

WATERFORD CAPITAL FACILITY FEE UPDATE 2015



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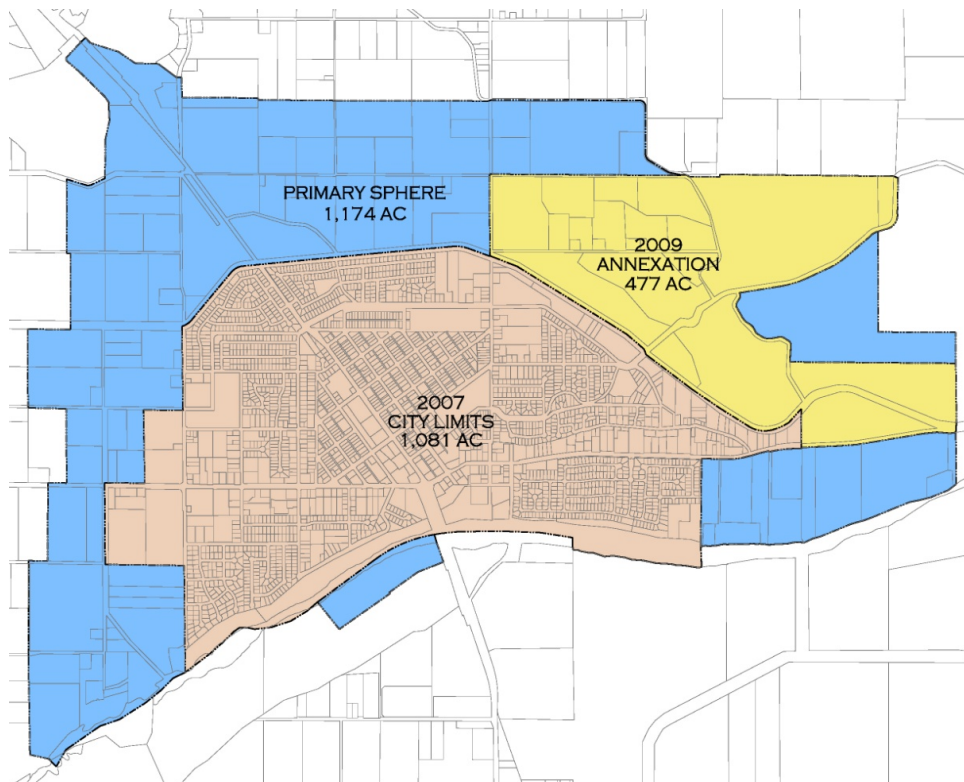
FINAL REPORT – 10/2/15

1. INTRODUCTION

Background:

In 2005 the City of Waterford adopted a comprehensive update of its General Plan that called for expansion of city's primary sphere of influence to include approximately 1,681 acres in areas west, north and east of the city limits. At that time the existing city limits covered approximately 1,081 acres. Following the General Plan update approximately 477 acres of land within the sphere of influence was annexed into the city, leaving approximately 1,174 acres of land within the primary sphere, but outside the city limits. Master Plans were prepared for the entire 1,681 acres, which identified water, sewer, storm drain and traffic capital improvements that would be required to be constructed to support growth within the primary sphere.

In 2007 a Capital Plan Report was prepared to establish Capital Facility Fees (CFF) for the capital improvements identified in the master plans, along with other capital costs for programs and facilities such as Parks, City Facilities, Administration & Planning, and Police. Development impact fees were adopted to cover the cost of these improvements and facilities.



Purpose:

The purpose of this report is to revise the Capital Facility Fees (CFF) by updating the list of Capital Improvement Program (CIP) projects (eliminate those improvements that have been constructed, are funded under other grants, or are outside the growth horizon), and by updating the population growth trends to establish an appropriate growth planning horizon. This report considers an anticipated 30-year growth (2045).

2. GROWTH PROJECTIONS

Population Growth Assumptions:

The 2007 Report assumed a non-linear growth rate starting with a population of 7,800 in 2007, and yielding projected populations in 2015 and 2035 of 12,550 and 21,350 respectively. This rate of growth equates to approximately 3.65% per year from the year 2007 until 2035. However, that report was prepared at the peak of the last housing boom and just before a significant recession that resulted in a major slowing of growth over the last 8 years. Consequently, the growth assumptions in that report are no longer valid. This report establishes updated growth assumptions based on the latest census report and currently anticipated growth trends.

The starting point for this report is the year 2010, a U.S. Census year that calculated a population of 8,456 in Waterford. This report will project the population growth from the base year of 2010 under the following scenario:

2045 at 2.0% Growth: The year 2045 was selected because it represents a 30-year growth horizon (a common practice used in planning documents). A Growth rate of 2.0% was chosen because it mirrors many of the growth models prepared by other planning organizations in the Central Valley, like the Stanislaus Council of Governments (StanCOG). As will be demonstrated later in this report, this growth scenario will result in only partial development of the city's Primary Sphere of Influence, which is the basis for the city's General Plan and Master Plan documents. This scenario yields higher fees because we will need to overbuild some of the infrastructure to accommodate partial growth of the planning area.

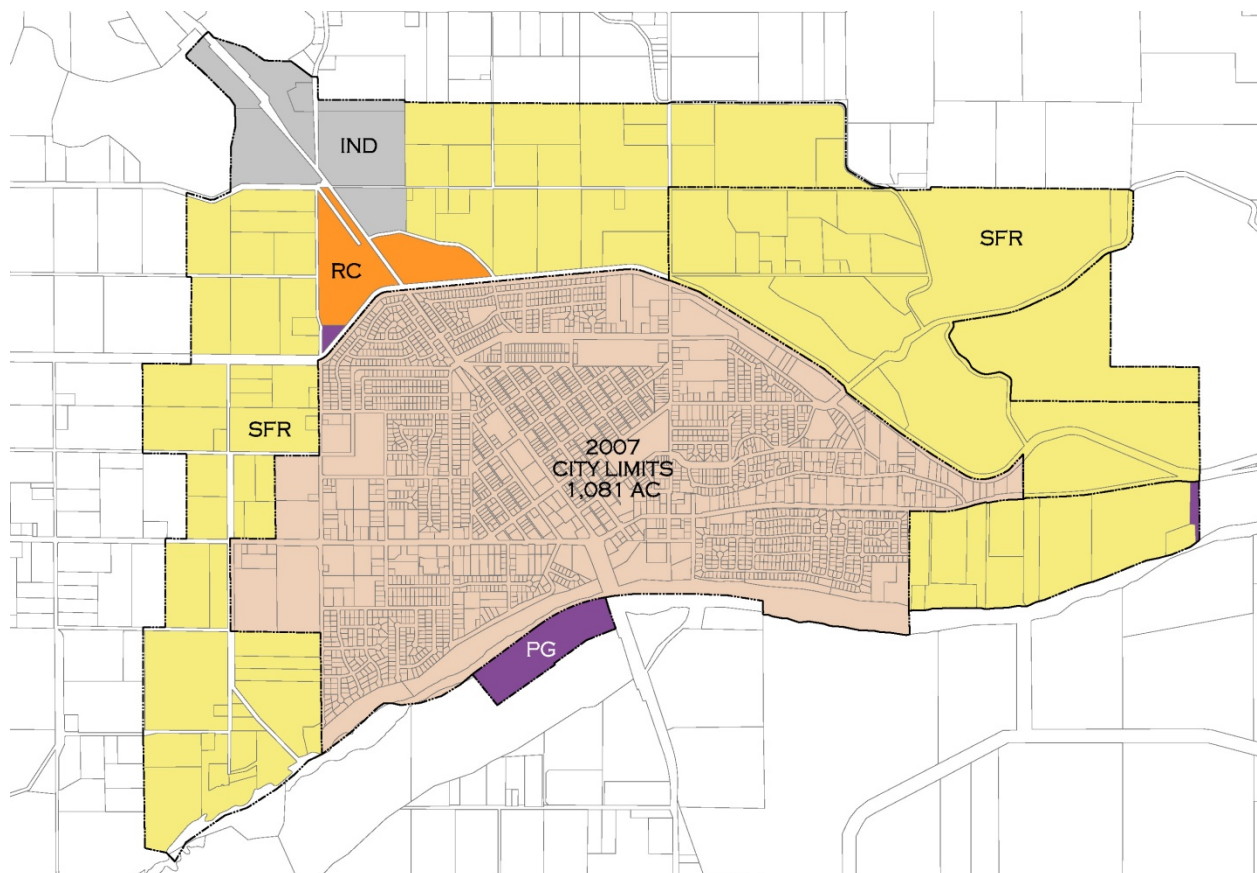
The table below shows the population growth assumptions of the previous rate study (2007) and the growth scenario that will be discussed in this report:

	2010	2015	2020	2025	2030	2035	2040	2045
2007 Projections	10,500	12,550	14,550	16,600	18,600	21,350		
30 years at 2.0%	8,456	9,336	10,307	11,380	12,565	13,872	15,316	16,911

Land Use Growth Assumptions:

In order to quantify the extent of capital improvements that must be installed to accommodate anticipated population growth, we must convert growth in population to growth in actual land development acreage for the various land use types.

The predominant land use in Waterford (as well as most other central valley cities) is “Single Family Residential” (SFR). In fact, in Waterford approximately 95% of the population lives in Single Family Residences. So, SFR is a convenient standard for estimating land use growth. By estimating how much land will be developed into SFR to accommodate our population growth assumptions, we can better predict how much land will be developed in other categories (commercial, industrial, etc.) in conjunction with the population growth. The figure below shows the land uses that are planned for the entire Primary Sphere (including the 2009 Annexation area).



While there remains undeveloped infill land within the 2007 City Limits, this report focuses primarily on the Primary Sphere (and 2009 Annexation) because these are the areas that will require significant capital improvements to be installed to support growth.

In the following paragraphs, an explanation of various terms, conversion factors and assumptions used to calculate the amount of land that will develop is presented.

Density: The density of development on residential property is generally calculated in dwelling units per acre, or units/acre, and persons/unit (number of individuals living in one unit). Since the acreage of the General Plan expansion is in gross acres, we must account for roads, parks, schools and other uses that will lower the net usable acreage for residential development, and thus the yield in terms of units per acre. The density of development on non-residential land is generally expressed in the square footage of the building along with a Floor Area Ratio (F.A.R.), which is expressed as the quotient of developed site area divided by building floor area. The assumptions regarding development density used in this report are shown below:

Land Use	Value	Description
Single Family Residential	3.0	Persons per Dwelling
Single Family Residential	3.0	Units per Acre
Multi-Family Residential	3.9	Units per Acre
Retail Commercial	4.0	Floor Area Ratio
Low-Rise Office	3.0	Floor Area Ratio
Light Industrial/Manuf.	2.0	Floor Area Ratio
Warehouse	2.0	Floor Area Ratio
Other Non-residential	2.0	Floor Area Ratio

Equivalent Dwelling Unit (EDU): Since each of the land uses has a different use factor for things like water, sewer, storm drainage and traffic, it is helpful to find a common unit that each land use can be converted into for calculation and comparison purposes. Once again, “Single Family Residential” is the most convenient land use to use for these conversions and it has been adopted as an industry standard. A term known as “Equivalent Dwelling Unit” (EDU) is used to describe how much a typical Single Family Home would use of any particular service category. For example, based on measured water use by typical retail commercial buildings, we can establish an area (in square feet) of commercial space that will use the same amount of water that a typical Single Family Home would use. Or, another way to express this relationship is to determine what percentage of a single-family home usage is represented by 1,000 square feet of non-residential building space. The EDU factors for each land use and service category that have been used for this report are described below:

Land Use	Unit	Traffic	Water	Sewer	Storm	Parks	Facilities	Police	Admin
Single Family Residential	1 Dwelling	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Multi-Family Residential	1 Dwelling	0.80	meter	meter	0.25	0.80	0.80	0.80	0.80
Retail Commercial	1,000 sf	0.80	meter	meter	0.60	0.00	0.50	0.50	0.50
Low-Rise Office	1,000 sf	0.80	meter	meter	0.60	0.00	0.50	0.50	0.50
Light Industrial/Manuf.	1,000 sf	0.40	meter	meter	0.60	0.00	0.50	0.50	0.50
Warehouse	1,000 sf	0.24	meter	meter	0.60	0.00	0.50	0.50	0.50
Other Non-residential	1,000 sf	0.40	meter	meter	0.60	0.00	0.50	0.50	0.50

Meter = Water and sewer fees are based on the water meter size serving the property.

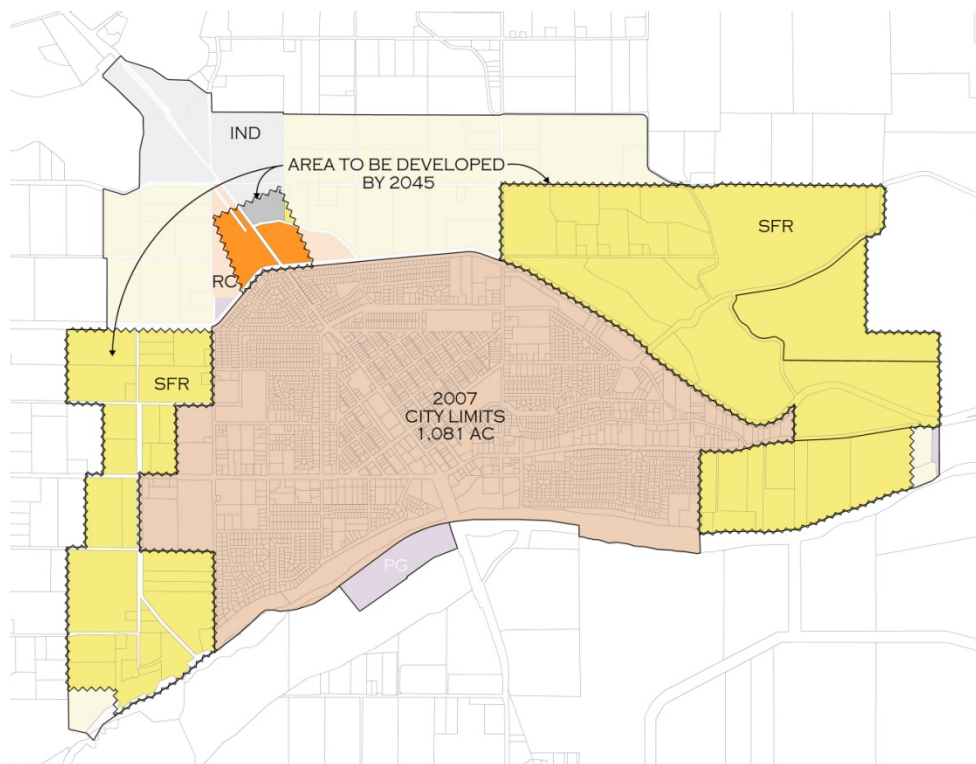
2045 at 2.0% Growth:

The planning horizon for this document is the year 2045 (30 years from today). At that time the population of Waterford is expected to be approximately 16,911. This will result in the development of approximately 995 acres of Single-Family Residential land and about 26 acres of non-residential land within the Primary Sphere of Influence. The table below shows the calculated values and the map shows what this growth might look like in terms of size in relation to available land within the Primary Sphere.

Land Use	2005		2045		Increase	Unit/ac	Acreage		
	Population	EDU	Population	EDU			Total	City	Sphere
Residential					EDU				
Single Family	7,410	2,135	16,066	5,355	3,220	3.00	1,073.4	107.3	966.1
Multi-Family	390	90	846	217	127	3.90	32.5	3.3	29.3
SUB-TOTAL	7,800	2,225	16,911	5,572	3,347		1,105.9	110.6	995.3
Non-Residential	Square Ft.	EDU	Square Ft.	EDU	EDU	F.A.R.	Total	City	Sphere
Retail Commercial	111,360	89	241,438	193	104	4.00	11.9	1.2	10.8
Low-Rise Office	67,470	54	146,281	117	63	3.00	5.4	0.5	4.9
Light Manuf.	86,721	35	188,019	75	40	2.00	4.7	0.5	4.2
Warehouses	8,179	2	17,733	4	2	2.00	0.4	0.0	0.4
Other Uses	128,520	51	278,642	111	60	2.00	6.9	0.7	6.2
SUB-TOTAL	402,250	231	872,112	501	270		29.4	2.9	26.4

3,617

1,135.3 113.5 1,021.7



3. CAPITAL IMPROVEMENT PROJECTS

This section describes the capital improvements that must be installed to accommodate growth under the two scenarios considered.

Traffic:

This list of traffic improvements is taken from the “Master Traffic Improvements Report” by MCR Engineering. Under the 2045 Growth Scenario, it will not be necessary to install some of the proposed traffic improvements. These improvements are shaded in tan. Also, the Hickman Bridge, is no longer required to be in the CIP, because the County will be improving the bridge in the near future and the City of Waterford’s fair share will be covered by a federal grant known as the Regional Surface Transportation Program (RSTP). This item is shaded in gray. Finally, it is assumed that under the 2045 Growth Scenario that only about 50% of the infill frontage costs will be incurred.

	Street	From	To	2045
1	Yosemite	Eucalyptus	Reinway	\$ 327,437.00
2	Yosemite	Reinway	Bentley	\$ 1,068,843.00
3	Yosemite	Bentley	F. Street	\$ 727,313.00
4	Yosemite	F. Street	Riverpointe (West)	\$ 3,511,129.00
5	Yosemite	Riverpointe (West)	Riverpointe (East)	\$ 566,671.00
6	Yosemite	Reiverpointe (East)	Skyline	\$ 361,169.00
7	Yosemite	Skyline	Rorabough	\$ 418,107.00
8	Yosemite	Rorabough	El Pomar	\$ -
9	F Street	El Pomar	M.I.D. Canal	\$ 861,169.00
10	F Street	M.I.D. Canal	Bonnie Brae	\$ 1,013,000.00
11	F Street	Bonnie Brae	First Street	\$ 265,450.00
12	F Street	First Street	Bentley	\$ 520,000.00
13	F Street	Bentley	Yosemite (HWY 132)	\$ 510,000.00
14	F Street	Yosemite (HWY 132)	Toulumne River	\$ 400,000.00
15	Eucalyptus	Yosemite (HWY 132)	M.I.D. Canal	\$ 819,525.00
16	Eucalyptus	M.I.D. Canal	F. Street	\$ -
17	El Pomar	F. Street	East PL	\$ -
18	El Pomar	East PL	Tim Bell	\$ -
19	El Pomar	Tim Bell	Rorabough	\$ 1,304,550.00
20	El Pomar	Rorabough	Lake Pointe East PL	\$ 1,020,225.00
21	Tim Bell	Yosemite (HWY 132)	Bentley	\$ 247,074.00
22	Tim Bell	Bentley	City Limts	\$ 309,230.00
23	Tim Bell	City Limits	El Pomar	\$ 723,945.00
24	Reinway	Yosemite (HWY 132)	Mid Canal	\$ 477,388.00
25	Reinway	Bentley MID	Eucalyptus	\$ 202,585.00
26	Rorabaugh	Yosemite (HWY 132)	Mid Canal	\$ 2,499,850.00
27	Rorabaugh	Mid Canal	El Pomar	\$ 4,102,200.00
28	Hickman Bridge			\$ -
29	Infill Frontage	(include 50% in 2045 Growth Scenario)		\$ 207,847.50
Grand Total				\$ 22,256,861.00

Sewer Collection:

The capital improvement project list for sewer collection was established in the city's Sewer Collection Master Plan. Under the 2045 growth horizon, some of the improvements will not be necessary.

No.	Project	2045
1	Pump Station A & FM to Skyline-Bentley	\$ 1,211,000.00
2	Skyline-Bentley Sewers	\$ 529,000.00
3	Vineyard Road Sewers	\$ 1,101,000.00
4	Lower Main Canal Sewers	\$ 402,000.00
5	Eastern Area Sewers	\$ 989,000.00
6	Yosemite Sewers	\$ 855,000.00
7	Baker Street Pump Station Expansion	\$ 1,468,000.00
8	Southwest Area Sewers	\$ -
9	Tim Bell Road Sewers	\$ -
10	El Pomar Sewers	\$ -
11	Oakdale-Waterford Hwy Sewers	\$ 526,000.00
12	Star Ave. Sewers	\$ -
13	Pump Station B	\$ 1,575,000.00
14	Eucalyptus Sewers	\$ 2,418,000.00
15	Pump Station C	\$ 1,887,000.00
16	Timmie Lane Sewers	\$ 369,000.00
17	N. Reinway Sewers	\$ 808,000.00
18	Master Plan Implementation & Management	\$ 901,000.00
		\$ 15,039,000.00

Sewer Treatment:

The list of improvements for the Sewer Treatment Plant below is from the city's Sewer Treatment Master Plan. Under the 2045 growth horizon only the Phase 1 improvements will be necessary.

No.	Project	2045
1	Convert to MBR System (1.5 mgd)	\$ 9,200,000.00
2	Treatment Plant Admin & Lab Building	\$ 1,350,000.00
3	Phase 2 - Add 0.5mgd (2.0 mgd total)	\$ -
4	Phase 3 - Add 0.5mgd (2.5 mgd total)	\$ -
		\$ 10,550,000.00

Storm Drainage:

Below are a list of capital improvement projects and costs from the city's Drainage Master Plan, indicating the improvements required for the 2045 growth planning horizon.

Project	2045
A-1	\$ 368,750.00
A-2	\$ 59,000.00
A-3	\$ 354,000.00
A-4	\$ 442,500.00
A-5	\$ 59,000.00
A-6	\$ 118,000.00
Off-line Detention Basin AD-1	\$ 92,000.00
Off-line Detention Basin AD-2	\$ 152,600.00
Pollution Prevention Device	\$ 700,000.00
C-1	\$ -
C-2	\$ -
C-3	\$ -
C-4	\$ -
C-5	\$ 191,750.00
C-6	\$ 195,000.00
C-7	\$ 97,500.00
B-1	\$ 383,500.00
B-2	\$ 147,500.00
Off-line Detention Basin CD-1	\$ -
Off-line Detention Basin CD-2	\$ -
Off-line Detention Basin BD-1	\$ 111,500.00
Pollution Prevention Device	\$ 700,000.00
D-1	\$ 528,000.00
D-2	\$ 162,500.00
D-3	\$ 187,500.00
D-4	\$ 175,000.00
D-5	\$ 150,000.00
E-1	\$ 695,000.00
E-2	\$ 145,750.00
E-3	\$ 49,200.00
E-4	\$ 46,125.00
E-5	\$ 92,750.00
E-6	\$ 79,500.00
Off-line Detention Basin DD-1	\$ 175,000.00
Detention/Retention Basin DD-2	\$ 1,307,000.00
Off-line Detention Basin ED-1	\$ 296,000.00
Pollution Prevention Device	\$ 700,000.00
	\$ 8,961,925.00

Water:

The city's Water Master Plan (2006) was prepared under the assumption that the City of Modesto would continue to own and maintain Waterford's main water system that serves the majority of existing residents and businesses. The plan assumed that the River Pointe water system that was built and dedicated to the City of Waterford would be expanded to serve the 1,600 acre Primary Sphere of Influence. The plan called for \$44 million in capital improvements to serve the full build-out of the primary sphere. However, with the recently approved plan for Waterford to purchase the City of Modesto water system that serves Waterford and Hickman, it is anticipated that the capital improvement costs to accommodate future growth will be significantly lower.

A new Water Master Plan will be prepared during the next 12 months. Upon completion of the Master Plan with detailed CIP's, a new rate study and amendment to the CFF schedule for water will be generated. In the mean time, for the purpose of this draft report we have assumed that the water fee will not change.

Parks:

Below is a list of park improvements under the 2045 Growth Planning Horizon:

Existing Population				
Land	14.1	ac	\$ 150,000.00	\$ 2,115,000.00
Improvements	919,116	sf	\$ 4.00	\$ 3,676,464.00
Community Ctr.	0	sf	\$ 250.00	\$ -
Trails & Bridges	0	lf	\$ 100.00	\$ -
Total				\$ 5,791,464.00
Future Growth				
Land	45.6	ac	\$ 150,000.00	\$ 6,833,299.54
Improvements	1,984,390	sf	\$ 4.00	\$ 7,937,560.75
Community Ctr.	0	sf	\$ 250.00	\$ -
Trails & Bridges	0	lf	\$ 100.00	\$ -
Total				\$ 14,770,860.29



City Facilities:

This section will be updated later with the water category. In the mean time, the existing fee will remain in place.

Police:

In partnership with the Stanislaus County Sheriff's Department, the City of Waterford has property reserved at 121 E. St. for a permanent building to house a police station. Based on discussion with the Sheriff's Department, the site should accommodate a 4,000 sq. ft. police station, and a secure parking lot in the back. Frontage improvements will be installed per an agreement with the Stanislaus Consolidated Fire Protection District. At this time, without a conceptual design or construction documents, the estimate is for a \$2 million police station.

Total Capital Improvement Program Costs:

The table below lists all the capital improvement costs that are used to establish Capital Facility Fees. The table shows the costs under the 2045 growth horizon (New CIP) as well as the existing CIP costs for comparison purposes. The final column shows the change in cost from the previous CIP to the current 2045 CIP.

Since this report does not calculate new CIP costs for “Water” and “City Facilities”, these two categories remain unchanged. Both of these categories will be updated at a later date. In the mean time, the fees charged for these two categories will not change.

A cumulative reduction of over \$34 Million in CIP costs is represented in this study. As described earlier, the main reason for this reduction in costs is the reduction in anticipated growth during the planning horizon.

	New CIP	Existing CIP	Change
Traffic	\$ 22,547,846.50	\$ 29,206,688.00	\$ (6,658,841.50)
Sewer Collection	\$ 15,039,000.00	\$ 18,925,000.00	\$ (3,886,000.00)
Sewer Treatment	\$ 10,550,000.00	\$ 16,750,000.00	\$ (6,200,000.00)
Storm Drain	\$ 8,961,925.00	\$ 11,379,000.00	\$ (2,417,075.00)
Water	\$ 44,223,440.00	\$ 44,223,440.00	\$ -
Parks & Recreation	\$ 14,770,860.29	\$ 25,017,260.00	\$ (10,246,399.71)
City Facilities	\$ 5,174,756.00	\$ 5,174,756.00	\$ -
Police	\$ 2,000,000.00	\$ 4,609,000.00	\$ (2,609,000.00)
Admin. & Planning	\$ 1,500,000.00	\$ 3,600,000.00	\$ (2,100,000.00)
	\$ 124,767,827.79	\$ 158,885,144.00	\$ (34,117,316.21)

Three of the categories above apply only to the area annexed in 2007. Sewer Collection, Storm Drain and Water (all highlighted in light blue above) costs are not applicable to the city limits prior to the 2007 annexation.

The CIP costs for Water and City Facilities will be updated in a future study, after a new Water Master Plan has been prepared. It is anticipated that the Water costs will go down substantially, as a result of mandatory conservation measures that have been adopted since the Master Water Plan has developed and a cost savings that will result of taking ownership of the existing water system.

4. CAPITAL FACILITY FEES

This section presents the existing and proposed Capital Facilities Fees for each category and land use.

Annexation Area:

The tables below list the existing and proposed fees for the areas annexed into the city in 2007.

Existing Fees:

Category	SFR	MFR	Comm.	Office	Ind.	Ware.
Traffic	\$ 5,773.00	\$ 4,619.00	\$ 4,619.00	\$ 4,619.00	\$ 2,309.00	\$ 1,386.00
Sewer Treatment	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00
Sewer Collection	\$ 4,157.00	\$ 4,157.00	\$ 4,157.00	\$ 4,157.00	\$ 4,157.00	\$ 4,157.00
Storm Drain	\$ 2,499.00	\$ 625.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Water	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00
Parks & Rec	\$ 5,268.00	\$ 4,314.00	\$ -	\$ -	\$ -	\$ -
City Facilities	\$ 1,023.00	\$ 818.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
Police	\$ 911.00	\$ 729.00	\$ 456.00	\$ 456.00	\$ 456.00	\$ 456.00
Admin. & Planning	\$ 712.00	\$ 569.00	\$ 356.00	\$ 356.00	\$ 356.00	\$ 356.00
	\$ 32,703.00	\$ 28,191.00	\$ 23,959.00	\$ 23,959.00	\$ 21,649.00	\$ 20,726.00

Proposed Fees:

Category	SFR	MFR	Comm.	Office	Ind.	Ware.
Traffic	\$ 6,233.72	\$ 4,986.98	\$ 4,986.98	\$ 4,986.98	\$ 2,493.49	\$ 1,496.09
Sewer Treatment	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72
Sewer Collection	\$ 4,157.78	\$ 4,157.78	\$ 4,157.78	\$ 4,157.78	\$ 4,157.78	\$ 4,157.78
Storm Drain	\$ 2,477.67	\$ 619.42	\$ 1,486.60	\$ 1,486.60	\$ 1,486.60	\$ 1,486.60
Water	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00	\$ 9,049.00
Parks & Rec	\$ 4,083.65	\$ 3,266.92	\$ -	\$ -	\$ -	\$ -
City Facilities	\$ 1,023.00	\$ 818.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
Police	\$ 552.93	\$ 442.35	\$ 276.47	\$ 276.47	\$ 276.47	\$ 276.47
Admin. & Planning	\$ 414.70	\$ 331.76	\$ 207.35	\$ 207.35	\$ 207.35	\$ 207.35
	\$ 30,909.18	\$ 26,588.92	\$ 23,591.90	\$ 23,591.90	\$ 21,098.41	\$ 20,101.02

For all land use types except Single Family Residential (SFR), the fees for “Water”, “Wastewater Treatment” and “Sewer Collection” are based on water meter size. For simplicity the fees for a 1” water meter is shown for each of these categories in the tables below. To calculate the fees for other water meter sizes, the fee above should be calculated by the corresponding factors below based on meter size:

Water Meter Size:	5/8” or 3/4”	1”	1 ½”	2”	3”	4”
Fee Factor:	1.00	1.67	3.33	5.33	10.66	16.65

2007 City Limits:

The tables below list the existing and proposed fees for the land that was within the city limits prior to the 2007 Annexation. The CIP costs presented in this report for “Sewer Collection,” “Storm Drain,” and “Water” are applicable only to the annexation area. Consequently, no fees are charged under these categories for land developed within the pre-2007 City Limits.

Existing Fees:

Category	SFR	MFR	Comm.	Office	Ind.	Ware.
Traffic	\$ 5,773.00	\$ 4,619.00	\$ 4,619.00	\$ 4,619.00	\$ 2,309.00	\$ 1,386.00
Sewer Treatment	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00	\$ 3,311.00
Sewer Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Drain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water*	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00
Parks & Rec	\$ 5,268.00	\$ 4,314.00	\$ -	\$ -	\$ -	\$ -
City Facilities	\$ 1,023.00	\$ 818.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
Police	\$ 911.00	\$ 729.00	\$ 456.00	\$ 456.00	\$ 456.00	\$ 456.00
Admin. & Planning	\$ 712.00	\$ 569.00	\$ 356.00	\$ 356.00	\$ 356.00	\$ 356.00
	\$ 24,084.00	\$ 21,446.00	\$ 16,339.00	\$ 16,339.00	\$ 14,029.00	\$ 13,106.00

Proposed Fees:

New Fees:	SFR	MFR	Comm.	Office	Ind.	Ware.
Traffic	\$ 6,233.72	\$ 4,986.98	\$ 4,986.98	\$ 4,986.98	\$ 2,493.49	\$ 1,496.09
Sewer Treatment	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72	\$ 2,916.72
Sewer Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Drain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water**	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00	\$ 7,086.00
Parks & Rec	\$ 4,083.65	\$ 3,266.92	\$ -	\$ -	\$ -	\$ -
City Facilities	\$ 1,023.00	\$ 818.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
Police	\$ 552.93	\$ 442.35	\$ 276.47	\$ 276.47	\$ 276.47	\$ 276.47
Admin. & Planning	\$ 414.70	\$ 331.76	\$ 207.35	\$ 207.35	\$ 207.35	\$ 207.35
	\$ 22,310.73	\$ 19,848.73	\$ 15,984.52	\$ 13,491.52	\$ 13,491.03	\$ 12,493.63

For all land use types except Single Family Residential (SFR), the fees for “Water”, “Wastewater Treatment” and “Sewer Collection” are based on water meter size. For simplicity the fees for a 1” water meter is shown for each of these categories in the tables below. To calculate the fees for other water meter sizes, the fee above should be calculated by the corresponding factors below based on meter size:

Water Meter Size:	5/8” or 3/4”	1”	1 ½”	2”	3”	4”
Fee Factor:	1.00	1.67	3.33	5.33	10.66	16.65

*The existing water fees shown are the fees charged by the City of Modesto.

**Applicants will be charged the same fee that Modesto was charging until the Water Master Plan is complete and a new fee is adopted.