

The Economics of Land Use



Report Fee Update and Nexus Study

City of Marina Development Impact Fee Update for General Government, Public Safety, and Parks

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1. Introduction and Results

Introduction

This Fee Update and Nexus Study (Nexus Study) provides the City of Marina with the necessary technical documentation to support adoption of updated development impact fees, including General Government (formerly Public Buildings), Public Safety, and Parks Fee programs. Economic & Planning Systems, Inc. (EPS) prepared the Nexus Study based on capital improvement planning and city growth forecasting data provided by the City of Marina. EPS conducted the analysis and reporting under a subcontract with Kimley-Horn. General Government, Public Safety, and Parks Fee Programs may be approved by the City Council and would be effective 60 days following the City's adoption of the fees.

A Development Impact Fee (DIF) is a one-time charge levied on new real estate development. DIFs are collected and used by local jurisdictions (e.g., a City or County) to fund infrastructure and capital investments needed to serve new residential and commercial growth. Consistent with the Mitigation Fee Act (AB 1600/ Government Code Section 66000 et seq.) and related legislation, this Nexus Study provides a legal basis for three DIFs charged by the City of Marina. DIF program elements that may be established by a City Ordinance and implemented by Resolution.

The Nexus Study determines the relationship between city growth and capital improvements and provides associated fee calculations that identify the maximum fee levels the City may charge. As with current fees in Marina, updated fees would be collected on a citywide basis given the broad scope of capital improvements included in this study. While the City may elect to charge lower fees for specific land uses, areas of the city, or across the board, such reductions must be offset by alternative funding that supports the improvement program.

The fee program described in this Nexus Study is based on capital investments identified by the City that serve to maintain or increase citywide service levels. The fee program focuses on a roughly 20-year time frame and, as such, relies on forecasts for growth, development, and associated capital facilities needs over that period. To inform fee levels, the City identified specific capital facility project investments. Importantly, these capital projects may be altered or replaced over time with other qualifying projects as the City administers the fee program.

This Nexus Study and the technical information it contains should be maintained and reviewed periodically by the City to ensure ongoing relevancy and accuracy, and to enable the adequate programming of funding sources. To the extent that improvement requirements, costs, population, employment, visitors or development potential changes over time, the fee program will be updated.

Legal Context

The Mitigation Fee Act allows the City to adopt citywide public facilities impact fees consistent with supporting technical analysis and findings provided in this Nexus Report. In addition, the “Mitigation Fees for New Development” section of the City’s Municipal Code allows the City Council to use the Resolution approach to set updated fees, and to periodically adjust the fees as may be necessary over time, without amending the enabling local ordinance.

Impact fee revenues are used to cover the cost of capital investments, including buildings, infrastructure improvements, and equipment required to serve new development and growth. DIFs must be based on a reasonable nexus, or connection, between new development and the need for capital investments and improvements. Impact fee revenue cannot be used to cover the operation and maintenance costs of these or any other facilities. In addition, impact fee revenue cannot be collected or used to cover the cost of preexisting infrastructure needs or deficiencies.

In establishing, increasing, or imposing a fee as a condition for the approval of a development project, Government Code 66001(a) and 66001(b) require a local agency to:

1. Identify the purpose of the fee;
2. Identify how the fee is to be used;
3. Determine how a reasonable relationship exists between the fee use and type of development project for which the fee is being used;
4. Determine how the need for the public facility relates to the type of development project for which the fee is imposed; and
5. Show the relationship between the fee and the cost of the public investments.

Furthermore, in September 2021, the State of California adopted Assembly Bill (AB) 602, which includes several new requirements related to the development and implementation of impact fee programs. The key provisions related to the calculations documented in this Nexus Report are summarized below.

- **Capital Improvement Plan:** AB 602 requires that jurisdictions adopt a capital improvement plan as part of the nexus study process. This adoption can occur at the same time as fee adoption. Accordingly, this Nexus Study relies on a Marina DIF Capital Improvement Plan (Marina DIF CIP) to be approved by the City Council in conjunction with the DIF Program.¹ The Marina DIF CIP presented in this Nexus

¹ The Marina DIF CIP is different from and does not replace the City's 5-year CIP budget and 10-year CIP. These separate CIP documents serve a shorter period and generally rely on more specific project parameters than the DIF CIP. However, the DIF program may provide funding to support some projects included in the 5-year and 10-year CIPs.

Study includes the capital improvements identified by the City for General Government, Public Safety, and Parks (**Table 7**).

- **Explanation of Level of Service and Fee Increase:** AB 602 requires that when applicable, the nexus study identifies the existing level of service for each public facility, identifies the proposed new level of service, and includes an explanation of why the new level of service is appropriate. This Nexus Study relies on a CIP prepared by City staff, based on City capital facilities and improvement goals for general government, public safety, and parks. **Appendix A-3**, identifies current and future level of service implied by the Marina DIF CIP. In general, service levels are expected to improve, with service quality increases still anticipated in cases where standard per capita service level metrics indicate a modest decrease. The Marina DIF CIP reflects the City's goals for citywide public services provision in the areas of general government, public safety, and parks by 2045.
- **Capital Facilities List:** The City developed a detailed list of capital facilities and equipment acquisitions planned over the next twenty years. The list includes City administrative (general government) facilities and equipment, emergency services facilities and equipment, and recreational facilities and equipment. These capital investments will serve both existing and new development. The DIF allocates a portion of the facilities and equipment costs to new development using "service population" to quantify the nexus between growth and public investments. This nexus framework is consistent with the "System Plan Method" nexus study methodology.²
- **Per Square Foot Residential Fees:** AB 602 notes that for fees adopted after July 1, 2022, the nexus study must "either calculate a fee levied or imposed on a housing development proportionately to the square footage of the proposed units, or make specific findings explaining why square footage is not an appropriate metric to calculate the fees." AB 602 also notes that "This bill would require that a local agency that calculates fees proportionately to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development." This analysis relies on assumptions about the unit size for residential units developed following market research and City data. Average home sizes determine the maximum per square foot fee for each residential development type.

This Nexus Study adheres to State of California statutory requirements for DIFs, as documented in subsequent chapters. **Chapter 4** summarizes the specific findings that explain or demonstrate the nexus logic employed. If the DIF is adopted, this Nexus Study and the technical information it contains should be maintained and reviewed periodically by the City to ensure its accuracy and to enable adequate programming of funding

² Impact Fee Nexus Study Templates Nexus Study and Residential Feasibility Calculation Templates in fulfillment of AB 602, December 2023, Prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley.

sources. To the extent that capital improvement requirements, costs, and/or development projections change over time, the DIF levels estimated here will need to be updated. AB 602 requires the DIF to be updated at least every eight years.

Summary of Maximum Allowable Fees

Table 1 summarizes the City's maximum allowable fee schedule for the capital facility and equipment needs as evaluated in this Fee Update. The three fee categories updated in this analysis are:

- **General Government** – This fee, formerly "Public Buildings," includes the capital facilities fees for administrative and airport buildings, City vehicles, and equipment.
- **Public Safety** – This fee includes the capital facilities fees for the Police and Fire Departments of the City.
- **Parks** – This fee includes capital facilities fees for the Recreation & Culture Department of the City.

Table 1 presents per-square-foot fees for residential and commercial structures. The Nexus Study also establishes per-unit maximum and minimum residential fees levels, not shown here.

Table 1 Summary of Maximum Allowable Fee Calculations

Land Use	General Government	Public Safety	Parks	Total
Residential (per sq.ft.)				
Single Family	\$0.80	\$1.95	\$4.66	\$7.41
Multifamily	\$1.55	\$3.75	\$8.97	\$14.27
Senior Homes	\$1.31	\$3.17	\$7.58	\$12.05
Assisted Living	\$0.65	\$1.58	\$3.79	\$6.03
Nonresidential				
Office (per sq. ft.)	\$0.96	\$2.32	-	\$3.27
Retail (per sq. ft.)	\$0.57	\$1.39	-	\$1.96
Industrial (per sq. ft.)	\$0.19	\$0.46	-	\$0.65
Hotel (per sq.ft.)	\$0.26	\$0.63	-	\$0.89
Church (per sq.ft.)	\$0.19	\$0.46	-	\$0.65
Daycare (per sq.ft.)	\$0.76	\$1.85	-	\$2.62
Animal Hospital (per sq.ft.)	\$1.15	\$2.78	-	\$3.93
Medical (per sq.ft.)	\$1.15	\$2.78	-	\$3.93

Source: Economic & Planning Systems, Inc.

Fees in **Table 1** represent the maximum allowable per-square-foot amount that the City can charge based on the nexus requirements of the Mitigation Fee Act. The fees include a three percent (3.0%) charge to cover the cost of program administration. This Fee Update and Nexus Study is available to support City Council adoption of an updated fee schedule. Based on economic and fiscal considerations, the City of Marina may approve any impact fee level that falls below the maximum allowable.

Table 2 compares the maximum fees calculated in this Nexus Study to the existing fee schedule in the City of Marina. Per-unit fees are presented based on average size units by type, for illustrative purposes. As shown, at typical home sizes, the adoption of the maximum allowable fees would result in fee increases. **Table 2** presents residential fees on a per-unit basis, for the average size dwelling unit, for comparison purposes only. The **Appendix** contains additional fee comparison detail, including presentation of minimum and maximum fees for each category.

Table 2 Summary of Maximum Fees at Average Home Sizes (Illustrative Comparison)¹

Land Use	General Government	Public Safety	Parks	Total	Current Fees (2025) <i>Excluding Roadways and Intersections</i>
Residential (per unit)					
Single Family	\$2,009	\$4,870	\$11,653	\$18,532	\$16,848
Multifamily	\$1,701	\$4,124	\$9,868	\$15,693	\$15,599
Senior Homes	\$1,437	\$3,484	\$8,336	\$13,258	\$11,231
Assisted Living	\$719	\$1,742	\$4,168	\$6,629	\$6,238
Nonresidential					
Office (per sq. ft.)	\$956	\$2,318		\$3,274	\$998
Retail (per sq. ft.)	\$574	\$1,391		\$1,964	\$598
Industrial (per sq. ft.)	\$191	\$464		\$655	\$200
Hotel (per room)	\$143	\$348		\$491	\$271
Church (per sq.ft.)	\$191	\$464		\$655	\$200
Daycare (per sq.ft.)	\$765	\$1,854		\$2,619	\$800
Animal Hospital (per sq.ft.)	\$1,147	\$2,781		\$3,929	\$1,197
Medical (per sq.ft.)	\$1,147	\$2,781		\$3,929	\$1,197

Source: Economic & Planning Systems, Inc.

¹ Assumes single family dwelling units at 2,500 square feet; Multifamily, Senior Homes, and Assisted Living units at 1,100 square feet. Assumes hotel rooms are 550 square feet.

2. Development Impact Fee Methodology

This section provides a brief overview of the nexus methodology and key assumptions used in this Study, including demographic and land use projections underlying the fee.

Chapter 3 provides more detailed calculations for each DIF category.

Summary of Methodology

The nexus methodology employed in this study is generally consistent across fee categories. As is appropriate given the range fee programs, capital facilities, and equipment covered, the study recognizes variation in the relevant service population. For each fee category, EPS applied the following general steps to calculate the nexus-supported fee amounts:

1. EPS reviewed existing and future population and employment projections defined by the City for the Study.
2. EPS reviewed new capital facility improvements and other capital investments needed to serve both existing and future residents and employees. City staff identified long-term capital investment plans for general government, public safety, and parks.
3. EPS reviewed the cost estimates prepared by City staff for specific capital investments identified in Step 2.
4. EPS allocated the capital costs identified in Step 3 between existing and new development based on nexus apportionment. Because the CIP will serve both existing and the future populations similarly, the share of costs attributable to new development is based on the new service population (attributable to growth) relative to the total citywide service population at the end of the fee program time horizon.
5. EPS distributed costs attributable to growth to residential and commercial uses to arrive at a cost per resident and a cost per employee. The distribution reflects the service population forecast for residents versus employees, recognizing that residents and employees place different demands on City services.
6. EPS relied on estimates of household size for each residential land use category to derive a fee per unit. Commercial land use fees were determined using typical employment density factors.
7. EPS converted the residential fee to a per-square-foot fee based on average housing unit sizes and then used typical maximum and minimum home sizes to establish maximum and minimum fee levels for residential uses.

Demographic and Land Use Assumptions

This section describes the demographic and land use assumptions used in this Study:

- Existing population and employment establish a basis from which growth forecasts and service levels for specific capital improvement categories are measured.
- Future population and employment growth inform capital improvement needs and the apportionment of these costs between existing and new development.

- Estimates of population and employment density (e.g., persons per household) inform the allocation of costs between land use categories.

Population and Employment Growth Projections

The Nexus Study relies on estimated population and employment growth to the year 2045. The growth projections reflect City development capacity and development trends rather than specific real estate development projects “in the pipeline” at the local level. As summarized in **Table 3**, the projection indicates a total population of approximately 32,770 residents and total employment of approximately 9,478 by 2045. This equates to an increase of 10,434 residents and 3,318 employees, representing a 46.7 percent and 53.9 percent increase over existing conditions, respectively.

Table 3 Population and Employment Projections

Item	2024	2045	Growth	
			Amount	% Change
Resident Population	22,336	32,770	10,434	46.7%
Households	7,813	11,426	3,613	46.2%
Employment	6,160	9,478	3,318	53.9%

Sources: City of Marina; Kimley-Horn; Economic & Planning Systems, Inc.

Service Population Calculations

The DIF Study requires calculations that translate population and employment projections into estimates of existing and future service population. The service population is derived from assumptions that compare residents and employees based on relative service demands. The City’s population and employment, presented in **Table 3**, are the basis of the service population calculations described below.

Service population can differ by municipal service category. The service population for Parks excludes local employees, a key difference associated with the Parks fee calculation. For General Government and Public Safety fee programs, service population is based on the City’s existing “daytime population,” derived using the City’s existing residents, employees, and commute patterns for each to estimate the relative time spent within the City. This approach establishes an employee to resident equivalency factor to allocate costs between existing and new growth and between residential and commercial development. This Nexus Study calculates a citywide service population in 2024 estimated at 24,795, as shown in **Table 4**. The service population is composed of 22,336

residents and 6,160 employees, with each employee equivalent to 0.399 residents (i.e., the typical service demand of an employee is about 40 percent of a resident).

Table 4 Existing Service Population Factor Estimate

Item	Existing		Weight ²	Weighted Average
	#	%		
<u>Marina Residents</u>				
Employment Status¹	<i>Formula</i>	<i>a</i>	<i>b</i>	<i>= a * b</i>
Not in Labor Force	10,359	46.4%	100%	46.4%
Employed in the City	994	4.5%	67%	3.0%
Employed Outside of the City	<u>10,982</u>	<u>49.2%</u>	67%	<u>33.0%</u>
Total Residents	22,336	100.0%		82.4%
<u>Marina Employees</u>				
Place of Residence¹	<i>Formula</i>	<i>b</i>	<i>c</i>	<i>= a * b</i>
Live in the City	1,081	9.0%	33%	3.0%
Live Outside the City	<u>5,079</u>	<u>91.0%</u>	33%	<u>29.9%</u>
Total Jobs	6,160	100.0%		32.9%
Employee to Resident Equivalency Factor³			39.9%	
Service Population Calculation				
	Count	Weight	Service Population	Distribution
Residents	22,336	100.0%	22,336	90%
Employees	6,160	39.9%	<u>2,459</u>	<u>10%</u>
Total Service Population			24,795	100%

(1) Distribution based on data from U.S. Census (OnTheMap 2022) and Census ACS.

(2) Assumptions regarding relative demand for City Services by resident type and employees.

(3) Equals weighted average of residents divided by weighted average of employees.

Sources: LEHD OnTheMap; JobsEQ; CA DOF; Economic & Planning Systems, Inc.

The General Government and Public Safety service population is projected to reach 36,553, with new growth accounting for about 32.2 percent of the service population in 2045, as shown in **Table 5**. The Parks service population, which is limited to residents, accounts for 31.8 percent of total service population in 2045. For the General Government and Public Safety service population, service population growth is largely attributable to residential expansion, with 88.7 percent of the service population increase

attributable to residential uses and 11.3 percent attributable to employment. These proportions are used to allocate costs for General Government and Public Safety facilities and equipment included in the DIF. For Parks, cost attributable to growth is allocated entirely to residential uses since employees are not included in the parks service population.

Table 5 Forecasted Service Population Estimate

Service Population Calculation	Unweighted Count	Weight	General Government & Public Safety Service Population	Distribution	Parks Service Population	Distribution
<u>2024 Service Population</u>						
Residents	22,336	100.0%	22,336	90.1%	22,336	100.0%
Employees	6,160	39.9%	<u>2,459</u>	<u>9.9%</u>	<u>0</u>	<u>0.0%</u>
Total Service Population			24,795	100.0%	22,336	100.0%
<u>2045 Service Population</u>						
Residents	32,770	100.0%	32,770	89.7%	32,770	100.0%
Employees	9,478	39.9%	<u>3,783</u>	<u>10.3%</u>	<u>0</u>	<u>0.0%</u>
Total Service Population			36,553	100.0%	32,770	100.0%
<u>Growth in Service Population 2024-2045</u>						
Residents	10,434		10,434	88.7%	10,434	100.0%
Employees	3,318		<u>1,324</u>	<u>11.3%</u>	<u>0</u>	<u>0.0%</u>
Total Service Population			11,758	100%	10,434	100%
Growth Allocation Factors¹			32.2%		31.8%	

(1) Growth allocation reflects future growth in service population as a percentage of total service population in 2045.

Sources: LEHD OnTheMap; JobsEQ; CA DOF; City of Marina; and Economic & Planning Systems, Inc.

Population and Employment Density Assumptions

The Nexus Study uses population and employment density assumptions by land use type. DIF cost estimates per capita or per job are converted to fee rates per unit or square foot based on average persons per household or square footage per employee density factors. For residential fees, EPS first calculated all residential fees on a per unit basis (i.e., per single family and multi-family) and then converts the fee to a per-square-foot level based on typical housing unit sizes. Additional residential uses evaluated include Senior Homes and Assisted Living, which the Study assumes have equivalent size characteristics to

typical multifamily units. **Table 6** summarizes key assumptions, derived from U.S. Census Bureau, CoStar Group, and City of Marina data, as well as EPS professional judgement.

Table 6 Average Household Size and Employment Density Assumptions

Land Use Fee Categories	Assumptions for Population & Employment
Average Unit Size	
Single Family	2,500 square feet
Multifamily	1,100 square feet
Residential¹	
Single Family	2.80 people per household
Senior Homes	2.00 people per household
Multifamily	2.37 people per household
Assisted Living	1.00 people per household
Nonresidential²	
Office	300 square feet per employee
Retail	500 square feet per employee
Industrial	1,500 square feet per employee
Hotel	2 rooms per employee
Church	1,500 square feet per employee
Daycare	375 square feet per employee
Animal Hospital/ Clinic	250 square feet per employee
Medical	250 square feet per employee

(1) Average single family and multifamily household size per occupied housing unit in the City of Marina based on data from the 2023 American Community Survey (5-Year Estimates), U.S. Census Bureau.

(2) Average employment density derived from previous City of Marina studies. Lodging assumes 0.5 employees per 550-square-foot per room (i.e., 2 rooms per employee).

Sources: U.S. Census ACS 2023 5-Year Estimates; City of Marina; and Economic & Planning Systems, Inc.

3. Fee Calculation

This Chapter describes the technical methodology for the DIFs. Fees will cover a variety of public buildings and vehicles, including those for needed for Police, Fire, Parks, and other City department functions. It is assumed that both residential and nonresidential development will pay both the General Government and Public Safety fees, while the Parks fee will only be paid by residential uses.

Facility and Vehicle Needs and Costs

DIFs are derived from specific capital improvement projects and associated costs that are needed to maintain or grow City service levels, in part to accommodate new growth. The Nexus Study identifies capital improvements included in the fee program and associated cost estimates, as shown in **Table 7**. City staff provided the capital improvement program list and costs, drawing on internal City facilities planning and consultations with architects and facilities planners. To ensure that capital project costs included in the impact fees do not address existing deficiencies, only an appropriate portion of total costs is ultimately allocated to future growth and included in the fee program.

Cost Allocation and Fee Calculation

General Government, Public Safety, and Parks improvements are allocated to new development based on the proportion of 2045 service population attributable to new development. That is, the portion of the CIP cost allocated to the fees is based on service population growth in the City as a percentage of the City's future 2045 service population. As shown in **Table 8**, this translates to 31 percent of DIF CIP costs being allocated to new development, overall. The "growth allocation factor" for vehicles, which is lower than for building and facilities, reflects that new growth occurs over time as vehicle replacement costs are incurred (See **Appendix Table A-2** for vehicle cost allocation calculations).

Table 7 Marina DIF CIP for General Government, Public Safety, and Parks

Capital Improvement Item	Description	Cost Estimate
<u>General Government</u>		
City Hall	17,500 Square Feet	\$14,100,000
Council Chambers	2,500 Square Feet	\$2,000,000
Airport Facilities	T-Hangars and Box Hangars	\$10,000,000
Corporation Yard Expansion	Additional Capacity	\$4,000,000
General Government Vehicles	8 Vehicles	\$1,500,000
General Government Equipment	Miscellaneous	<u>\$695,000</u>
<i>Subtotal</i>		<i>\$32,295,000</i>
<u>Police Department</u>		
Police Department Buildings	15,000 Square Feet (13,000 + 2,000)	\$12,750,000
Police Department Vehicles	34 Vehicles	<u>\$13,000,000</u>
<i>Subtotal</i>		<i>\$25,750,000</i>
<u>Fire Department</u>		
Fire Department Headquarters	20,200 Square Feet (12,400 + 7,800)	\$17,170,000
Fire 3 Bay Substation	7,300 Square Feet (3,300+4,000)	\$6,205,000
EOC/Classroom	3,500 Square Feet	\$2,975,000
Fire Department Vehicles	16 Vehicles	<u>\$21,000,000</u>
<i>Subtotal</i>		<i>\$47,350,000</i>
<u>Recreation & Culture Department</u>		
Sports & Aquatic Center	74,000 Square Feet	\$45,000,000
Senior Center	14,000 Square Feet	\$9,100,000
Army Chapel	3800 Square Feet	\$2,470,000
Youth /Community Center	5000 Square Feet	\$3,250,000
Teen Center Expansion	2000 Square Feet	\$1,300,000
Preston Park Ballfield Expansion	9.3 Acres	\$10,550,000
Equestrian Center Redevelopment	30.5 Acres	\$10,000,000
Dunes Park	17 Acres	\$22,600,000
Glorya Jean Tate Park	4.2 Acres	\$8,000,000
Equestrian Boarding Facility	3 Acres	\$1,000,000
Disc Golf Course & Parking	1 Acre	\$100,000
Locke Paddon Park		\$2,000,000
Trail System Around City/FORTAG Trail		\$10,000,000
Lake Court Beach Access Trail		\$2,000,000
Lake Drive Park and Recreation Facility		\$2,000,000
Arts Village Renovation and Access		\$10,000,000
Vince DiMaggio/Locke Paddon Bridge		\$4,000,000
Culture and Recreation Department Vehicles	9 Vehicles	<u>\$1,400,000</u>
<i>Subtotal</i>		<i>\$144,770,000</i>
Total		\$250,165,000

Table 8 CIP Costs Attributable to Service Population Growth

Capital Improvement Item	DIF CIP Net Cost Estimate ¹	Cost Allocated to Growth	Growth Allocation Factor
<u>General Government Departments</u>			
City Hall	\$14,100,000	\$4,535,672	32%
Council Chambers	\$2,000,000	\$643,358	32%
Airport Facilities	\$10,000,000	\$3,216,789	32%
Corporation Yard Expansion	\$4,000,000	\$1,286,715	32%
General Government Vehicles	\$1,500,000	\$309,616	21%
General Government Equipment	\$695,000	\$223,567	32%
Fund Balance Adjustment	<u>-\$6,253,071</u>	<u>-\$2,011,481</u>	<u>32%</u>
<i>Subtotal</i>	<i>\$26,041,929</i>	<i>\$8,204,236</i>	<i>32%</i>
<u>Public Safety</u>			
Police Department Buildings	\$12,750,000	\$4,101,405	32%
Police Department Vehicles	\$13,000,000	\$2,661,893	20%
Fire Department Headquarters	\$17,170,000	\$5,523,226	32%
Fire 3 Bay Substation	\$6,205,000	\$1,996,017	32%
EOC/Classroom	\$2,975,000	\$956,995	32%
Fire Department Vehicles	\$21,000,000	\$5,179,030	25%
Fund Balance Adjustment	<u>-\$1,649,804</u>	<u>-\$530,707</u>	<u>32%</u>
<i>Subtotal</i>	<i>\$71,450,196</i>	<i>\$19,887,858</i>	<i>28%</i>
<u>Recreation & Culture Department</u>			
Sports & Aquatic Center ²	\$44,965,000	\$14,316,900	32%
Senior Center	\$9,100,000	\$2,897,449	32%
Army Chapel	\$2,470,000	\$786,450	32%
Youth /Community Center	\$3,250,000	\$1,034,803	32%
Teen Center Expansion	\$1,300,000	\$413,921	32%
Preston Park Ballfield Expansion ²	\$10,500,000	\$3,343,210	32%
Equestrian Center Redevelopment	\$10,000,000	\$3,184,010	32%
Dunes Park	\$21,100,000	\$6,718,261	32%
Glorya Jean Tate Park ²	\$7,800,000	\$2,483,528	32%
Equestrian Boarding Facility ²	\$1,000,000	\$318,401	32%
Disc Golf Course & Parking	\$100,000	\$31,840	32%
Locke Paddon Park	\$2,000,000	\$636,802	32%
Trail System Around City/FORTAG Trail	\$10,000,000	\$3,184,010	32%
Lake Court Beach Access Trail	\$2,000,000	\$636,802	32%
Lake Drive Park and Recreation Facility	\$2,000,000	\$636,802	32%
Arts Village Renovation and Access	\$10,000,000	\$3,184,010	32%
Vince DiMaggio/Locke Paddon Bridge	\$4,000,000	\$1,273,604	32%
Culture and Recreation Department Vehicles	\$1,400,000	\$310,441	22%
Fund Balance Adjustment	<u>-\$9,952,131</u>	<u>-\$3,168,768</u>	<u>32%</u>
<i>Subtotal</i>	<i>\$133,032,869</i>	<i>\$42,222,475</i>	<i>32%</i>
Total	\$230,524,995	\$70,314,569	31%

¹ Net cost estimate reflects cost reductions associated with funding from Fee Program allocations to projects and remaining balances through June 30, 2024.

² Reflects reduction for Fee Program funding allocation.

Table 9 illustrates the total costs included in the fee program for each fee category, along with costs that would be covered by other City funding sources (assuming maximum fee levels).

Table 9 CIP Cost Summary by Fee Program vs Other City Sources

Facilities	Fee Funded	Other City Funding	CIP Total
General Government	\$8,204,236	\$17,837,694	\$26,041,929
Public Safety	\$19,887,858	\$51,562,338	\$71,450,196
Recreation & Cultural Services Department	<u>\$42,222,475</u>	<u>\$90,810,394</u>	<u>\$133,032,869</u>
Total	\$70,314,569	\$160,210,426	\$230,524,995

Table 10 allocates costs by basic land use category, either residential or commercial, and then calculates the cost per resident and employee. These cost calculations also introduce a three percent (3.0%) administration charge for the fee programs. **Table 11** utilizes the cost per resident figure to calculate fees for each department. These fee calculations result in residential impact fees that are presented on a per-unit basis. However, AB 602 requires that residential impact fees be charged on a per-square-foot basis. As described and outlined in the summary of fees in **Chapter 4**, residential fees per unit have been converted into a fee per square foot based on typical housing unit sizes.

Table 10 Facilities Costs per Resident and Employee

Cost Allocation Factor	Formula	General Government	Public Safety	Recreation & Culture
CIP Costs Allocated to Fee Program		\$8,204,236	\$19,887,858	\$42,222,475
Fee Program Administration (3%)		\$246,127	\$596,636	\$1,266,674
Total Costs Allocated to Fee Program	a	\$8,450,363	\$20,484,494	\$43,489,149
<u>Cost Allocation to Land Use¹</u>				
Residential Development	b	88.7%	88.7%	100.0%
Nonresidential Development	c	11.3%	11.3%	0.0%
<u>Allocated Costs by Land Use</u>				
Residential Development	d = a * b	\$7,498,623	\$18,177,386	\$43,489,149
Nonresidential Development	e = a * c	\$951,739	\$2,307,108	\$0
<u>Service Population Growth</u>				
Residents	f	10,434	10,434	10,434
Employees (unweighted)	g	3,318	3,318	N/A
Facilities Cost per Resident	h = d / f	\$719	\$1,742	\$4,168
Facilities Cost per Employee	i = e / g	\$287	\$695	N/A

[1] The cost allocation to residential and nonresidential development is based on the service population attribution calculated in Table 4.

Source: Economic & Planning Systems, Inc.

Table 11 Development Impact Fee Calculation Overview

Land Use	Density (See Table 5)	General Government	Public Safety	Parks
Facilities Cost per Resident		\$719	\$1,742	\$4,168
Facilities Cost per Employee		\$287	\$695	-
Residential (per unit)	<u>Persons / Household</u>			
Single Family	2.80	\$2,009	\$4,870	\$11,653
Multifamily	2.37	\$1,701	\$4,124	\$9,868
Senior Homes	2.00	\$1,437	\$3,484	\$8,336
Assisted Living	1.00	\$719	\$1,742	\$4,168
Nonresidential	<u>Average Employment Density</u>			
Office (per sq. ft.)	300	\$0.96	\$2.32	-
Retail (per sq. ft.)	500	\$0.57	\$1.39	-
Industrial (per sq. ft.)	1,500	\$0.19	\$0.46	-
Hotel (per sq.ft.)	1,100	\$0.26	\$0.63	-
Church (per sq.ft.)	1,500	\$0.19	\$0.46	-
Daycare (per sq.ft.)	375	\$0.76	\$1.85	-
Animal Hospital/ Clinic (per sq.ft.)	250	\$1.15	\$2.78	-
Medical (per sq.ft.)	250	\$1.15	\$2.78	-

Source: City of Marina and Economic & Planning Systems, Inc.

4. Nexus Findings and Impact Fee Summary

This chapter documents the necessary findings for approval of General Government, Public Safety, and Parks DIF programs for the City of Marina, as required under Government Code Section 66000 (AB1600 Mitigation Fee Act). The discussion that follows articulates the "nexus" between new development in Marina and the infrastructure improvements needed to serve that growth. **Table 12** summarizes the maximum DIF levels, presented as per-square-foot fees. Tables that follow (**Table 13** through **Table 16**) present recommended maximum and minimum per-unit fees for each residential use type.

Nexus Findings

The maximum allowable DIFs applicable to new development are calculated based on the proportionate share of demand for Marina DIF CIP investments that each land use type generates through 2045. With this context, the following findings are made regarding the Fee Program. This section addresses the following:

- Identify the purpose of the fee;

- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee use and type of development project for which the fee is being used;
- Determine how the need for the public facility relates to the type of development project for which the fee is imposed; and
- Show the relationship between the fee and the cost of the public investments.

Purpose and Use of Fees

General Government

The fee will fund replacement of essential government facilities, including City Hall and the City Council Chambers, as well as new Airport facilities. The fee also will fund capital investments in City vehicles and equipment. The updated General Government fee covers new development's fair share portion of the total capital investment costs identified by the City, based on service population apportionment. General Government improvement total costs and fee program costs are documented in **Chapter 3**.

Public Safety

The fee will fund replacement and expansion of public facilities for Fire and Police department functioning, including a police station, fire department headquarters, and a fire department substation. The fee also will fund capital investments in emergency vehicles and equipment. The updated Public Safety fee covers new development's fair share portion of the total capital investment costs identified by the City, based on service population apportionment. The Public Safety improvement total costs and fee program costs are documented in **Chapter 3**.

Parks Fee

The fee will fund improvements at existing parks as well as new facilities that serve Marina residents. Parks program investments include a sports and aquatic center, a senior center, a youth center, a teen center expansion, and a range of improvements in existing parks. The fee will also fund vehicles. The updated Parks fee covers new development's fair share portion of the total capital investment costs identified by the City, based on service population apportionment. Parks improvement total costs and fee program costs are documented in **Chapter 3**.

Relationship between Use of Fees and Type of Development

New development in the City of Marina will require additional public facilities and capital investments to maintain or improve levels of service and meet the needs of new residents and employees. The DIF revenue will be used to fund the fair share cost of new facilities, improvements, and equipment based on current and projected City service populations. While some of the improvements included in the CIP will also benefit existing

land uses, the costs allocated to the DIF programs only include the proportion of cost attributable to new development.

Relationship between Need for Facility and Type of Project

The infrastructure improvements identified in this study are designed to accommodate the needs of existing and future service populations. The Marina DIF CIP presented here reflects current City goals for General Government, Public Safety, and Parks facilities and equipment, as identified by City staff. Fees will apply to land uses that generate new residents and workers and thereby increase service burden on the City. The Marina DIF CIP addresses the service needs of new populations.

Relationship between Fee Amount and Cost Facilities Attributed to Development

The fee levels calculated in this Nexus Study are based on a fair share cost allocation to new service population-generating citywide development. Overall, about 31 percent of the CIP investment costs are allocated to future development, which corresponds with service population growth as a percentage of future service population. The remainder of the CIP cost is attributable to existing land uses in the city and would be funded by other sources available to the City.

Summary of Impact Fees

Table 12 summarizes the Public Buildings, Public Safety, and Parks fees for residential and nonresidential uses. The maximum fee estimates include a three percent (3.0%) program administration fee. This administration cost covers expenses for preparation of the development impact fee and subsequent updates, as well as the required reporting, auditing, collection, and other annual administrative costs involved in overseeing the program.

Table 12 Summary of Maximum Per-Square-Foot Development Impact Fees

Land Use	General Government	Public Safety	Parks	Total
Residential (per sq.ft.)				
Single Family	\$0.80	\$1.95	\$4.66	\$7.41
Multifamily	\$1.55	\$3.75	\$8.97	\$14.27
Senior Homes	\$1.31	\$3.17	\$7.58	\$12.05
Assisted Living	\$0.65	\$1.58	\$3.79	\$6.03
Nonresidential				
Office (per sq. ft.)	\$0.96	\$2.32	-	\$3.27
Retail (per sq. ft.)	\$0.57	\$1.39	-	\$1.96
Industrial (per sq. ft.)	\$0.19	\$0.46	-	\$0.65
Hotel (per sq.ft.)	\$0.26	\$0.63	-	\$0.89
Church (per sq.ft.)	\$0.19	\$0.46	-	\$0.65
Daycare (per sq.ft.)	\$0.76	\$1.85	-	\$2.62
Animal Hospital (per sq.ft.)	\$1.15	\$2.78	-	\$3.93
Medical (per sq.ft.)	\$1.15	\$2.78	-	\$3.93

Source: Economic & Planning Systems, Inc.

AB 602 requires that residential impact fees be charged on a per square foot basis, as shown above. **Table 13** through **Table 16** present calculations of fee conversions into per square foot fees. EPS has also provided a recommended minimum and maximum per unit fee, based on the approximate range of typical unit sizes.

Table 13 Single Family Fee Per Square Foot Conversion

Item	Amount			Formula	Source / Assumption
	Parks	General Government	Public Safety		
Unit Size (sq.ft.)					
Average ¹		2,500		a	K H; City; Zillow
Units equal or less than ²		900		b	EPS Assumption
Units equal or greater than ³		3,000		c	Redfin
Fee / Unit					
Average ⁴	\$11,653	\$2,009	\$4,870	d	
Minimum ⁵	\$4,195	\$723	\$1,753	$e = d * (b / a)$	
Maximum ⁶	\$13,983	\$2,411	\$5,845	$f = d * (c / a)$	
Fee Amounts					
< 900 sq.ft. (per unit)	\$4,195	\$723	\$1,753		see "e"
900 - 3,000 sq.ft. (per sq. ft.)	\$4.66	\$0.80	\$1.95	$= d / a$	
> 3,000 sq.ft. (per unit)	\$13,983	\$2,411	\$5,845		see "f"

(1) Represents average square footage of recently built single family housing in Marina, based on Zillow sales data and City of Marina building permit applications.

(2) Minimum size has been adjusted to reflect the square footage for a 1-person household, based on the average unit size (2,373 sq. ft.) and average persons per household (2.80) in Marina.

(3) Represents high end of home size in Marina based on Redfin sales data.

(4) Based on the average development impact fee per unit as calculated in **Table 10**.

(5) Adjusts the average fee based on the ratio of minimum unit size to the average unit size.

(6) Adjusts the average fee based on the ratio of maximum unit size to the average unit size.

Table 14 Multifamily Fee Per Square Foot Conversion

Item	Amount			Formula	Source / Assumption
	Parks	General Government	Public Safety		
Unit Size (sq.ft.)					
Average ¹		1,100		a	Redfin
Units equal or less than ²		500		b	EPS Assumption
Units equal or greater than ³		1,600		c	Redfin
Fee / Unit					
Average ⁴	\$9,868	\$1,701	\$4,124	d	
Minimum ⁵	\$4,485	\$773	\$1,875	e = d * (b / a)	
Maximum ⁶	\$14,353	\$2,475	\$5,999	f = d * (c / a)	
Fee Amounts					
< 500 sq.ft. (per unit)	\$4,485	\$773	\$1,875		see "e"
500 - 1,600 sq.ft. (per sq. ft.)	\$8.97	\$1.55	\$3.75	= d / a	
> 1,600 sq.ft. (per unit)	\$14,353	\$2,475	\$5,999		see "f"

(1) Represents average square footage of multifamily housing in Marina based on Redfin data.

(2) Minimum size has been adjusted to reflect the square footage for a 1-person household, based on the average unit size (1,100 sq. ft.) and average persons per household (2.37) in Marina.

(3) Represents high end of multifamily housing size in Marina based on Redfin data.

(4) Based on the average development impact fee per unit as calculated in **Table 10**.

(5) Adjusts the average fee based on the ratio of minimum unit size to the average unit size.

(6) Adjusts the average fee based on the ratio of maximum unit size to the average unit size.

Table 15 Senior Homes Multifamily Fee Per Square Foot Conversion

Item	Amount			Formula	Source / Assumption
	Parks	General Government	Public Safety		
Unit Size (sq.ft.)					
Average ¹		1,100		a	Redfin
Units equal or less than ²		500		b	EPS Assumption
Units equal or greater than ³		1,600		c	Redfin
Fee / Unit					
Average ⁴	\$8,336	\$1,437	\$3,484	d	
Minimum ⁵	\$3,789	\$653	\$1,584	e = d * (b / a)	
Maximum ⁶	\$12,125	\$2,091	\$5,068	f = d * (c / a)	
Fee Amounts					
< 500 sq.ft. (per unit)	\$3,789	\$653	\$1,584		see "e"
500 - 1,600 sq.ft. (per sq. ft.)	\$7.58	\$1.31	\$3.17	= d / a	
> 1,600 sq.ft. (per unit)	\$12,125	\$2,091	\$5,068		see "f"

(1) Represents average square footage of multifamily housing in Marina based on Redfin data.

(2) Minimum size has been adjusted to reflect the square footage for a 1-person household, based on the average unit size (1,100 sq. ft.) and average persons per household (2.37) in Marina.

(3) Represents high end of multifamily housing size in Marina based on Redfin data.

(4) Based on the average development impact fee per unit as calculated in **Table 10**.

(5) Adjusts the average fee based on the ratio of minimum unit size to the average unit size.

(6) Adjusts the average fee based on the ratio of maximum unit size to the average unit size.

Table 16 Assisted Living Multifamily Fee Per Square Foot Conversion

Item	Amount			Formula	Source / Assumption
	Parks	General Government	Public Safety		
Unit Size (sq.ft.)					
Average ¹		1,100		a	Redfin
Units equal or less than ²		500		b	EPS Assumption
Units equal or greater than ³		1,600		c	Redfin
Fee / Unit					
Average ⁴	\$4,168	\$719	\$1,742	d	
Minimum ⁵	\$1,895	\$327	\$792	$e = d * (b / a)$	
Maximum ⁶	\$6,063	\$1,045	\$2,534	$f = d * (c / a)$	
Fee Amounts					
< 500 sq.ft. (per unit)	\$1,895	\$327	\$792		see "e"
500 - 1,600 sq.ft. (per sq. ft.)	\$3.79	\$0.65	\$1.58	$= d / a$	
> 1,600 sq.ft. (per unit)	\$6,063	\$1,045	\$2,534		see "f"

(1) Represents average square footage of multifamily housing in Marina based on Redfin data.

(2) Minimum size has been adjusted to reflect the square footage for a 1-person household, based on the average unit size (1,100 sq. ft.) and average persons per household (2.37) in Marina.

(3) Represents high end of multifamily housing size in Marina based on Redfin data.

(4) Based on the average development impact fee per unit as calculated in **Table 10**.

(5) Adjusts the average fee based on the ratio of minimum unit size to the average unit size.

(6) Adjusts the average fee based on the ratio of maximum unit size to the average unit size.

Appendix

Appendix Table 1 Existing Facilities

Facility	Address	Existing Amount
<u>General Government (Building Sq.Ft.)</u>		
Annex Building	209 Cypress Ave.	3,420
Church Building	2801 2nd Ave.	3,816
Council Chambers	211 Hillcrest Ave.	2,304
City Hall	211 Hillcrest Ave.	6,115
Old Corp. Yard Building	3040 Lake Ct	3,800
Animal Shelter Building	3040 Lake Drive	665
Corp Yard Building	2660 Fifth Avenue	<u>10,166</u>
Subtotal		30,286
<i>Vehicles</i>		7
<u>Fire (Building Sq.Ft.)</u>		
Fire Station	210 8th St.	15,000
Subtotal		15,000
<i>Vehicles</i>		14
<u>Police (Building Sq.Ft.)</u>		
Public Safety Building	211 Hillcrest Ave.	12,474
Subtotal		12,474
<i>Vehicles</i>		31
<u>Park Facilities (Acres)</u>		
Tate Park Grass/Baseball/Softball:	3255 Abdy Way	3.3
Community Center Playground	211 Hillcrest Ave.	0.3
Los Arboles Sports Complex	327 Reindollar Ave.	13.3
Preston Park	3100 Preston Dr.	9.3
Vince DiMaggio Park	3200 Del Monte Ave.	4.8
Windy Hill	3240 DeForest Rd.@ Beach Rd.	1.8
Locke-Paddon Park	190 Seaside Cir.	20.1
Glorya Jean Tate Park	3254 Abdy Way	4.2
Equestrian Center	2830 5th Avenue	30.5
Dunes Park	2nd Avenue between 6th & 8th	42.0
Hilltop Park	4th Avenue at 9th Street	<u>12.0</u>
Subtotal Acres		141.6
<u>Recreation and Culture Facilities (Building/Facility Sq.Ft.)</u>		
Library	190 Seaside Cir.	18,600
Tate Park Scout House	3254 Abdy Way	1,440
Community Center	211 Hillcrest Ave.	6,597
Teen Center	304 Hillcrest Ave.	3,552
Snack Bar and Building	327 Reindollar Ave.	910
Preston Park Building	3100 Preston Dr.	1,668
Windy Hill Park Building	3240 DeForest Rd.@ Beach Rd.	2,483
Bathrooms	190 Seaside Cir.	300
Veterinary Clinic	Building 3140	2,160
Barns	2830,2832,2834,2836,2838 Fifth Avenue	16,300
Subtotal Building/Facility Square Feet		54,010
<i>Teen Center Skate Park</i>	<i>304 Hillcrest Ave.</i>	<i>14,875</i>
<i>Vehicles</i>		5

Source: City of Marina

Appendix Table 2 Vehicle CIP Detail

Department	Existing Vehicles	New Vehicles	Average Per Vehicle Cost	Replacement Frequency	Total Cost ¹	Cost Allocated to Growth 2024-2045
General Government Vehicles	7	1	\$50,000	5 Years	\$1,500,000	\$309,616
Police Department Vehicles	31	3	\$100,000	5 Years	\$13,000,000	\$2,661,893
Fire Department Vehicles ²	14	2	\$700,000	10 Years	\$21,000,000	\$5,179,030
Recreation and Cultural Services Department Vehicles	<u>5</u>	<u>4</u>	<u>\$50,000</u>	5 Years	<u>\$1,400,000</u>	<u>\$310,441</u>
Total	57		\$900,000		\$36,900,000	\$8,460,979

[1] Assumes that new vehicles are purchased at the midpoint of the development timeline (i.e., no vehicle replacement is required in the initial years of the fee program)

[2] Based on a weighted average of fire department vehicle types, including Type 1 and 3 fire engines, trucks, utility vehicles, command vehicles, and rescue vehicles.

Appendix Table 3 Level of Service Comparison

Item	Existing Inventory a	Existing Service Level ¹ b = a / (24,934 / 1,000)	Existing + CIP for 2045 c	2045 Service Level ¹ d = c * (44,219 / 1,000)	Units
<u>General Government</u>					
Building Space ²	30,286	1,221	41,867	1,145	square feet
Vehicle Fleet	7	0.3	8	0.2	vehicles
<u>Police Department</u>					
Police Station ²	12,474	503	15,000	410	square feet
Vehicle Fleet	31	1.3	34	0.9	vehicles
<u>Fire Department</u>					
Fire Stations	15,000	605	31,000	848	square feet
Vehicle Fleet	14	0.6	16	0.4	vehicles
<u>Recreation and Culture</u>					
Parkland	141.6	5.7	206.6	5.7	acres
Recreation Buildings	54,010	2,178	152,810	4,181	square feet
Teen Center Skate Park	14,875	600	14,875	407	square feet
Vehicle Fleet	5	0.2	9	0.2	vehicles

(1) Calculations reflect existing and future City facilities and equipment per 1,000 service population.

(2) See **Appendix Table A-1** table for detailed list of exiting facilities included.

Appendix Table 4 General Government Fee Comparison

	Updated Maximum Allowable Fees			
	2025 Current Fee	Per-Square- Foot Fee	Per-Unit Minimum Fee	Per-Unit Maximum Fee
Residential (per sq.ft.)				
Single Family	\$4,983	\$0.80	\$723	\$2,411
Multifamily	\$4,615	\$1.55	\$773	\$2,475
Senior Homes	\$3,323	\$1.31	\$653	\$2,091
Assisted Living	\$1,845	\$0.65	\$327	\$1,045
Nonresidential				
Office (per sq. ft.)	\$0.35	\$0.96		
Retail (per sq. ft.)	\$0.21	\$0.57		
Industrial (per sq. ft.)	\$0.07	\$0.19		
Hotel (per sq.ft.)	\$0.09	\$0.26		
Church (per sq.ft.)	\$0.07	\$0.19		
Daycare (per sq.ft.)	\$0.28	\$0.76		
Animal Hospital (per sq.ft.)	\$0.42	\$1.15		
Medical (per sq.ft.)	\$0.42	\$1.15		

Source: Economic & Planning Systems, Inc.

Appendix Table 5 Public Safety Fee Comparison

	2025 Current Fee	Updated Maximum Allowable Fees		
		Per-Square-Foot Fee	Per-Unit Minimum Fee	Per-Unit Maximum Fee
Residential (per sq.ft.)				
Single Family	\$1,074	\$1.95	\$1,753	\$5,845
Multifamily	\$993	\$3.75	\$1,875	\$5,999
Senior Homes	\$714	\$3.17	\$1,584	\$5,068
Assisted Living	\$397	\$1.58	\$792	\$2,534
Nonresidential				
Office (per sq. ft.)	\$0.65	\$2.32		
Retail (per sq. ft.)	\$0.39	\$1.39		
Industrial (per sq. ft.)	\$0.13	\$0.46		
Hotel (per sq.ft.)	\$0.18	\$0.63		
Church (per sq.ft.)	\$0.13	\$0.46		
Daycare (per sq.ft.)	\$0.52	\$1.85		
Animal Hospital (per sq.ft.)	\$0.78	\$2.78		
Medical (per sq.ft.)	\$0.78	\$2.78		

Source: Economic & Planning Systems, Inc.

Appendix Table 6 Parks Fee Comparison

	2025 Current Fee	Updated Maximum Allowable Fees		
		Per-Square- Foot Fee	Per-Unit Minimum Fee	Per-Unit Maximum Fee
Residential (per sq.ft.)				
Single Family	\$10,791	\$4.66	\$4,195	\$13,983
Multifamily	\$9,991	\$8.97	\$4,485	\$14,353
Senior Homes	\$7,194	\$7.58	\$3,789	\$12,125
Assisted Living	\$3,996	\$3.79	\$1,895	\$6,063
Nonresidential				
Office (per sq. ft.)				
Retail (per sq. ft.)				
Industrial (per sq. ft.)				
Hotel (per sq.ft.)				
Church (per sq.ft.)				
Daycare (per sq.ft.)				
Animal Hospital (per sq.ft.)				
Medical (per sq.ft.)				

Source: Economic & Planning Systems, Inc.

Appendix Table 7 Combined Fee Comparison

	2025 Current Fee	Updated Maximum Allowable Fees		
		Per-Square-Foot Fee	Per-Unit Minimum Fee	Per-Unit Maximum Fee
Residential (per sq.ft.)				
Single Family	\$16,848	\$7.41	\$6,672	\$22,239
Multifamily	\$15,599	\$14.27	\$7,133	\$22,827
Senior Homes	\$11,231	\$12.05	\$6,026	\$19,284
Assisted Living	\$6,238	\$6.03	\$3,013	\$9,642
Nonresidential				
Office (per sq. ft.)	\$1.00	\$3.27		
Retail (per sq. ft.)	\$0.60	\$1.96		
Industrial (per sq. ft.)	\$0.20	\$0.65		
Hotel (per sq.ft.)	\$0.27	\$0.89		
Church (per sq.ft.)	\$0.20	\$0.65		
Daycare (per sq.ft.)	\$0.80	\$2.62		
Animal Hospital (per sq.ft.)	\$1.20	\$3.93		
Medical (per sq.ft.)	\$1.20	\$3.93		

Source: Economic & Planning Systems, Inc.