,029,254
Industrial	0.90	$40,681	$28,205,020
Office	0.90	$40,681	$5,390,462
Other	0.90	$40,681	$17,893,148
			$243,468,309

Land Use Category		Allocation by Total Unit Runoff	Percentage	New Development Costs
Existing Development		4,793	47.09%	$114,642,351
New Development		5,386	52.91%	$128,825,958
	Total	**10,180**	**100.00%**	**$243,468,309**
			Cost per Unit of Runoff	**$23,917**

Land Use Category	Fee per Unit/Acre	Number of Units/ Non-Res. Acres	New Development
Single-Family Residential	$2,392	27,057	$64,712,859
Multi-Family Residential	$1,239	28,458	$35,266,147
Non-Residential	$21,526	1,340	$28,846,952
			$128,825,958

Victorville SCLA

Existing EDU Calculation
Service Factor (Residents and Employees)

Land Use Type	Number of Persons Served	Persons Served per 1,000 Non-Res. SF	EDUs per 1,000 Non-Res. SF	Non-Res. SF	Total Number of EDUs
Industrial	1,707	0.39	0.11	3,950,117	3,950
Total	**1,707**				**3,950**

Future EDU Calculation
Service Factor (Future Residents and Employees)

Land Use Type	Number of Persons Served	Persons Served per 1,000 Non-Res. SF	EDUs per 1,000 Non-Res. SF	Non-Res. SF	Total Number of EDUs
Industrial	4,070	0.39	0.11	14,545,913	14,546
Total	**4,070**				**14,546**

Existing	Square Feet	Units per Acre / FAR	Developed Acreage
Industrial	3,950,117	0.35	259

I Run off Rate Coeffificiant Cal Land Use Category	Runoff Rate Coeffecient "C"	Developed Acreage	Current Total Unit Runoff (EBUs)
Industrial	0.90	259	233
		259	**233**

Build out thru 2050	Square Feet	Units per Acre / FAR	Developed Acreage
Industrial	14,545,913	0.35	954

I Run off Rate Coeffificiant Cal Land Use Category	Runoff Rate Coeffecient "C"	Developed Acreage	Future Total Unit Runoff (EBUs)
Industrial	0.90	954	859
		954	**859**

II Proposed Facilities

Facility	New Development Facility Costs
Storm Drain Facilities	$ 35,004,723
Offsetting Revenues	-
Total	**$ 35,004,723**

	Overall Cost Per Unit Runoff	Cost Per Net Acre
Cost Per unit Run off	**$40,766**	**$36,689.48**

III Allocation Rate per Unit or 1,000 Square Feet

Land Use Category	Runoff Rate Coeffecient "C"	Cost Per Unit Runoff Allocation Rate per Acre	Cost Financed
Industrial	0.90	$36,689	$35,004,723
			$35,004,723

Land Use Category	Allocation by Total Unit Runoff	Percentage	New Development Costs
Existing Development	233	21.36%	$7,475,807
New Development	859	78.64%	**$27,528,916**
Total	**1,092**	**100.00%**	**$35,004,723**
		Cost per Unit of Runoff	$32,060

Land Use Category	Fee per Acres	Number of Units/ Developed Acreage	New Development
Industrial	$28,854	954	$27,528,916
			$27,528,916

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