

CITY OF VACAVILLE
DEVELOPMENT IMPACT FEE UPDATE
1992 EDITION

GENERAL CITY FACILITIES
PUBLIC FACILITIES IMPACT FEE

By

The City of Vacaville

With Technical Assistance From

Angus McDonald & Associates
MWM Architects, Inc.

SUMMARY OF RESPONSIBILITIES

General Facilities Development Impact Fee

Prepared By	Approved By
<p><i>City Offices — Sizing and Timing of Projects to Meet Demand</i></p> <hr/> <p>Angus N. McDonald, Angus McDonald & Associates</p> <p><i>City Offices — Project Cost Estimates</i></p> <hr/> <p>Paul J. Hom, Deputy Director of Public Works</p>	<hr/> <p>David Van Kirk, Assistant City Manager</p> <hr/> <p>Dale I. Pfeiffer, P.E., Director of Public Works</p>
<p><i>Corporation Yard — Sizing and Timing of Projects to Meet Demand</i></p> <hr/> <p>Rod Moresco, P.E., Deputy Director of Public Works</p> <p><i>Corporation Yard — Project Cost Estimates</i></p> <hr/> <p>Rod Moresco, P.E., Deputy Director of Public Works</p>	<hr/> <p>Dale I. Pfeiffer, P.E., Director of Public Works</p> <hr/> <p>Dale I. Pfeiffer, P.E., Director of Public Works</p>
<p>Assignment of Burden to Land Uses</p> <hr/> <p>Angus N. McDonald, Angus McDonald & Associates</p>	<hr/> <p>Dale I. Pfeiffer, P.E., Director of Public Works</p>
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General Facilities Development Impact Fee

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1 **Purpose Of The Fee**

2 The City of Vacaville adopted an updated *General Plan (R-1)** in 1990. The City also
3 adopted a *Planned Growth Ordinance* on September 24, 1991 and published its first *Growth*
4 *Audit (R-2)* in 1992. Finally, the City of Vacaville adopted Ordinance No. ___ which
5 consolidated all of Vacaville's previous Ordinances relating to Development Impact Fees
6 into a single Ordinance. The general purpose of all of Vacaville's Development Impact
7 Fees is to provide a means to finance the public improvements required to meet the
8 objectives of the *General Plan* and the *Planned Growth Ordinance*.

9 The category "*General Facilities*" includes all the support city facilities and other capital
10 investments that are necessary for the orderly growth and development of the City of
11 Vacaville, but that are not included in other impact fee categories. In general, these
12 facilities are grouped in two categories:

- 13 ● **City Offices.** This category includes all office space and the complement of capital
14 equipment required by new employees (and only new employees), whether this
15 office space is located at the City Office complex or elsewhere.
- 16 ● **Corporation Yard.** This is the location of the great majority of maintenance services
17 for all City departments. The majority of projects to expand the City of Vacaville's
18 capacity to perform maintenance is classified as *General Facilities*. (Certain facilities
19 that are used exclusively for maintenance of sewer and water facilities are included
20 in the Master Plans and Fee documents for these services.)

21 The specific purpose of the *General Facilities* Development Impact Fee is to assure
22 financing for the projects listed in the *General Facilities* Master Plans (R-5 and R-6), and
23 the updates to these Master Plans contained in the Project List accompanying the present
24 Report. Development Impact Fees, together with other sources of financing available to
25 the City of Vacaville, are necessary to finance public improvements to implement the
26 *General Plan*, the *Planned Growth Ordinance* and the *General Facilities* Master Plans.
27 Development Impact Fees will assure an equitable distribution of costs between the existing
28 City and new development in Vacaville.

29 The City of Vacaville intends to participate aggressively in State and Federal programs that
30 may become available to finance public improvements. The City is not prepared to depend

31 * Underscored numbers in parentheses refer to References listed at the end of this Development Impact
32 Fee Report.

1 on State and Federal grant funding to pay for public improvement projects that are
2 essential to the growth and development of Vacaville. Accordingly, State and Federal
3 programs will be used for opportunities that may occur to improve services and amenities
4 to the residents and employees in Vacaville. These potential revenue sources will not be
5 used as a substitute for revenues that are directly under the control of the Vacaville City
6 Council. New funding sources will be applied toward the revenues for the Impact Fee, if
7 such funds are specifically designated for projects on the Projects List.

8 The *General Facilities* Master Plans and the *General Facilities* Development Impact Fee
9 described in the present Report was originally intended to finance public improvements for
10 the period July 1, 1992 to January 1, 2010. It should be understood that the public
11 improvements required to implement the *General Facilities* Master Plan have been designed
12 to be implemented in a timely manner, over this entire planning period. The service
13 capacity or the cost over some arbitrarily-selected span of years during that planning period
14 may be higher or lower than the average amount of capacity added or cost incurred during
15 the entire planning period. It is frequently necessary to construct projects in their entirety
16 rather than be able to add very small increments of capacity each year directly in response
17 to demand. Thus, the "average cost" may vary significantly from year to year, over the
18 planning period.

19 The Development Impact Fees necessary to construct public improvements are subject to
20 revision because of several factors. These factors include the impossibility of forecasting
21 exactly the rate and location of development in Vacaville, variations in the cost of
22 construction of public improvements and variation in the standards that may be applicable
23 in the future to the design of individual public improvements.

24 The City of Vacaville intends to review its *General Facilities* Development Impact Fee
25 resolution annually at or near the start of the fiscal year. Any change in Development
26 Impact Fees would generally be effective on January 1 of the following year. The change
27 in Development Impact Fees will reflect changes in the *Engineering News Record San*
28 *Francisco Bay Area Construction Cost Index* and would also reflect any changes in design
29 standards or costs of projects that had occurred during the previous fiscal year. In addition,
30 the City intends to assure that the *General Plan* and the *General Facilities* Master Plans
31 remain responsive to City policy and changing development conditions in Vacaville. The
32 City intends to review both the *General Plan* and the comprehensive *General Facilities*
33 Master Plans on a five-year cycle. Policies in an amended *General Plan* will be
34 incorporated into all of the City's Facilities Master Plans and into each Impact Fee
35 Ordinance and Resolution. At the same time, a five-year forecast of growth and
36 development for an additional five years will be added to the planning period for each
37 Master Plan document.

1 Information about changes in the availability of State/Federal grants and loans or other
2 sources of revenue will be incorporated into the fee programs during the annual review.
3 In general, adjustments to the Fee calculation will be made at the annual review if changes
4 in other sources of revenue on a cumulative basis equal or exceed 10 percent of the cost
5 of the projects in the *General Facilities* Capital Improvements Program. Should the annual
6 cumulative outside sources of funds be less than 10 percent, the adjustment will be made
7 at the next update.

8 **Development Being Served**

9 As noted previously, the *General Facilities* Master Plans and the *General Facilities*
10 Development Impact Fee are designed to provide the required capacity during the period
11 July 1, 1992 to January 1, 2010. The City of Vacaville has prepared a development forecast
12 for this time period (R-4) that is being used for the 1992 update of all of the Development
13 Impact Fees in Vacaville.

14 All of Vacaville's Development Impact Fees are based on the concept that public services
15 are provided both to residents and employees in Vacaville. The capacity to provide public
16 services must be made available for both residents and employees. In general, non-
17 residential land uses are equated to residential land uses in terms of the burden that they
18 place on each class of public improvements (e.g., roads, water systems, sewer systems).
19 This equivalence may be expressed in terms of Equivalent Dwelling Units (EDUs) for those
20 services (e.g., sewer services, drainage) where land uses primarily determine the demand
21 for capacity. Demand may be driven by "Persons Served" for those classes of public
22 improvements (e.g., parks, police protection) where the person being served (whether
23 resident or employee) provides the best measure of demand for capacity.

24 The concepts of EDUs and Persons Served can be used interchangeably, in mathematical
25 terms, if assumptions about density, floor area ratio, number of employees per thousand
26 building square feet, and residents per occupied household) are used appropriately to make
27 the conversion from one set of units to another. The choice of the appropriate set of units
28 to express demand depends on the nature of the service being provided.

29 In every case (i.e., whether EDUs or Persons Served is used as the primary determinant
30 of demand for services), the Development Impact Fee that results from the calculations is
31 expressed as a fee per EDU.

1 In the case of *General Facilities*, Persons Served is used as the basic determinant of demand
2 for additional capacity. A forecast of Persons Served for *General Facilities* is shown in
3 Figure 1. This forecast is based on the City's development forecast cited previously.

4 Level Of Service And Timing Standard

5 Service Standard

6 The present Section of the Report describes Vacaville's existing Level Of Service (LOS)
7 for *General Facilities* and the LOS that will be achieved over the planning period. LOS is
8 expressed as building area per 1,000 Persons Served by City office space and space at the
9 Corporation Yard. The City of Vacaville's target for LOS for *General Facilities* is
10 summarized in Table 2. This exhibit conveys two separate measurements:

- 11 ● The LOS that has been achieved by 1992, the starting point for the time period that
12 is included in the present edition of the *General Facilities* Impact Fee Report.
- 13 ● The target for LOS that should be achieved throughout Vacaville by January 1,
14 2010.

15 It should be understood that the space utilization standard for the planning period shown
16 in Table 2, together with the estimate of increase in demand for services that was
17 summarized in Figure 1, was used directly to calculate the size and the timing for each
18 planned *General Facilities* project. Accordingly, there is a direct relationship both between
19 the forecast of future development and the target for LOS and the size and cost of each
20 *General Facilities* project that will be constructed.

21 Table 2 indicates two separate conditions regarding current and future use of space in City
22 buildings:

- 23 ● Use of administrative office space is declining, in that building area per 1,000
24 Persons Served is declining. The 2010 space utilization standard for administrative
25 space is lower than the 1992 actual space utilization.
- 26 ● Total covered space per 1,000 Persons Served is increasing at the Corporation Yard,
27 but the portion of the total added space between 1992 and 2010 that is funded from
28 Development Impact Fees is declining. Thus, a higher space utilization per 1,000

1 Persons Served is indicated for the future, but this increase is not being financed
2 from Development Impact Fees.

3 This point is discussed further in the Report Section "Sources of Financing."

4 The *General Facilities* Development Impact Fee is also used to pay for activities that permit
5 Vacaville to grow and develop in an orderly manner. Examples include periodic updates
6 of the *Vacaville General Plan* and the growth-related portion of investments that will permit
7 Vacaville to take advantage of modern and emerging technology. (An example of the latter
8 is a future Citywide storage and retrieval system that does not depend exclusively on tape
9 or copies of records.

10 Timing Standard

11 The timing (i.e., the year[s] of construction) of planned public improvements is often a key
12 consideration that affects the success of a program for expanding public services' capacity.
13 The City of Vacaville has set a target such that capacity is sought to be available to serve
14 demand, but not to anticipate demand. The City's targets are subject to the risks and
15 uncertainty that were noted above regarding rate and location of development, future costs,
16 costs of capital improvements projects, etc.

17 General city facilities will be constructed and available for use at the time that the demand
18 for these facilities has occurred in Vacaville. In some cases, it will be necessary to
19 anticipate demand to assure an orderly construction program and efficient occupancy of
20 space and facilities. For example, it is impractical to add office space "on demand." Office
21 space must be built in reasonable quantities to assure efficiency and economy.

22 Planned *General Facilities*

23 Table 3 lists the *General Facilities* projects that have been planned to provide the capacity
24 to serve the increased demand summarized in Figure 1 as well as to provide the
25 requirements for rehabilitation of facilities and remedies of existing deficiencies in
26 Vacaville. More detailed project descriptions, detailed cost estimates and information
27 about timing of construction relative to demand for capacity are included for each project
28 in the *Project List* Section of the present *General Facilities* Development Impact Fee
29 Report.

1 Table 3 and the supporting exhibits in the *Project List* Section is referred to subsequently
2 as the *General Facilities* Capital Improvements Program (CIP).

3 A 4 percent administrative charge is included in the calculation of the Fee. The
4 administrative charge will be used for City staff time to collect, monitor, and account for
5 the fee revenues, perform an annual review of the fee program, and prepare a major review
6 of the fee program, to be performed every five years.

7 Sources Of Financing

8 Table 3 shows one or more sources of financing for each of the planned projects in the
9 *General Facilities* CIP.

10 Selection of sources of financing was based on the principles described in the following
11 paragraphs:

12 **Existing Deficiencies.** Additional capacity to bring Vacaville up to the space utilization
13 standard that is programmed at the end of the planning period is financed from the
14 Vacaville General Fund or from source(s) of revenue other than Development Impact Fees.
15 In no case is an existing deficiency financed from sources of financing related directly to
16 growth and development.

17 The calculation of the allocation of responsibility to pay between existing Vacaville
18 residents and employees and future residents and employees was shown in Table 2. A basic
19 principle illustrated in Table 2 is that the cost of bringing existing development up to a new
20 target LOS for the existing City of Vacaville is paid for by non-development-related
21 revenues. The cost of providing capacity for new development is financed from a
22 development-related source of financing.

23 **Capacity To Serve New Development.** Local governmental fiscal realities in the 1990s have
24 caused the City of Vacaville to conclude that traditional sources of financing to pay for
25 public improvements to serve new development are no longer available. The time when
26 State and Federal grants were available to finance new capacity has passed away. The
27 current situation is one of increasing fiscal constraints on cities throughout California.
28 Development Fees and comparable charges are the only reliable sources of financing that
29 is within the control of the City of Vacaville to provide to the capacity to serve new
30 development.

- 1 ● **Development Impact Fees**, collected at or near the time of development, are used
2 wherever practical to finance the expansion and capacity that are necessary to meet
3 Vacaville's LOS targets and to accommodate the demand for new capacity as closely
4 as practical to the time when development will occur.

- 5 ● **Enhancements to Development Impact Fees**, such as borrowing (with interest)
6 between Development Impact Fee accounts or employing other comparable devices,
7 are used if traditional Development Impact Fees, considered alone, would not
8 produce sufficient cash in time to build each public improvement before Vacaville's
9 Timing Standard would be exceeded

10 Another possible enhancement to Development Impact Fees involves the use of a
11 "two-tier" Fee. The cost in the early years of a Development Impact Fee program
12 may exceed the average cost over the planning period, because of the necessity to
13 build public improvements as usable segments. (For example, a freeway interchange
14 must be constructed as a complete and usable improvement.) A two-tier Fee
15 provides a higher average Fee in early years. The amount above the long term
16 average is subject to a contingent reimbursement. Development projects that occur
17 later in the planning period may be available to repay those who necessarily financed
18 improvements in the early years of the planning period.

- 19 ● **Development-related Bond Financing** (e.g., conventional special assessment bonds
20 or Mello-Roos Community Facilities Districts), will be considered, if conventional
21 Development Impact Fees, or enhanced versions of these Development Impact Fees,
22 are simply incapable of providing sufficient cash flow to fund an improvement before
23 Vacaville's timing standard is exceeded. An example would be a sewer plant
24 expansion that cannot practically be staged in small increments and that must be
25 available early in the planning period, because the existing capacity is already being
26 used or is already spoken for.

27 **State and Federal Grants And Loans.** In spite of the caution mentioned earlier — that
28 exclusive dependence on State and Federal grants is no longer practical to pay for public
29 improvements in California — Vacaville intends to participate aggressively in existing State
30 and Federal programs and in State and Federal programs that may be approved by the
31 Legislature, the Congress or the voters in the future. Vacaville will use these existing and
32 future sources of revenues to fund projects that would be highly desirable but that are not,
33 strictly speaking, required to meet established LOS targets and accommodate planned
34 growth.

1 **Gifts, Bequests And Other Financing Sources.** In some cases, highly-desirable public
2 improvements are simply beyond the current financial capacity of the City of Vacaville.
3 Nonetheless, the City of Vacaville intends to pursue every reasonable opportunity to find
4 sources of financing for an enhanced capacity to provide public services.

5 One example of a source of financing that would be highly desirable but that cannot be
6 planned is the use of gifts or bequests from interested and committee citizens. In some
7 cases, desirable projects that would exceed Vacaville's LOS target are included in the CIP.
8 If gifts, bequests or other sources of financing can be found, these improvements will be
9 constructed.

10 **Relationship To Land Use**

11 Demand for *General Facilities* in Vacaville is generated by the land uses that are being
12 accommodated and by the residents, employees and visitors that are being served. As
13 discussed previously, in some cases, measures of land use (e.g., acres, building square feet,
14 number of dwelling units) are most conveniently used to express the relationship between
15 demand and required public facilities to meet this demand. In other cases, a measure of
16 the population being served (i.e., a combination of residents, employees and visitors to
17 Vacaville) presents a more convenient measure of demand. In the case of *General*
18 *Facilities*, the measure of demand is Persons Served. The relationship between land use
19 and demand for capacity for the *General Facilities* Fee is summarized in Table 4.

20 Table 4 gives a weighting of 0.5 to persons employed in Vacaville, compared to the
21 weighting of 1.0 given to residents to Vacaville. This weighting reflects a reasoned
22 judgment about the relative demands for general City services that are imposed by people
23 as residents and people as employees. The two groups — residents and employees — are
24 not mutually exclusive; a Vacaville resident who is also employed in Vacaville would count
25 in both groups.

26 **The Development Impact Fee**

27 The *General Facilities* Development Impact Fee is summarized in Table 5.

1 **The Two-Tier Concept**

2 The Development Impact Fee has two components:

- 3 ● **Portion Not Subject To Contingent Reimbursement:** This component of the Fee is
4 collected per Equivalent Dwelling Unit (EDU) and is charged for the entire
5 planning period.

- 6 ● **Portion Subject To Contingent Reimbursement:** The situation of having a portion
7 of the total Fee subject to contingent reimbursement is brought on by having a
8 significantly higher proportion of project costs to finance in the earlier years of the
9 fee program. This would result in cash flow problems that would make it impossible
10 for improvements to be funded in a timely manner if only a single uniform fee were
11 charged. The two-component fee has to be imposed on new development in the
12 earlier years of the fee program to insure funding for improvements in a timely
13 manner.

14 If development occurs according to the forecast, the additional charge will not be
15 imposed for the entire planning period. Those who develop in the early years and
16 pay the two-component fee will be reimbursed for the second component from fee
17 receipts from future development if, and when, that development occurs. The
18 reimbursement will include interest over the period it is outstanding. The
19 reimbursement is not guaranteed, as it is subject to several contingencies. Examples
20 of contingencies that could affect the timing or the amount of reimbursement
21 include:

- 22 ● The rate and location of future development in Vacaville;
- 23 ● Future standards for construction of future public improvements; and
- 24 ● Cost of future public improvements.

25 If adverse contingencies occur, then the future reimbursement may be reduced or
26 eliminated.

27 Full reimbursement for the second component of the fee is also contingent on the actual
28 cost of projects being equal to, or less than, the estimated cost.

1 **Method of Calculation**

2 The portion of the Fee not subject to contingent reimbursement is approximately equal to
3 the total cost of all improvements, divided by the total number of EDUs that have been
4 forecast to develop by January 1, 2010. This relationship is approximate, rather than exact,
5 because the balances in the fee accounts earn interest, and interest is earned by, and paid
6 on, the outstanding portion of the fee that is subject to contingent reimbursement.

7 The calculation of the portion of the Fee subject to contingent reimbursement is more
8 complex. This portion of the Fee is necessary because the portion not subject to
9 reimbursement fails to meet the cash flow demands of the Capital Improvements Program.
10 A heuristic algorithm is employed and successive modifications of three separate variables
11 are made. The first two variables are the level of the portion of the Fee subject to
12 contingent reimbursement and the years the contingent portion is collected. The third
13 variable is the years in which the portion subject to contingent reimbursement, plus accrued
14 interest, is repaid from the funds then available in the Development Impact Fee account.

15 A project phasing schedule is prepared, as determined by the development forecast and the
16 adopted service standard, showing the timing of the expenditures required for each
17 improvement. This schedule is shown in Table 7. The EDU forecast is then converted into
18 a forecast of the amount of fee not subject to contingent reimbursement and fee subject
19 to contingent reimbursement that will be collected in each year. The fee, and cost of
20 capital improvements are inflated, for purposes of analysis, at the same rate (6 percent per
21 year). However, the recommended fee is set at its level on January 1 to account for
22 inflation during the course of the current year, and the fact that the fee will be updated
23 only once each year.

24 The amount of both components of the fee, along with the years the portion subject to
25 contingent reimbursement is imposed and subsequently repaid, are successively manipulated
26 until:

- 27 ● All projects have been constructed at their then actual-year cost;
- 28 ● All yearly deficits in the Development Impact Fee account have been eliminated;
- 29 ● The portion subject to contingent reimbursement, along with accumulated interest
30 due, has been fully repaid;
- 31 ● Only a nominal surplus remains in the Development Impact Fee account.

1 Tables 6 and 7 show the detailed drawdown schedule for the Development Impact Fee.
2 The project phasing schedule was determined by the development forecast and the adopted
3 service standard. The analysis also identifies forecast fee revenues, interest earnings on
4 both components of the Fee and their respective balances, expenditures for improvements,
5 and repayments of the portions subject to contingent reimbursement, all on an annual basis.

6 Expenditure Of Impact Fees In Prior Years

7 As noted previously, the *General Facilities* Development Impact Fee described in the
8 present Report was designed to provide required public improvements over the time period
9 July 1, 1992 through January 1, 2010. A fee for general City facilities was collected prior
10 to that time, as part of the City's Public Facilities Development Impact Fee. Table 8 shows
11 the use that has been made of Fees collected from January 1, 1989 up to June 30, 1992, the
12 date just before the July 1, 1992 starting point for the time period included in the present
13 Report, for facilities comparable to those now funded from the *General Facilities*
14 Development Impact Fee.

1

Figure 1

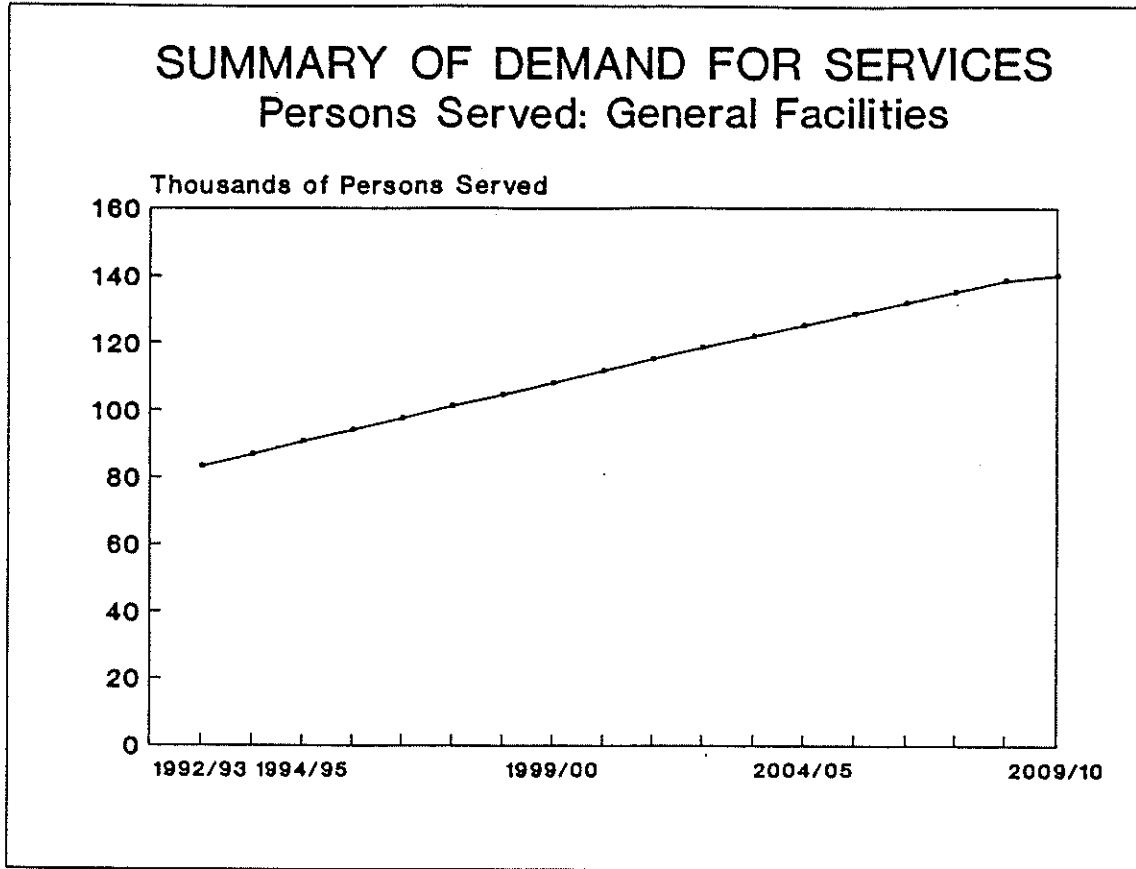


Table 2

CURRENT AND FUTURE SPACE UTILIZATION STANDARDS
General Facilities Development Impact Fee

	Year 1992	Added	Year 2010
Persons Served (Weighted)	79,705	60,666	140,371
<hr style="border-top: 1px dashed black;"/>			
CITY OFFICE SPACE			
Gross Building Area (Sq.Ft.)	35,756	21,932	57,688
Building Area Per 1,000 Persons Served	449	362	411
<hr style="border-top: 1px dashed black;"/>			
CORPORATION YARD (Covered Space)			
Building Area - Total	21,020	21,800	42,820
Total Building Area Per 1,000 Persons Served	264	359	305
<hr style="border-top: 1px dashed black;"/>			
..... Building Area Financed From Development Impact Fees			
Building Area Added		8,885	
Building Area Added Per 1,000 Persons Served		146	
<hr style="border-top: 1px dashed black;"/>			

Source: Compiled by Angus McDonald & Associates

Table 3

PROJECT LIST & SOURCES OF FINANCING
 General Facilities Development Impact Fee

FACILITY	1. TOTAL COST	2. General Facilities Impact Fee		4. Utility Funds		6. Other		9. Notes
		Percent	Amount	Percent	Amount	Percent	Amount	
City Offices								
Library Wing – Remodel	\$814,000	100%	\$814,000					(2)
Police Wing – Remodel								(2)
Phase I	\$31,000	100%	\$31,000					
Phase II	\$1,011,000	100%	\$1,011,000					
Office and Work Station Equipment	\$637,000	100%	\$637,000					(2)
Corporation Yard								
<i>New Construction:</i>								
Corporation Yard Expansion	\$758,000	100%	\$758,000					(2)
Garage Relocation and Expansion	\$1,195,000	25%	\$299,000			75%	\$896,000	(2) (3)
Community Services (Parks Division)								(2) (3)
Central Maintenance Facility	\$474,000	43%	\$205,000			57%	\$269,000	
Storage and Warehouse Facilities	\$300,000	43%	\$130,000			57%	\$170,000	(2) (3)
Building Maintenance Division								
Street Maintenance and Traffic Signal Division								
<i>Reuse of Existing Facilities:</i>								
Collection System and Water System	\$80,000			100%	\$80,000			(2)
Occupy Existing Central Garage								
Street Maintenance Office	\$207,000	43%	\$89,000			57%	\$118,000	(2) (3)
Occupies Existing Park Maintenance Area								
Purchasing Division	\$48,000	43%	\$21,000			57%	\$27,000	(2)
Expands Into Existing Space of Water System								
Maintenance and Building Maintenance Divisions								
Locker/Shower Facility Modifications	\$29,000	43%	\$13,000			57%	\$16,000	(2) (3)
Office Space for Public Works Maintenance Division	\$81,000	100%	\$81,000					(2)
<i>Maintenance & Operating Equipment</i>								
Street Maintenance	\$439,000	100%	\$439,000					(2)
Traffic Safety	\$354,500	100%	\$355,000					(2)
Building Maintenance	\$88,000	100%	\$88,000					(2)
Community Services (Parks Division)								
Satellite Maintenance Facility	\$821,000	100%	\$821,000					(2)
Miscellaneous								
Communications System Expansion	\$1,750,000	40%	\$700,000			60%	\$1,050,000	(2) (3)
General Plan Update	\$1,100,000	82%	\$900,000			18%	\$200,000	(2) (3)
Geographic Information Systems (GIS)	\$175,000	100%	\$175,000					(2)
City-wide Information and Retrieval System	\$250,000	43%	\$108,000			57%	\$142,000	(2) (3)
Program Environmental Impact Report (EIR)	\$100,000	100%	\$100,000					(2)
TOTAL	\$10,743,000	72%	\$7,775,000	1%	\$80,000	27%	\$2,888,000	

Notes:

- 1) Dollar amounts are in January 1, 1992 dollars.
 2) See Cost Detail sheet.

- 3) The expansion serves both new development and the existing service population. The cost is allocated in proportion to the population being served.

City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 4

RELATIONSHIP TO LAND USE
General Facilities Development Impact Fee

Land Use Category	Units	Persons Per Household	Employees Per Unit	Relative Weight Per Person Served	Weighted Persons Served	EDU Factor
Residential						
Single Family	Dwelling Unit	3.01		1.0	3.01	1.00
Multi Family	Dwelling Unit	2.03		1.0	2.03	0.67
Non-Residential						
Commercial	1,000 SqFt		1.82	0.5	0.91	0.30
Office	1,000 SqFt		3.33	0.5	1.67	0.55
Industrial	1,000 SqFt		1.54	0.5	0.77	0.26
Institutional						
Hospital/Congregate Care	1,000 SqFt		2.00	0.5	1.00	0.33
Church	Acre		6.53	0.5	3.27	1.09

Source: Angus McDonald & Associates.

City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

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Table 5

SUMMARY OF DEVELOPMENT IMPACT FEE
General Facilities Development Impact Fee

Land Use Categories	Unit	EDU	Portion Not Subject To Contingent Reimbursement	Portion Subject To Contingent Reimbursement	Total	Per Building Square Foot Non Residential Land Uses		Total
						Charge Per Unit		
Per EDU:								
			\$438	\$200	\$638			
Land Use Categories	Unit	EDU	Portion Not Subject To Contingent Reimbursement	Portion Subject To Contingent Reimbursement	Total	Portion Not Subject To Contingent Reimbursement	Portion Subject To Contingent Reimbursement	Total
RESIDENTIAL								
Single Family	Dwelling Unit	1.00	\$438	\$200	\$638			
Multi-Family	Dwelling Unit	0.62	\$271	\$124	\$395			
NON-RESIDENTIAL								
Commercial	1,000 Sq Ft	0.54	\$236	\$108	\$344	\$0.24	\$0.11	\$0.34
Office	1,000 Sq Ft	0.41	\$180	\$82	\$262	\$0.18	\$0.08	\$0.26
Industrial	1,000 Sq Ft	0.30	\$131	\$60	\$191	\$0.13	\$0.06	\$0.19
INSTITUTIONAL								
Hospital	1,000 Sq Ft	0.30	\$132	\$60	\$192	\$0.13	\$0.06	\$0.19
Church	Acre	1.74	\$760	\$347	\$1,107	\$0.06	\$0.03	\$0.08

Note: Figures are expressed in January 1, 1993 dollars.

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 6
PROJECT PHASING
General Facilities Development Impact Fee

General City Facilities New Facilities	Cost Estimate	Construction Year	1 1992/93	2 1993/94	3 1994/95	4 1995/96	5 1996/97	6 1997/98
City Offices								
Library Wing - Remodel	\$814,000	1993	\$0	\$814,000	\$0	\$0	\$0	\$0
Police Wing - Remodel								
Phase I	\$31,000	1995	\$0	\$0	\$0	\$31,000	\$0	\$0
Phase II	\$1,011,000	2000	\$0	\$0	\$0	\$0	\$0	\$0
Office & Work Station Equipment	\$637,000	Annual	\$34,575	\$34,575	\$34,575	\$34,575	\$34,575	\$34,575
CORPORATION YARD								
NEW CONSTRUCTION:								
Corporation Yard Expansion	\$758,000	1999	\$0	\$0	\$0	\$0	\$0	\$0
Garage Relocation and Expansion	\$299,000	1994	\$0	\$0	\$299,000	\$0	\$0	\$0
Community Services (Parks)								
Central Maintenance Facility	\$205,000	1997	\$0	\$0	\$0	\$0	\$0	\$205,000
Storage and Warehouse Facilities	\$130,000	2000	\$0	\$0	\$0	\$0	\$0	\$0
Building Maintenance Division								
Street Maint. & Traffic Signal Div.								
REUSE OF EXISTING FACILITIES								
Collection System and Water System	\$0	1994	\$0	\$0	\$0	\$0	\$0	\$0
Occupy Existing Central Garage								
Street Maintenance Office	\$89,000	1997	\$0	\$0	\$0	\$0	\$0	\$89,000
Occupies Existing Park Maint. Area								
Purchasing Division - Expands Into	\$21,000	1999	\$0	\$0	\$0	\$0	\$0	\$0
Existing Space of Water System								
Maint. and Building Maint. Div.								
Locker/Shower Facility Modifications	\$13,000	1999	\$0	\$0	\$0	\$0	\$0	\$0
Office Space For Public Works	\$81,000	2000	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Division								
Community Services (Parks Division)								
Park & Recreation - Satellite	\$821,000	2004	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance & Operating Equipment								
Street Maintenance	\$439,000	Annual	\$31,688	\$31,688	\$31,688	\$31,688	\$31,688	\$31,688
Traffic Safety	\$355,000	Annual	\$33,625	\$33,625	\$33,625	\$33,625	\$33,625	\$33,625
Building Maintenance	\$88,000	Annual	\$6,625	\$6,625	\$6,625	\$6,625	\$6,625	\$6,625
Miscellaneous								
Communications System Expansion	\$700,000	1992	\$700,000	\$0	\$0	\$0	\$0	\$0
General Plan Update	\$900,000	Every 5 Years	\$0	\$0	\$300,000	\$0	\$0	\$0
Geographic Information System (GIS)	\$175,000	1997	\$0	\$0	\$0	\$0	\$0	\$175,000
City Wide Info. & Retrieval System	\$108,000	1999	\$0	\$0	\$0	\$0	\$0	\$0
Program EIR	\$100,000	1993	\$0	\$100,000	\$0	\$0	\$0	\$0
Totals	\$7,775,000		\$806,513	\$1,020,513	\$705,513	\$137,513	\$106,513	\$575,513
Cumulative			\$806,513	\$1,827,025	\$2,532,538	\$2,670,050	\$2,776,563	\$3,352,075

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 6

PROJECT PHASING
General Facilities Development Impact Fee
(cont'd)

General City Facilities New Facilities	7 1998/99	8 1999/00	9 2000/01	10 2001/02	11 2002/03	12 2003/04	13 2004/05	14 2005/06
City Offices								
Library Wing - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police Wing - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase I	\$0	\$0	\$1,011,000	\$0	\$0	\$0	\$0	\$0
Phase II	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office & Work Station Equipment	\$34,575	\$34,575	\$36,040	\$36,040	\$36,040	\$36,040	\$36,040	\$36,040
CORPORATION YARD								
NEW CONSTRUCTION:								
Corporation Yard Expansion	\$0	\$758,000	\$0	\$0	\$0	\$0	\$0	\$0
Garage Relocation and Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Services (Parks)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central Maintenance Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storage and Warehouse Facilities	\$0	\$0	\$130,000	\$0	\$0	\$0	\$0	\$0
Building Maintenance Division	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Street Maint. & Traffic Signal Div.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REUSE OF EXISTING FACILITIES								
Collection System and Water System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Occupy Existing Central Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Street Maintenance Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Occupies Existing Park Maint. Area	\$0	\$21,000	\$0	\$0	\$0	\$0	\$0	\$0
Purchasing Division - Expands Into	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Space of Water System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maint. and Building Maint. Div.	\$0	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0
Locker/Shower Facility Modifications	\$0	\$0	\$81,000	\$0	\$0	\$0	\$0	\$0
Office Space For Public Works	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Division	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Services (Parks Division)								
Park & Recreation - Satellite	\$0	\$0	\$0	\$0	\$0	\$0	\$821,000	\$0
Maintenance & Operating Equipment								
Street Maintenance	\$31,688	\$31,688	\$18,550	\$18,550	\$18,550	\$18,550	\$18,550	\$18,550
Traffic Safety	\$33,625	\$33,625	\$8,600	\$8,600	\$8,600	\$8,600	\$8,600	\$8,600
Building Maintenance	\$6,625	\$6,625	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Miscellaneous								
Communications System Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Plan Update	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000	\$0
Geographic Information System (GIS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Wide Info. & Retrieval System	\$0	\$108,000	\$0	\$0	\$0	\$0	\$0	\$0
Program EIR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$106,513	\$1,206,513	\$1,288,690	\$66,690	\$66,690	\$66,690	\$1,087,690	\$66,690
Cumulative	\$3,458,588	\$4,665,100	\$5,953,790	\$6,020,480	\$6,087,170	\$6,153,860	\$7,241,550	\$7,308,240

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 6

PROJECT PHASING
General Facilities Development Impact Fee
(cont'd)

General City Facilities New Facilities	15 2006/07	16 2007/08	17 2008/09	18 2009/10	Annual Totals
City Offices					
Library Wing - Remodel	\$0	\$0	\$0	\$0	\$814,000
Police Wing - Remodel	\$0	\$0	\$0	\$0	\$31,000
Phase I	\$0	\$0	\$0	\$0	\$1,011,000
Phase II	\$0	\$0	\$0	\$0	\$637,000
Office & Work Station Equipment	\$36,040	\$36,040	\$36,040	\$36,040	\$637,000
CORPORATION YARD					
NEW CONSTRUCTION:					
Corporation Yard Expansion	\$0	\$0	\$0	\$0	\$758,000
Garage Relocation and Expansion	\$0	\$0	\$0	\$0	\$299,000
Community Services (Parks)	\$0	\$0	\$0	\$0	\$205,000
Central Maintenance Facility	\$0	\$0	\$0	\$0	\$130,000
Storage and Warehouse Facilities	\$0	\$0	\$0	\$0	\$130,000
Building Maintenance Division	\$0	\$0	\$0	\$0	\$130,000
Street Maint. & Traffic Signal Div.	\$0	\$0	\$0	\$0	\$130,000
REUSE OF EXISTING FACILITIES					
Collection System and Water System	\$0	\$0	\$0	\$0	\$0
Occupy Existing Central Garage	\$0	\$0	\$0	\$0	\$89,000
Street Maintenance Office	\$0	\$0	\$0	\$0	\$89,000
Occupies Existing Park Maint. Area	\$0	\$0	\$0	\$0	\$21,000
Purchasing Division - Expands Into	\$0	\$0	\$0	\$0	\$21,000
Existing Space of Water System	\$0	\$0	\$0	\$0	\$13,000
Maint. and Building Maint. Div.	\$0	\$0	\$0	\$0	\$13,000
Locker/Shower Facility Modifications	\$0	\$0	\$0	\$0	\$81,000
Office Space For Public Works	\$0	\$0	\$0	\$0	\$81,000
Maintenance Division	\$0	\$0	\$0	\$0	\$81,000
Community Services (Parks Division)					
Park & Recreation - Satellite	\$0	\$0	\$0	\$0	\$821,000
Maintenance & Operating Equipment					
Street Maintenance	\$18,550	\$18,550	\$18,550	\$18,550	\$439,000
Traffic Safety	\$8,600	\$8,600	\$8,600	\$8,600	\$355,000
Building Maintenance	\$3,500	\$3,500	\$3,500	\$3,500	\$88,000
Miscellaneous					
Communications System Expansion	\$0	\$0	\$0	\$0	\$700,000
General Plan Update	\$0	\$0	\$0	\$200,000	\$900,000
Geographic Information System (GIS)	\$0	\$0	\$0	\$0	\$175,000
City Wide Info. & Retrieval System	\$0	\$0	\$0	\$0	\$108,000
Program EIR	\$0	\$0	\$0	\$0	\$100,000
Totals	\$66,690	\$66,690	\$66,690	\$266,690	\$7,775,000
Cumulative	\$7,374,930	\$7,441,620	\$7,508,310	\$7,775,000	\$7,775,000

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 7

CASH FLOW ANALYSIS
General Facilities Development Impact Fee

	Total	1992/93	1993/94	1994/95	1995/96
BUILDOUT SUMMARY					
Financing Equivalent Dwelling Units					
For The Time Period	19,663	1,166	1,184	1,184	1,135
Annual Average		1,166	1,184	1,184	1,135
Cumulative		1,166	2,350	3,534	4,668
DEVELOPMENT FEE SCHEDULE					
Fee Per Equivalent Dwelling Unit (January 1, 1992 Dollars)		\$427	\$427	\$427	\$427
Portion of Fee Not Subject To Contingent Reimbursement		\$195	\$195	\$195	\$195
Portion of Fee Subject To Contingent Reimbursement					
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)		\$438	\$460	\$484	\$509
Portion of Fee Not Subject To Contingent Reimbursement		\$200	\$210	\$221	\$232
Portion of Fee Subject To Contingent Reimbursement					
ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
	Total	1992/93	1993/94	1994/95	1995/96
Funds Not Subject to Contingent Reimbursement from Prior Periods	\$0				
Funds Subject to Contingent Reimbursement from Prior Periods	\$0				
Beginning Fund Balance		\$0	\$498,479	\$14,117	\$303,846
Revenues:					
Portion Not Subject To Contingent Reimbursement	\$13,339,202	\$510,366	\$545,011	\$572,955	\$577,241
Portion Subject To Contingent Reimbursement	\$2,542,424	\$233,071	\$248,893	\$261,654	\$263,611
Total Revenues	\$15,881,626	\$743,437	\$793,904	\$834,608	\$840,853
Expenditures for Public Improvements	\$12,236,446	\$259,763	\$1,293,789	\$554,332	\$365,069
Reimbursement of Fee and Interest	\$4,461,295	\$0	\$0	\$0	\$0
Net Revenues (Expenditures)	(\$816,115)	\$483,674	(\$499,885)	\$280,277	\$475,784
Interest Earnings on Fund Balance	\$856,713	\$14,805	\$15,523	\$9,452	\$33,352
Fund Balance - End of Period	\$40,597	\$498,479	\$14,117	\$303,846	\$812,982
CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
	Total	1992/93	1993/94	1994/95	1995/96
Funds Subject to Contingent Reimbursement From Prior Periods	\$0				
Reimbursement Due - Start of Period		\$0	\$240,205	\$511,570	\$812,866
Collections - Portion Subject to Contingent Reimbursement	\$2,542,424	\$233,071	\$248,893	\$261,654	\$263,611
Reimbursements - This Period	\$4,461,295	\$0	\$0	\$0	\$0
Net Collections (Reimbursements)	(\$1,918,871)	\$233,071	\$248,893	\$261,654	\$263,611
Interest Accrued - This Period	\$1,918,871	\$7,134	\$22,472	\$39,643	\$58,334
Reimbursement Account Balance Due - End of Period	\$0	\$240,205	\$511,570	\$812,866	\$1,134,811
Rangename: BWORK-AREA					
City of Vacaville - General Facilities Fee					
				Levy Portion Subject To Contingent Reimbursement Yes/No	
Average Cost Per EDU Through End of Program	\$421				
Maximum Cumulative Average Cost Per EDU During Program	\$619				
Total Fee (January 1, 1992 Dollars)	\$622	1992/93	1993/94	1994/95	1995/96
Portion of Fee - Not Subject To Contingent Reimbursement	\$427				
Portion of Fee - Subject To Contingent Reimbursement	\$195	YES	YES	YES	YES
Minimum Fund Balance	\$14,117				
Final Balance Not Subject To Contingent Reimbursement	\$40,597				
Final Reimbursement Account Balance	\$0				
Fund Balance - End of Period	\$40,597	\$498,479	\$14,117	\$303,846	\$812,982
Total Reimbursement In Period	\$4,461,295	\$0	\$0	\$0	\$0

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 7

CASH FLOW ANALYSIS
General Facilities Development Impact Fee
(cont'd)

BUILDOUT SUMMARY	1996/97	1997/98	1998/99	1999/00	2000/01
Financing Equivalent Dwelling Units					
For The Time Period	1,135	1,135	1,135	1,135	1,135
Annual Average	1,135	1,135	1,135	1,135	1,135
Cumulative	5,803	6,938	8,072	9,207	10,342
DEVELOPMENT FEE SCHEDULE					
Fee Per Equivalent Dwelling Unit (January 1, 1992 Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement	\$427	\$427	\$427	\$427	\$427
Portion of Fee Subject To Contingent Reimbursement	\$195	\$195	\$195	\$195	\$195
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement	\$535	\$562	\$591	\$621	\$653
Portion of Fee Subject To Contingent Reimbursement	\$244	\$257	\$270	\$284	\$298
ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
Funds Not Subject to Contingent Reimbursement from Prior Periods					
Funds Subject to Contingent Reimbursement from Prior Periods					
Beginning Fund Balance	\$812,982	\$1,430,176	\$1,462,546	\$2,199,673	\$1,466,208
Revenues:					
Portion Not Subject To Contingent Reimbursement	\$606,837	\$637,950	\$670,659	\$705,044	\$741,192
Portion Subject To Contingent Reimbursement	\$277,127	\$291,336	\$306,273	\$321,976	\$338,484
Total Revenues	\$883,964	\$929,286	\$976,931	\$1,027,020	\$1,079,676
Expenditures for Public Improvements	\$333,879	\$983,688	\$349,450	\$1,870,681	\$2,095,162
Reimbursement of Fee and Interest	\$0	\$0	\$0	\$0	\$0
Net Revenues (Expenditures)	\$550,085	(\$54,402)	\$627,482	(\$843,662)	(\$1,015,486)
Interest Earnings on Fund Balance	\$67,110	\$86,772	\$109,645	\$110,196	\$59,582
Fund Balance - End of Period	\$1,430,176	\$1,462,546	\$2,199,673	\$1,466,208	\$510,304
CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
Funds Subject To Contingent Reimbursement From Prior Periods					
Reimbursement Due - Start of Period	\$1,134,811	\$1,490,594	\$1,883,020	\$2,315,107	\$2,790,096
Collections - Portion Subject to Contingent Reimbursement	\$277,127	\$291,336	\$306,273	\$321,976	\$338,484
Reimbursements - This Period	\$0	\$0	\$0	\$0	\$0
Net Collections (Reimbursements)	\$277,127	\$291,336	\$306,273	\$321,976	\$338,484
Interest Accrued - This Period	\$78,655	\$101,091	\$125,814	\$153,014	\$182,891
Reimbursement Account Balance Due - End of Period	\$1,490,594	\$1,883,020	\$2,315,107	\$2,790,096	\$3,311,471
Rangename: @WORK-AREA					
City of Vacaville - General Facilities Fee					
Levy Portion Subject To					
Contingent Reimbursement Yes/No					
Average Cost Per EDU Through End of Program					
Maximum Cumulative Average Cost Per EDU During Program					
Total Fee (January 1, 1992 Dollars)	1996/97	1997/98	1998/99	1999/00	2000/01
Portion of Fee - Not Subject To Contingent Reimbursement					
Portion of Fee - Subject To Contingent Reimbursement	YES	YES	YES	YES	YES
Minimum Fund Balance					
Final Balance Not Subject To Contingent Reimbursement					
Final Reimbursement Account Balance					
Fund Balance - End of Period	\$1,430,176	\$1,462,546	\$2,199,673	\$1,466,208	\$510,304
Total Reimbursement In Period	\$0	\$0	\$0	\$0	\$0

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 7

CASH FLOW ANALYSIS
General Facilities Development Impact Fee
(cont'd)

BUILDOUT SUMMARY	2001/02	2002/03	2003/04	2004/05	2005/06
Financing Equivalent Dwelling Units For The Time Period					
Annual Average	1,135	1,135	1,085	1,085	1,085
Cumulative	11,477	12,611	13,696	14,781	15,866
DEVELOPMENT FEE SCHEDULE					
Fee Per Equivalent Dwelling Unit (January 1, 1992 Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement	\$427	\$427	\$427	\$427	\$427
Portion of Fee Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement	\$687	\$722	\$759	\$798	\$839
Portion of Fee Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
Funds Not Subject to Contingent Reimbursement from Prior Periods					
Funds Subject to Contingent Reimbursement from Prior Periods					
Beginning Fund Balance	\$510,304	\$925,853	\$1,402,232	\$1,906,003	\$433,042
Revenues:					
Portion Not Subject To Contingent Reimbursement	\$779,194	\$819,144	\$823,298	\$865,509	\$909,885
Portion Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$779,194	\$819,144	\$823,298	\$865,509	\$909,885
Expenditures for Public Improvements	\$156,606	\$162,464	\$168,623	\$2,159,083	\$181,904
Reimbursement of Fee and Interest	\$250,000	\$250,000	\$250,000	\$250,000	\$750,000
Net Revenues (Expenditures)	\$372,588	\$406,680	\$404,674	(\$1,543,574)	(\$22,020)
Interest Earnings on Fund Balance	\$42,960	\$69,700	\$99,096	\$70,613	\$26,104
Fund Balance - End of Period	\$925,853	\$1,402,232	\$1,906,003	\$433,042	\$437,127
CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
Funds Subject To Contingent Reimbursement From Prior Periods					
Reimbursement Due - Start of Period	\$3,311,471	\$3,258,588	\$3,202,436	\$3,142,811	\$3,079,500
Collections - Portion Subject to Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
Reimbursements - This Period	\$250,000	\$250,000	\$250,000	\$250,000	\$750,000
Net Collections (Reimbursements)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$750,000)
Interest Accrued - This Period	\$197,118	\$193,848	\$190,375	\$186,688	\$167,469
Reimbursement Account Balance Due - End of Period	\$3,258,588	\$3,202,436	\$3,142,811	\$3,079,500	\$2,496,968
Range name: #WORK-AREA City of Vacaville - General Facilities Fee					
Levy Portion Subject To Contingent Reimbursement Yes/No					
Average Cost Per EDU Through End of Program					
Maximum Cumulative Average Cost Per EDU During Program					
Total Fee (January 1, 1992 Dollars)					
Portion of Fee - Not Subject To Contingent Reimbursement	2001/02	2002/03	2003/04	2004/05	2005/06
Portion of Fee - Subject To Contingent Reimbursement	NO	NO	NO	NO	NO
Minimum Fund Balance					
Final Balance Not Subject To Contingent Reimbursement					
Final Reimbursement Account Balance					
Fund Balance - End of Period	\$925,853	\$1,402,232	\$1,906,003	\$433,042	\$437,127
Total Reimbursement In Period	\$250,000	\$250,000	\$250,000	\$250,000	\$750,000

Source: Angus McDonald & Associates.

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City of Vacaville Development Impact Fee Update — 1992
July 25, 1992

Table 7

CASH FLOW ANALYSIS
General Facilities Development Impact Fee
(cont'd)

BUILDOUT SUMMARY		2006/07	2007/08	2008/09	2009/10
Financing Equivalent Dwelling Units					
For The Time Period		1,085	1,085	1,085	542
Annual Average		1,085	1,085	1,085	542
Cumulative		18,951	18,035	19,120	19,663

DEVELOPMENT FEE SCHEDULE					
Fee Per Equivalent Dwelling Unit (January 1, 1992 Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement		\$427	\$427	\$427	\$427
Portion of Fee Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement		\$882	\$927	\$974	\$1,024
Portion of Fee Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0

ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
		2006/07	2007/08	2008/09	2009/10
Funds Not Subject to Contingent Reimbursement from Prior Periods					
Funds Subject to Contingent Reimbursement from Prior Periods					
Beginning Fund Balance		\$437,127	\$224,515	\$41,548	\$189,794
Revenues:					
Portion Not Subject To Contingent Reimbursement		\$956,535	\$1,005,578	\$1,057,135	\$555,668
Portion Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0
Total Revenue		\$956,535	\$1,005,578	\$1,057,135	\$555,668
Expenditures for Public Improvements		\$189,060	\$196,582	\$204,400	\$711,821
Reimbursement of Fee and Interest		\$1,000,000	\$1,000,000	\$711,295	\$0
Net Revenues (Expenditures)		(\$232,524)	(\$191,004)	\$141,350	(\$156,154)
Interest Earnings on Fund Balance		\$19,913	\$8,037	\$6,896	\$6,957
Fund Balance - End of Period		\$224,515	\$41,548	\$189,794	\$40,597

CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
		2006/07	2007/08	2008/09	2009/10
Funds Subject to Contingent Reimbursement From Prior Periods					
Reimbursement Due - Start of Period		\$2,496,968	\$1,620,763	\$690,376	\$0
Collections - Portion Subject to Contingent Reimbursement		\$0	\$0	\$0	\$0
Reimbursements - This Period		\$1,000,000	\$1,000,000	\$711,295	\$0
Net Collections (Reimbursements)		(\$1,000,000)	(\$1,000,000)	(\$711,295)	(\$0)
Interest Accrued - This Period		\$123,795	\$69,613	\$20,918	\$0
Reimbursement Account Balance Due - End of Period		\$1,620,763	\$690,376	\$0	\$0

Rangename: PHORK-AREA					
City of Vacaville - General Facilities Fee					
				Levy Portion Subject To	
Average Cost Per EDU Through End of Program				Contingent Reimbursement Yes/No	
Maximum Cumulative Average Cost Per EDU During Program					
Total Fee (January 1, 1992 Dollars)					
Portion of Fee - Not Subject To Contingent Reimbursement		2006/07	2007/08	2008/09	2009/10
Portion of Fee - Subject To Contingent Reimbursement		NO	NO	NO	NO

Minimum Fund Balance					
Final Balance Not Subject To Contingent Reimbursement					
Final Reimbursement Account Balance					
Fund Balance - End of Period		\$224,515	\$41,548	\$189,794	\$40,597
Total Reimbursement In Period		\$1,000,000	\$1,000,000	\$711,295	\$0

Source: Angus McDonald & Associates.

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Table 8

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USE OF DEVELOPMENT IMPACT FEES IN PRIOR YEARS

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***General Facilities* Development Impact Fee**

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{This Exhibit will be available from the City of Vacaville
Finance Department in September 1992 or soon thereafter.}

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