City of Los Banos
At the Crossroads of California

www.losbanos.org

AGENDA

CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

DECEMBER 4, 2019

If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office @ (209) 827-7000 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

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Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria de la ciudad al (209) 827-7000 a lo menos de 48 horas previas de la junta.

La Cuidad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at www.losbanos.org.

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Cualquier escritura o los documentos proporcionaron a una mayoría del Ayuntamiento respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina de la Secretaria de la ciudad en City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la ciudad en www.losbanos.org.

1. CALL TO ORDER. **7:00 PM**

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL: (City Council Members)

   Faria ___, Johnson-Santos ____, Jones ____, Lewis ____, Villalta ___

4. CONSIDERATION OF APPROVAL OF AGENDA.

5. PUBLIC FORUM: (Members of the public may address the City Council Members on any item of public interest that is within the jurisdiction of the City Council; includes agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.)

6. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda are considered to be routine and will be voted on in one motion unless removed from the Consent Agenda by a City Council Member.)

   A. Check Register for #219051 – #219345 in the Amount of $1,105,890.64.

      Recommendation: Approve the check register as submitted.

   B. Minutes for the November 20, 2019 City Council Meeting.

      Recommendation: Approve the minutes as submitted.

   C. City Council Resolution No. 6161 – Authorizing the City Manager to Award the Bid for the Purchase of One (1) 2020 Ford Interceptor Utility Police Vehicle to Santos Ford Los Banos in the Amount of $34,925.75.

      Recommendation: Approve the resolution as submitted.

   D. City Council Resolution No. 6162 – Accepting the 8th & 9th Street Waterline Project as Complete and Authorizing the Filing of a Notice of Completion with the Merced County Recorder.

      Recommendation: Approve the resolution as submitted.

7. MERCED COLLEGE BOND MEASURE PRESENTATION – By Chris Vitelli, Ed.D., Merced College Superintendent.

   Recommendation: Informational item only, no action to be taken.

8. PUBLIC HEARING. (If you challenge the proposed action as described herein in court, you may be limited to raising only those issues you or someone else raised at the public hearing described herein or in written correspondence delivered to the City at, or prior to, the public hearing.)

   A. Public Hearing – To Receive Public Comment and Consideration of Approving and Adopting an Updated AB 1600 Development Impact Fee Justification Study Prepared for the City of Los Banos by DTA (David Taussig & Associates, Inc.); Adjusting the City's Development Impact Fees for All Development within the City of Los Banos; and a Proposed Amendment to Title 9, Chapter 2, Article 6 of the Los Banos Municipal Code Establishing a General Government Facilities Development Impact Fee.

      1) City Council Resolution No. 6163 – Adopting a Development Impact Fee Justification Study for the City of Los Banos and Revising Development Impact Fees for All Development within the City of Los Banos.

      2) Ordinance No. 1178 – Amending Title 9 Chapter 2 Article 6 of the Los Banos Municipal Code Establishing a General Government Facilities Development Impact Fee.

   Recommendation: Receive staff report, open the public hearing, receive public comment, and adopt the resolution and introduce the ordinance as submitted.

B. Public Hearing – To Receive Public Comment and Consideration Regarding the Proposal that the City of Los Banos Acting as the City of Los Banos Groundwater Sustainability Agency (GSA) Approve the Delta Mendota Subbasin (5-022.07), San Joaquin River Exchange Contractors GSP Group, Groundwater Sustainability Plan (GSP) as it Relates to the City of Los Banos GSA.

1) City Council Resolution No. 6164 – Acting as the City of Los Banos Groundwater Sustainability Agency (GSA) Approving the Groundwater Sustainability Plan (GSP) for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin (5-022.07) Dated December 2019 as it Pertains to the City of Los Banos GSA.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and adopt the resolution as submitted.

9. CANCELLATION OF THE REGULAR CITY COUNCIL MEETING SCHEDULED FOR WEDNESDAY, JANUARY 1, 2020 DUE TO THE NEW YEARS DAY HOLIDAY.

Recommendation: Cancel the meeting as stated.

10. ADVISEMENT OF PUBLIC NOTICES. (Two Reports.)

11. CITY MANAGER REPORT.

12. REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND MEASURE V COMMITTEE.

Recommendation: Informational item only, no action to be taken.

13. CITY COUNCIL MEMBER REPORTS.

A. Daronica Johnson-Santos

B. Brett Jones

C. Deborah Lewis

D. Tom Faria

E. Mayor Mike Villalta

14. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Lucille L. Mallonee

Lucille L. Mallonee, City Clerk

Dated this 27th day of November 2019

CK # 219051 - # 219345 12/04/2019 $1,105,890.64

Bank Reconciliation

Checks by Date

User: jcanchola
Printed: 11/26/2019 - 10:41AM
Cleared and Not Cleared Checks
Print Void Checks

City of Los Banos
At the Crossroads of California

Check No	Check Date	Name	Module	Void	Amount
219051	11/15/2019	American Self Storage	AP		1,210.00
219052	11/15/2019	Aramark Uniform Ser Inc	AP		470.83
219053	11/15/2019	AT&T Mobility	AP		40.24
219054	11/15/2019	AT&T	AP		209.65
219055	11/15/2019	AT&T	AP		68.10
219056	11/15/2019	Barton Overhead Door Inc	AP		243.20
219057	11/15/2019	BJ's Consumers Choice	AP		304.00
219058	11/15/2019	Brenntag Pacific Inc	AP		3,001.47
219059	11/15/2019	Brinks Inc.	AP		735.03
219060	11/15/2019	Bruce's Tire Inc	AP		262.45
219061	11/15/2019	BSK Associates	AP		634.00
219062	11/15/2019	CACEO	AP		95.00
219063	11/15/2019	Clark Pest Control Inc	AP		93.00
219064	11/15/2019	Comcast	AP		126.72
219065	11/15/2019	Cook's Communications Corp.	AP		4,767.43
219066	11/15/2019	Copware Inc	AP		840.00
219067	11/15/2019	LN Curtis & Sons	AP		5,622.70
219068	11/15/2019	Fastenal Company	AP		414.11
219069	11/15/2019	Ferguson Enterprises Inc DBA Groeniger & Company	AP		2,140.34
219070	11/15/2019	Fresno City College	AP		1,241.50
219071	11/15/2019	Golden State Flow Measurement	AP		7,867.10
219072	11/15/2019	Government Revenue Solutions Holdings I, LLC	AP		1,017.93
219073	11/15/2019	Halcyon Creek Inc.	AP		3,850.00
219074	11/15/2019	Holt of California	AP		26,877.82
219075	11/15/2019	Home Depot	AP		3,735.91
219076	11/15/2019	Lincoln Equipment Inc	AP		239.08
219077	11/15/2019	Lucas Business Systems	AP		1,703.31
219078	11/15/2019	Marfab Inc	AP		66.21
219079	11/15/2019	McLaughlin Waste Equipment, Inc.	AP		6,335.09
219080	11/15/2019	Monterey Auto Services Inc.	AP		1,104.59
219081	11/15/2019	MOO, Inc.	AP		161.52
219082	11/15/2019	Mosaic New Beginning Ministries	AP		350.00
219083	11/15/2019	Napa Auto Parts of Los Banos	AP		30.73
219084	11/15/2019	NFPA	AP		1,658.98
219085	11/15/2019	NDN International LLC	AP		1,785.63
219086	11/15/2019	OSE	AP		427.77
219087	11/15/2019	O'Reilly Auto Parts	AP		20.19
219088	11/15/2019	Pacific Water Resources	AP		323.68
219089	11/15/2019	P F Pettibone & Co	AP		619.80
219090	11/15/2019	Pinnacle Peak Holding Corporation	AP		153.57
219091	11/15/2019	Protech Security & Electronics, Inc.	AP		174.00
219092	11/15/2019	R3 Consulting Group	AP		1,585.00
219093	11/15/2019	Randik Paper Co	AP		190.12

219094	11/15/2019	Leslie Rodriguez	AP	450.00
219095	11/15/2019	Safeguard Business System, Inc.	AP	1,555.11
219096	11/15/2019	Michael Bartholomew	AP	110.57
219097	11/15/2019	Sherwin Williams Co	AP	146.58
219098	11/15/2019	Shred-It US JV LLC	AP	280.04
219099	11/15/2019	Frank Silveria	AP	95.00
219100	11/15/2019	Sorensens True Value	AP	732.62
219101	11/15/2019	Sorensens True Value	AP	69.32
219102	11/15/2019	SWRCB Accounting Office	AP	1,400.00
219103	11/15/2019	O C Tanner Recognition Company	AP	1,282.63
219104	11/15/2019	Terminix Processing Center	AP	109.00
219105	11/15/2019	Top Dog Police K9 Training and Consulting, LLC	AP	225.00
219106	11/15/2019	Jose Navarro	AP	52.24
219107	11/15/2019	Debra Caster	AP	22.39
219108	11/15/2019	Frank & Nicole Harris	AP	22.39
219109	11/15/2019	Peter and Azusena Portillo	AP	10.46
219110	11/15/2019	Home Sweet Home Property Management	AP	182.10
219111	11/15/2019	Sunshine Investments	AP	119.42
219112	11/15/2019	David Rivera, Jr	AP	39.39
219113	11/15/2019	Adrian Nunez Hermosillo	AP	22.39
219114	11/15/2019	Floral and 99 LP	AP	8.94
219115	11/15/2019	Aldina Real Estate Property Management	AP	65.68
219116	11/15/2019	D.R. Horton	AP	178.01
219117	11/15/2019	Peter Escobar, Jr	AP	73.13
219118	11/15/2019	Hannah Dybas	AP	73.13
219119	11/15/2019	Jay Moore	AP	55.22
219120	11/15/2019	Vilma Iquin	AP	110.46
219121	11/15/2019	D.R. Horton	AP	46.26
219122	11/15/2019	Nelly Nampula Molina	AP	22.39
219123	11/15/2019	Alberto Lopez Barraza	AP	33.04
219124	11/15/2019	Kristan Davis	AP	10.46
219125	11/15/2019	Guadalupe Torres-Montiel	AP	110.46
219126	11/15/2019	Juan Gutierrez	AP	10.46
219127	11/15/2019	Roberto De La Cruz	AP	10.46
219128	11/15/2019	Eliseo Castaneda	AP	10.46
219129	11/15/2019	Daniel & Shelley Bergin	AP	7.06
219130	11/15/2019	Robert and Margaret Ann Baffunno	AP	200.00
219131	11/15/2019	Jesus Naranjo	AP	10.46
219132	11/15/2019	Rosalinda Lopez	AP	10.46
219133	11/15/2019	Samuel Samaniego	AP	10.46
219134	11/15/2019	Esperanza Sanchez	AP	100.00
219135	11/15/2019	Soto Silvia	AP	10.46
219136	11/15/2019	Christina Stoops	AP	10.46
219137	11/15/2019	Yuridiana Simon	AP	10.46
219138	11/15/2019	Laboratory Corp of America	AP	100.00
219139	11/15/2019	Roberto Morales	AP	10.46
219140	11/15/2019	Alvaro Cervantes	AP	100.00
219141	11/15/2019	Juan Cornejo	AP	10.46
219142	11/15/2019	Arnoldo Armenta Ortiz	AP	10.46
219143	11/15/2019	Javier Reyes-Gomez	AP	10.46
219144	11/15/2019	Marcela Ibarra	AP	10.46
219145	11/15/2019	Navdeep Gill	AP	10.46
219146	11/15/2019	Ephraim Apolinar	AP	10.46
219147	11/15/2019	Jennika Uribe	AP	10.46

219148	11/15/2019	Maryann Ramos	AP	100.00
219149	11/15/2019	Victor Lopez Garcia	AP	10.46
219150	11/15/2019	Ana Hernandez	AP	10.46
219151	11/15/2019	Yolanda Mendoza and Ruben Magana Tovar	AP	9.61
219152	11/15/2019	Manuel DeHaro	AP	10.46
219153	11/15/2019	Justine Pimentel	AP	10.46
219154	11/15/2019	Alva Pineda	AP	10.46
219155	11/15/2019	Maria Solis	AP	10.46
219156	11/15/2019	Domingo Chavez and Petra M. Cruz	AP	9.61
219157	11/15/2019	Jalal Kia	AP	10.46
219158	11/15/2019	Stacey Gamez	AP	10.46
219159	11/15/2019	Jeffery and Antoinette Correia	AP	10.46
219160	11/15/2019	Benito & Celeste Marchan	AP	100.00
219161	11/15/2019	Maria Gonzalez	AP	10.46
219162	11/15/2019	Angelica Bocanegra	AP	100.00
219163	11/15/2019	Arshad Khan	AP	10.46
219164	11/15/2019	John Carrillo	AP	8.76
219165	11/15/2019	Timothy Gallichio	AP	10.46
219166	11/15/2019	Anntrell Garcia	AP	100.00
219167	11/15/2019	Pamela Ortiz	AP	7.91
219168	11/15/2019	Christina Nelson	AP	100.00
219169	11/15/2019	Joe and Janet Love	AP	10.46
219170	11/15/2019	Amanda Moon	AP	10.46
219171	11/15/2019	Rolando Ramirez	AP	100.00
219172	11/15/2019	Sem Ly	AP	10.46
219173	11/15/2019	Laura McCaffery	AP	10.46
219174	11/15/2019	Anjuly Perez-Cambero	AP	10.46
219175	11/15/2019	Jaime & Venera Flores	AP	10.46
219176	11/15/2019	Gabino Garcia	AP	10.46
219177	11/15/2019	Diana & Reymundo Castillo	AP	100.00
219178	11/15/2019	Josefa Zamora-Hernandez	AP	10.46
219179	11/15/2019	Irma Gomez	AP	10.46
219180	11/15/2019	Maricela Lara Barajas	AP	100.00
219181	11/15/2019	Sergio Murillo Perez	AP	10.46
219182	11/15/2019	The Habit Restaurants LLC-Site #0225	AP	100.00
219183	11/15/2019	Raul Arce-Martinez	AP	10.46
219184	11/15/2019	Melvin Salazar	AP	10.46
219185	11/15/2019	Stacy Mahnke	AP	10.46
219186	11/15/2019	Martha Henderson	AP	10.46
219187	11/15/2019	Samuel Ramsour	AP	100.00
219188	11/15/2019	Roberto Portillo	AP	10.46
219189	11/15/2019	Duane Brehm	AP	10.46
219190	11/15/2019	David Wilson	AP	12.33
219191	11/15/2019	Mark Frontella	AP	100.00
219192	11/15/2019	Reyna Lopez	AP	10.46
219193	11/15/2019	Carlos Beas	AP	10.46
219194	11/15/2019	Alyssa Martinez	AP	100.00
219195	11/15/2019	Shiela Gonzales	AP	7.91
219196	11/15/2019	Rodrigo Calderon	AP	99.15
219197	11/15/2019	Pedro Garcia	AP	10.46
219198	11/15/2019	Bobby Sousa	AP	10.46
219199	11/15/2019	Israel Garcia	AP	10.46
219200	11/15/2019	Sayra Gallardo	AP	10.46
219201	11/15/2019	Jaime Perez	AP	100.00

219202	11/15/2019	Mauricio Figueroa	AP	10.46
219203	11/15/2019	Tatiana Nikolaeva	AP	100.00
219204	11/15/2019	Gricelda Vazquez	AP	600.00
219205	11/15/2019	Westside Water Conditioning	AP	173.50
219206	11/15/2019	Young's Air Conditioning	AP	449.00
219207	11/15/2019	Ascent Aviation Group, Inc.	AP	18,027.35
219208	11/15/2019	Axon Enterprise, Inc.	AP	9,439.50
219209	11/15/2019	Buxton Company	AP	12,500.00
219210	11/15/2019	CSG Consultants Inc.	AP	80,662.52
219211	11/15/2019	Deere & Company	AP	14,853.04
219212	11/15/2019	Roger Hughes	AP	80.00
219213	11/15/2019	InfoSend Inc.	AP	5,844.84
219214	11/15/2019	Jeffrey Lyle Kelley	AP	48.00
219215	11/15/2019	Los Banos Medical Group A Medical Corp.	AP	337.00
219216	11/15/2019	Ramon McDonald	AP	917.65
219217	11/15/2019	Merced County Regional Waste Management Authority	AP	4,216.11
219218	11/15/2019	Merced County Regional Waste Management Authority	AP	76,915.64
219219	11/15/2019	Merced County Regional Waste Management Authority	AP	5,111.76
219220	11/15/2019	Miracle Playsystems, Inc.	AP	28,421.93
219221	11/15/2019	Rolfe Construction	AP	146,945.05
219222	11/15/2019	SoCal Sealcoat Solutions. LLC	AP	11,347.16
219223	11/15/2019	SWRCB Accounting Office	AP	60.00
219224	11/15/2019	SWRCB Accounting Office	AP	14,230.00
219225	11/15/2019	United Rentals (North America), Inc.	AP	13,071.75
219226	11/15/2019	Robert Wiens	AP	1,280.24
219235	11/19/2019	Aflac-Customer Service	AP	535.19
219236	11/19/2019	Los Banos Fitness &	AP	416.00
219237	11/19/2019	Los Banos Police Assn	AP	175.00
219238	11/19/2019	Los Banos Police Assn	AP	350.00
219239	11/19/2019	Los Banos Police Assn	AP	875.00
219240	11/19/2019	MassMutual	AP	1,176.39
219241	11/19/2019	MassMutual	AP	4,142.50
219242	11/19/2019	Merced County Sheriff	AP	150.00
219243	11/19/2019	Nationwide Retirement Solutions	AP	6,103.13
219244	11/19/2019	Professional Fire Fighter	AP	630.00
219245	11/19/2019	Public Employees Union, Local One	AP	1,036.97
219246	11/19/2019	State Disbursement Unit	AP	2,088.00
219247	11/19/2019	US Bank Corp Pymt System	AP	31,054.63
219248	11/19/2019	Vantagepont Transfer Agents - 306797	AP	884.45
219249	11/19/2019	Vantagepoint Transfer Agents - 705827	AP	25.00
219250	11/19/2019	Vantagepoint Transfer Agents - 801838	AP	2,850.00
219251	11/22/2019	Amerigas Propane, LP	AP	487.50
219252	11/22/2019	Anthony Gomes	AP	100.00
219253	11/22/2019	Aramark Uniform Ser Inc	AP	273.69
219254	11/22/2019	AT&T Mobility	AP	137.10
219255	11/22/2019	AT&T Long Distance	AP	0.59
219256	11/22/2019	AT&T	AP	1,478.45
219257	11/22/2019	AT&T	AP	100.20
219258	11/22/2019	Boot Barn	AP	176.16
219259	11/22/2019	Bruce's Tire Inc	AP	770.69
219260	11/22/2019	Central Sanitary Supply	AP	187.55
219261	11/22/2019	Coffee Break Service Inc.	AP	41.50
219262	11/22/2019	Comcast	AP	106.16
219263	11/22/2019	Antonia Cardenas	AP	500.00

219264	11/22/2019	The ABY MFG Group. Inc.	AP	124.44
219265	11/22/2019	Espana's Restaurant	AP	1,753.52
219266	11/22/2019	Farmer Brothers Coffee	AP	150.95
219267	11/22/2019	Fast Track Car Wash	AP	269.50
219268	11/22/2019	Galls Inc	AP	30.59
219269	11/22/2019	Cody Griffis	AP	335.00
219270	11/22/2019	Maria Gonzalez	AP	350.00
219271	11/22/2019	Heppner Precision Machine Shop, Inc.	AP	5.48
219272	11/22/2019	Jerry Witt	AP	3,064.00
219273	11/22/2019	Lincoln Equipment Inc	AP	64.13
219274	11/22/2019	Los Banos Enterprise	AP	75.04
219275	11/22/2019	Steve Macillas	AP	105.00
219276	11/22/2019	Marfab Inc	AP	289.43
219277	11/22/2019	McNamara Sports Inc	AP	415.68
219278	11/22/2019	Merced Sun Star	AP	542.88
219279	11/22/2019	Monterey Auto Services Inc.	AP	162.25
219280	11/22/2019	MOO, Inc.	AP	64.88
219281	11/22/2019	Samuel Morales	AP	1,560.00
219282	11/22/2019	Napa Auto Parts of Los Banos	AP	31.35
219283	11/22/2019	The Office City	AP	450.66
219284	11/22/2019	OSE	AP	69.47
219285	11/22/2019	O'Reilly Auto Parts	AP	327.64
219286	11/22/2019	Irma Isabel Padilla	AP	25.00
219287	11/22/2019	PG Tools & Equipment, LLC	AP	141.30
219288	11/22/2019	Regal Pacific Aviation Equipment Inc.	AP	360.44
219289	11/22/2019	Safe T Lite of Modesto, Inc.	AP	1,491.78
219290	11/22/2019	Santos Ford Inc.	AP	145.51
219291	11/22/2019	Michael Bartholomew	AP	99.66
219292	11/22/2019	Sherwin Williams Co	AP	281.55
219293	11/22/2019	Sorensens True Value	AP	399.78
219294	11/22/2019	SWRCB Accounting Office	AP	6,707.00
219295	11/22/2019	Jessica Synder	AP	600.00
219296	11/22/2019	T & T Pavement Markings and Products, Inc.	AP	3,441.13
219297	11/22/2019	Telcion Communications Group	AP	1,375.00
219298	11/22/2019	Terminix Processing Center	AP	50.00
219299	11/22/2019	United Site Services, Inc.	AP	116.09
219300	11/22/2019	Brisio Garcia	AP	107.47
219301	11/22/2019	Robert Bravo	AP	137.36
219302	11/22/2019	Tomra Sorting Solutions	AP	46.28
219303	11/22/2019	Antonio Herrera	AP	17.92
219304	11/22/2019	Shawn Carter	AP	46.28
219305	11/22/2019	Blossom Valley Realty, JR Souza	AP	176.12
219306	11/22/2019	Hipolito Herrera	AP	41.81
219307	11/22/2019	Christopher Gonsales	AP	38.82
219308	11/22/2019	Sheryl Meza	AP	40.55
219309	11/22/2019	Ardeshir Farhangdoost	AP	73.29
219310	11/22/2019	Cynthia Cortes Urdiano	AP	76.12
219311	11/22/2019	Gloria Chavarria	AP	13.45
219312	11/22/2019	Maria Ponce	AP	13.45
219313	11/22/2019	Westhill Real Estate	AP	155.22
219314	11/22/2019	Pacific Credit Service	AP	33.91
219315	11/22/2019	Blossom Valley Realty	AP	185.07
219316	11/22/2019	Brenda Flores	AP	74.63
219317	11/22/2019	D.R. Horton	AP	158.22

219318	11/22/2019	Verizon Wireless	AP	659.24
219319	11/22/2019	Windecker Inc	AP	5,362.36
219320	11/22/2019	Young's Air Conditioning	AP	513.00
219321	11/22/2019	Abbott & Kindermann, Inc.	AP	2,105.85
219322	11/22/2019	Allied Waste Services #917	AP	288,343.01
219323	11/22/2019	Anderson Pump Company Inc	AP	6,901.97
219324	11/22/2019	Timothy Baptista Sr	AP	150.00
219325	11/22/2019	Ca Dept of Justice	AP	1,106.00
219326	11/22/2019	Hector Castillo	AP	228.00
219327	11/22/2019	City of Los Banos Escrow Account	AP	3,462.30
219328	11/22/2019	City of Los Banos Utility	AP	38,048.98
219329	11/22/2019	Ford Motor Credit Company LLC	AP	3,689.59
219330	11/22/2019	Ford Motor Credit Company LLC	AP	1,307.85
219331	11/22/2019	Abel J. Gomes	AP	120.00
219332	11/22/2019	Halcyon Creek Inc.	AP	11,568.75
219333	11/22/2019	Hughey and Phillips LLC	AP	5,531.10
219334	11/22/2019	Merced County Association of Governments	AP	19,528.00
219335	11/22/2019	PSG Fencing Corp.	AP	5,900.00
219336	11/22/2019	Price Paige and Company Accountancy Corporation	AP	14,770.00
219337	11/22/2019	Fernando Simas	AP	26.38
219338	11/22/2019	Rajkaramvir Singh	AP	261.09
219339	11/22/2019	O C Tanner Recognition Company	AP	1,284.01
219340	11/22/2019	Tractor Supply Credit Plan	AP	239.07
219341	11/22/2019	Law Offices of William A Vaughn	AP	11,026.60
219342	11/22/2019	Walmart	AP	243.39
219343	11/22/2019	Westamerica Bank - Cafeteria Plan	AP	50,953.84
219344	11/22/2019	Xerox Financial Services	AP	2,464.46
219345	11/22/2019	Young's Air Conditioning	AP	7,681.92

Break in check sequence due to the following:
Check #219227 - #219234 (Payroll)

Total Void Check Count:	0
Total Void Check Amount:	
Total Valid Check Count:	287
Total Valid Check	1,105,890.64
Total Check Count:	287
Total Check Amount:	1,105,890.64

CITY OF LOS BANOS
CITY COUNCIL MEETING MINUTES
NOVEMBER 20, 2019

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the City Council. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.

CALL TO ORDER: Mayor Villalta called the City Council Meeting to order at the hour of 7:04 p.m.

PLEDGE OF ALLEGIANCE: Police Chief Brizzee led the pledge of allegiance.

ROLL CALL – MEMBERS OF THE CITY COUNCIL PRESENT: Council Members Tom Faria, Daronica Johnson-Santos, Deborah Lewis, Brett Jones, Mayor Michael Villalta; Absent: None.

STAFF MEMBERS PRESENT: City Manager Terrazas, City Attorney Vaughn, Deputy City Clerk/HR Technician Blevins, City Treasurer/Accounting & Budget Supervisor Tomas, Finance Director Williams, Police Chief Brizzee, Fire Chief Hurley, Community & Economic Development Director Elms, Public Works Director/City Engineer Fachin.

CONSIDERATION OF APPROVAL OF AGENDA: Mayor Villalta stated that an emergency item needed to be added to the agenda after the posting of the regular agenda. The Government Code sections allowing the addition of this item after the posting of the regular agenda were recited to the public.

Motion by Johnson-Santos, seconded by Faria to add CONSIDERATION OF APPLICATION AND RECEIPT OF SENATE BILL 2 PLANNING GRANT PROGRAM to the agenda as the new item #10. The motion carried by the following roll call vote – AYES: Faria, Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None.

Motion by Lewis, seconded by Jones to approve the City Council Meeting agenda with the addition of the emergency item, which will now become item #10. The motion carried by the affirmative action of all City Council Members present.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE.

No one came forward to speak and the public forum was closed.

CONSIDERATION OF APPROVAL OF CONSENT AGENDA. Motion by Johnson-Santos, seconded by Faria to approve the consent agenda: Check #218869 – #219050 in the Amount of $512,660.57; Minutes for the November 6, 2019 City Council Meeting. The motion carried by the affirmative action of all Council Members present.

PUBLIC HEARING – TO RECEIVE PUBLIC COMMENT AND CONSIDERATION OF AMENDING THE BUSINESS LICENSE RENEWAL FEE. CITY COUNCIL RESOLUTION NO. 6158 – REDUCING THE ANNUAL RENEWAL COMMERCIAL BUSINESS LICENSE FEE. Community & Economic Development Director Elms presented the staff report.

There was Council Member and staff discussion regarding what the fee amounts have been for the past ten years and what amounts these fees should be according to the fee study that was recently conducted. The City will be working on getting these fees to where they should be in the years ahead but did not want to significantly increase these fees suddenly.

Mayor Villalta opened the public hearing. No one came forward to speak and the public hearing was closed.

Motion by Jones, seconded by Lewis to adopt City Council Resolution No. 6158 – Reducing the Annual Renewal Commercial Business License Fee. The motion carried by the affirmative action of all Council Members present.

CONSIDERATION OF APPROVAL OF ORDINANCE NO. 1177 – AN UNCODIFIED URGENCY ORDINANCE OF THE CITY OF LOS BANOS AMENDING TITLE 2 CHAPTER 2 ARTICLE 2 OF THE LOS BANOS MUNICIPAL CODE TO AMEND THE NUMBER OF MEMBERS OF THE PLANNING COMMISSION. City Attorney Vaughn spoke to why this is an urgency ordinance and how it would take effect tonight in order to address the emergency situations that the Planning Commission is currently facing.

Motion by Lewis, seconded by Faria to waive the first reading of Ordinance No. 1177– An Uncodified Urgency Ordinance of the City of Los Banos Amending Title 2 Chapter 2 Article 2 of the Los Banos Municipal Code to Amend the Number of Members of the Planning Commission. The motion carried by the affirmative action of all City Council Members present.

Motion by Lewis, seconded by Faria to introduce Ordinance No. 1177– An Uncodified Urgency Ordinance of the City of Los Banos Amending Title 2 Chapter 2 Article 2 of the Los Banos Municipal Code to Amend the Number of Members of the Planning Commission. The motion carried by the following roll call vote: AYES: Faria, Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None. The motion carried by the affirmative action of all City Council Members present.

Motion by Lewis, seconded by Faria to waive the second reading of Ordinance No. 1177– An Uncodified Urgency Ordinance of the City of Los Banos Amending Title 2

Chapter 2 Article 2 of the Los Banos Municipal Code to Amend the Number of Members of the Planning Commission. The motion carried by the affirmative action of all City Council Members present.

Motion by Lewis, seconded by Faria to adopt Ordinance No. 1177– An Uncodified Urgency Ordinance of the City of Los Banos Amending Title 2 Chapter 2 Article 2 of the Los Banos Municipal Code to Amend the Number of Members of the Planning Commission. The motion carried by the following roll call vote: AYES: Faria, Johnson-Santos, Jones, Lewis, Villalta; NOES: None; ABSENT: None.

CONSIDERATION OF APPOINTMENT TO PLANNING COMMISSION – ONE (1) VACANCY. Community & Economic Development Director Elms presented the staff report proposing to bring forward Katherine Uhley as the new Planning Commissioner.

Motion by Lewis, seconded by Faria to appoint Katherine Uhley as the new Planning Commissioner. The motion carried by the affirmative action of all City Council Members present.

CONSIDERATION OF APPROVAL OF RESOLUTION NO. 6160 – AUTHORIZING APPLICATION FOR AND RECEIPT OF SENATE BILL 2 PLANNING GRANTS PROGRAM FUNDS. Community & Economic Development Director Elms presented the staff report.

Motion by Faria, seconded by Johnson-Santos to approve City Council Resolution No. 6160 – Authorizing Application For and Receipt of Senate Bill 2 Planning Grants Program Funds. The motion carried by the affirmative action of all council members present.

PIONEER ROAD WIDENING PROJECT UPDATE. City Manager Terrazas presented the staff report which included a PowerPoint presentation.

The Council spoke to certain questions that are being asked by residents of Los Banos regarding this potential project. Public Works Director/City Engineer Fachin, Mayor Villalta, and City Manager Terrazas answered the questions to the best of their knowledge. Mayor Villalta sought affirmation from the rest of the Council Members as to the continuance of this potential project and to continue seeking aid from Merced County Association of Governments for funding resources.

Each of the Council Members spoke regarding pros and cons to this project and how there needs to be a project study review done in order to support the need for it. There is a request for qualifications for engineering services that is due in the days ahead in order to assist with the review of the scope of the project as a whole.

Mayor Villalta invited members of the public to speak on the item. SCOTT SILVEIRA, District 5 Supervisor of Merced County Board of Supervisors, spoke to what the project study review will provide and how it is too early to make firm decisions on this project, understands there are tight guidelines to be met but that he cannot support the project

at this point in time; KATHERINE UHLEY, Los Banos, spoke to her observations of the negative effects of this project and how she does not believe it is the right solution to the traffic issues that are attempting to be resolved; PACHECO HIGH SCHOOL STUDENTS, questioned the Council as to why they are looking to put a bike path by the creek if it is not a desirable scene and also why the people affected by this project have not received the correct notices related to the project. CITY MANAGER TERRAZAS, took responsibility for the meeting notices not being delivered to all the residents who should have received them.

TINO GOMES, LISA SOUZA, ABEL GOMES, RON NUNES, FRANK VIERRA, and LUIS OLIVIERA, residents on/along Pioneer Road, spoke to how this project would have some kind of negative affect on their properties or would run through their property all together, these residences have been around for many generations, unhappy about how the City has handled providing notices to people who would be affected by this project, feel as though this project is not the right solution to the traffic issues on Pacheco Boulevard and that the City should explore other options.

Information only. No action taken.

A brief recess was taken then the meeting recommenced.

ADVISEMENT OF PUBLIC NOTICES (No Report).

CITY MANAGER REPORT. City Manager Terrazas spoke to the five new Prius vehicles that were a part of grant funding the City received. He gave kudos to Brenda Geary, Police Services Manager, for going after the grant for these vehicles and further spoke to which departments those vehicles would be going to.

REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND MEASURE V COMMITTEE. No report.

CITY COUNCIL MEMBER REPORTS.

TOM FARIA: Council Member Faria expressed his sympathies to Mona Giuliani's family and spoke to how her loss is tragic to the town. There is a lot going on in school programs these days. The Christmas season is coming up and there are events such as the Christmas parade and concerts. The Los Banos High School concert will be on December 10 and the junior high concert will be on December 18. He thanked all for attending tonight's meeting and wished everyone a Happy Thanksgiving.

DARONICA JOHNSON-SANTOS: Mayor Pro Tem Johnson-Santos spoke regarding the funeral she attended for Mona Giuliani and thanked her family for allowing her to be there. She congratulated Katherine Uhley on her new appointment as Planning Commissioner. Apologies were expressed to those residents on Pioneer who may have felt that she was blasé about the situation they face with the Pioneer widening project.

BRETT JONES: Council Member Jones stated that he would like to get an item on the next agenda regarding development design standards and review standards. He feels as though lot frontages, sidewalks, and street widths are getting smaller. He would like a workshop or study session done.

DEBORAH LEWIS: Council Member Lewis spoke to the successful Boys and Girls Fundraiser that was held on November 9 to support an established site in Los Banos. She gave kudos to those who organized the fundraiser and to Police Chief Brizzee for participating in the event. On November 16, she volunteered her time with the Fire Department and the American Red Cross for the city-wide smoke detector event that took place in the Ranchwood home area and is looking forward to next year's event.

MAYOR MICHAEL VILLALTA: Mayor Villalta wished everyone a wonderful Thanksgiving holiday and looks forward to the Council continuing to work together on issues that are currently on the table.

CLOSED SESSION – PUBLIC EMPLOYEE RELEASE, PURSUANT TO GOVERNMENT CODE SECTION 54957.

Motion Lewis, seconded by Johnson-Santos to adopt City Council Resolution No. 6159 – Concerning the Industrial Disability Retirement of Police Officer Kristifer Hew. The motion carried by the affirmative action of all Council Members present.

CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION; INITIATION OF LITIGATION PURSUANT TO PARAGRAPH (4) OF SUBDIVISION (D) OF GOVERNMENT CODE SECTION 54956.9: ONE POTENTIAL CASE. No reportable action.

ADJOURNMENT. The meeting was adjourned at 10:50 p.m.

APPROVED:

_____

Michael Villalta, Mayor

ATTEST:

_____

Sara Blevins, Deputy City Clerk

City of Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor and City Council Members

FROM: Ray Reyna, Police Commander

DATE: December 4, 2019

SUBJECT: Acceptance of Bid for One (1) 2020 Ford Interceptor Utility Police Vehicle
TYPE OF REPORT: Consent Agenda

Recommendation:

That the City Council adopt a Resolution authorizing the City Manager to award the bid for the purchase of one (1) Ford Interceptor Utility Police Vehicle to Santos Ford Los Banos in the amount of $34,925.75.

Discussion:

The Police Department has requested bids for the purchase of one (1) new Ford Interceptor Utility Police Vehicle. The Department received sealed bids from one dealership, Santos Ford Los Banos, in the amount of $34,925.75. The bid received from Santos Ford appears to meet the minimum specifications as outlined by the invitation to bid document, released on November 1, 2019. In addition, a notice for invitation to bid was posted in the November 1, 2019 edition of the Los Banos Enterprise Newspaper.

Fiscal Impact:

Funding to purchase this vehicle was approved during the Fiscal Year 2019-2020 budget for use through the Police Department vehicle funds.

Reviewed by:

Sonya Williams, Finance Director

Alex Terrazas, City Manager

Attachments:

Bid Opening Sheet
Resolution

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS AUTHORIZING THE CITY MANAGER TO AWARD THE BID FOR THE PURCHASE OF ONE (1) 2020 FORD INTERCEPTOR UTILITY POLICE VEHICLE TO SANTOS FORD LOS BANOS IN THE AMOUNT OF $34,925.75

WHEREAS, THE City Council of the City of Los Banos has the ultimate responsibility for fleet procurement; and

WHEREAS, the request for sealed bids for one (1) 2020 Ford Interceptor Utility Police Vehicle were officially opened on November 18, 2019; and

WHEREAS, Santos Ford was the low bidder, providing a price of $34,925.75; and

WHEREAS, funding to purchase this vehicle was approved during the Fiscal Year 2019-2020 budget for use through the Police Department vehicle funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby authorize the City Manager to award the bid for the purchase of one (1) 2020 Ford Interceptor Utility Police Vehicle to Santos Ford Los Banos in the amount of $34,925.75.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 4th day of December 2019 by Council Member _____ who moved its adoption, which motion was duly seconded by Council Member _____ and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

_____
Michael Villalta, Mayor

ATTEST:

_____
Lucille L. Mallonee, City Clerk

City of Los Banos
At the Crossroads of California

BID OPENING

Purchase of One (1) 2020 Ford Police Interceptor Utility AWD K8A

NOVEMBER 18, 2019 - 2:00 PM

1. Santos Ford $ 34,925.75

Signed: _____ Dated: November 18, 2019
Sara Blevins, CMC
HR Technician/Deputy City Clerk

_____
Ray Reyna
Commander, Los Banos Police Department

City of Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Mark Fachin, P.E., Public Works Director/City Engineer

DATE: December 4, 2019

TYPE OF REPORT: Consent Agenda

SUBJECT: Accepting the 8th & 9th Street Waterline Project as complete and authorizing the Filing of a Notice of Completion with the Merced County Recorder

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Recommendation:
That the City Council adopts the Resolution accepting the 8th & 9th Street Waterline construction project as completed; authorizes the City Manager to file the "Notice of Completion" with the Merced County Recorder; and authorizes the Public Works Director/City Engineer to release the five (5) percent retention after the thirty-five (35) day period from the date of filing the Notice of Completion with the County Recorder.

Background:
The City of Los Banos adopted the Amended Water Distribution System Master Plan in 2010. In this plan, funding was programmed in to make improvements as a need was identified. The project area was recently experiencing low pressure readings. The low pressure condition affects ample pressure supply in a fire suppression need. The project installed a new 8-inch water line on 8th Street between G Street and E Street. A new 8-inch water line was also installed on 9th Street between G Street and F Street. This project created a loop in the system which provided adequate water pressure for customers in the area.

Discussion:
The Engineering Division of the Public Works Department initiated a construction contract for the 8th & 9th Street Waterline Project. Plans and specifications were designed by Gouveia Engineering, Inc. The scope of work included furnishing and

installing approximately 1,094 linear feet of 8-inch waterline, 9 water valves, and constructing concrete and asphalt concrete trench repairs on 8th Street and 9th Street.

The project was publicly advertised. Bids were opened for this project on Tuesday, August 20, 2019. The City Council awarded the construction contract on September 18, 2019 to Rolfe Construction Company of Atwater for the amount of $154,679.00 with a 10% contingency of $15,468.00. The Engineering Division performed the construction management for the project. There were no Change Orders with this project. The total construction cost for this project was $154,679.00.

Fiscal Impact:
Funds for this project have been allocated in the 2019-2020 Fiscal Year budget within Water Fund 501-461-100-739.

Reviewed by:

Alex Terrazas, City Manager

Sonya Williams, Finance Director

Attachments:
Resolution
2019-2020 Fiscal Budget Sheet
Notice of Completion
Site Map

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS ACCEPTING THE 8TH & 9TH STREET WATERLINE PROJECT AS COMPLETE AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION WITH THE MERCED COUNTY RECORDER

WHEREAS, on August 20, 2019 the City of Los Banos received competitive bids for the construction of the 8th & 9th Street Waterline Project; and

WHEREAS, on September 18, 2019 the City Council awarded the Construction Contract to Rolfe Construction Company for the construction of the 8th & 9th Street Waterline; and

WHEREAS, the Public Works Director/City Engineer has determined, upon inspection, that all work has been completed in compliance with the plans and specifications, and in accordance with the approved contract.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby accept the 8th & 9th Street Waterline Project as complete; authorize the City Manager to file a Notice of Completion with the Merced County Recorder within ten (10) days after acceptance; and authorize the Public Works Director/City Engineer to release the five (5) percent retention held in escrow after the thirty-five (35) days from the date of filing the Notice of Completion.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 4th day of December 2019, by Council Member _____ who moved its adoption, which motion was duly seconded by Council Member _____ and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

_____
Michael Villalta, Mayor

ATTEST:

_____
Lucille L. Mallonee, City Clerk

City of Los Banos
Water
2019-2020

Account Number	Description	2016-2017 Actual	2017-2018 Actual	2018-2019 Estimated	2019-2020 Adopted
501-461-100-739	Water Master Plan Improve	387,435	319,547	918,000	1,856,000
501-461-100-740	Miscellaneous Equipment	0	0	0	50,000
501-461-100-750	Vehicles	40,061	77,908	43,357	166,039
501-461-100-752	Communication Equipment	1,133	39	1,776	2,047
501-461-100-753	Specialized Equipment	0	130,168	229,216	32,500
501-461-100-770	Computer Equipment	407	0	0	0
	Capital Outlay	635,856	628,392	1,346,349	2,381,586
501-495-100-900	Contingency	0	0	100,000	100,000
	Contingency	0	0	100,000	100,000
	Total Water	$3,352,355	$3,506,690	$4,384,711	$5,622,228

laboratory for water quality analysis, and repair parts for pumps and electric motors for the wells & chemical feed equipment. Asphalt repair following repair of underground distribution facilities.

273-SPECIAL DEPARTMENTAL EXPENSES: For miscellaneous safety equipment and employee longevity awards.

274-BOOKS & PERIODICALS: Expenditures for books, textbooks, periodicals, reference books, and workbooks. Books to include purchase of pertinent volumes of the Federal Code of Regulations, subscription to environmental compliance guide, State Water Code, and miscellaneous books.

CAPITAL OUTLAY

737-METERS: Purchase of water meters for new construction service accounts estimated at $150,000.

738-WELLS: Costs associated with meeting State of California Maximum Contaminant Levels (MCL) for Parts per Billion (PPB) of Chromium 6. These costs include studying cost effective solutions to treat City water and any litigation that may arise from Chromium 6 levels; total estimated cost $125,000.

739-WATER MASTER PLAN IMPROVEMENTS: Groundwater Sustainability Agency estimated at $150,000; Idaho Water Line (P10) finish construction estimated at $180,000; 8th & 9th Water Line project construction estimated at $450,000; and Valve Replacements (valve insertion method) estimated at $50,000. Purchase land for new well (#16) estimated at $900,000; Fire hydrants and water meters to be relocated and replaced with the sidewalk improvements, ADA pedestrian ramps, and storm drain catch basins in the area of Colorado Ballpark on Maryland Avenue, Pennsylvania Avenue, Vermont Avenue, Pine Street and Colorado Avenue. Construction costs will be shared accordingly with Measure V, Water, and Wastewater Collection funds. Costs are estimated at $1,030,000 for the construction (Measure V-alternative $820,000, Water $126,000, and Collections $84,000).

740-MISCELLANEOUS EQUIPMENT: Install new Sensus tower in the Northeast area of the City to improve communication estimated cost $50,000.

750-VEHICLES: Purchase of two (2) ¾ ton utility pickup trucks estimated at $50,000 each. Purchase of a one ton service body pickup truck at $132,078 (cost shared between Water $66,039 and Collections $66,039).

752-COMMUNICATION EQUIPMENT: Expenses related to Telephone System Replacement.

753-SPECIALIZED EQUIPMENT: Purchase of Programmable Message Board estimated at $20,000; and a Portable Air Compressor (cost shared between Water $12,500 and Collections $12,500).

CONTINGENCY

900-CONTINGENCY: For unexpected and unforeseen costs associated with Water activities.

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

CITY OF LOS BANOS
520 'J' Street
Los Banos, California 93635

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the interest of estate stated in paragraph 3 below in the real property hereinafter described is owned by the following:

NAME	STREET AND NO.	CITY	STATE
CITY OF LOS BANOS	520 'J' Street	Los Banos	California

(If more than one owner of the interest stated, the name and address of each must be inserted.)

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and the full names and addresses of all the co-owners who own said interest or estate as joint tenants, as tenants in common or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the title of said owner, or if more than one, then of said owner and co-owner is: In Fee.

4. That on the 15th day of October, 2019, a work of improvement on the real property hereinafter described was completed.

5. That the name of the original contractor, if any, for such work of improvement was **Rolfe Construction Company**

(If no contractor for work of improvement as a whole, insert "No Contractor.")

6. That the real property herein referred to is situated in the City of Los Banos

County of Merced State of California, and is described as follows:

"Construction of 8th & 9th Street Waterline"

The major work consisted of furnishing and installing approximately 1,094 linear feet of 8-inch waterline, 9 water valves, and constructing concrete and asphalt concrete trench repairs on 8th Street and 9th Street in the City of Los Banos.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____

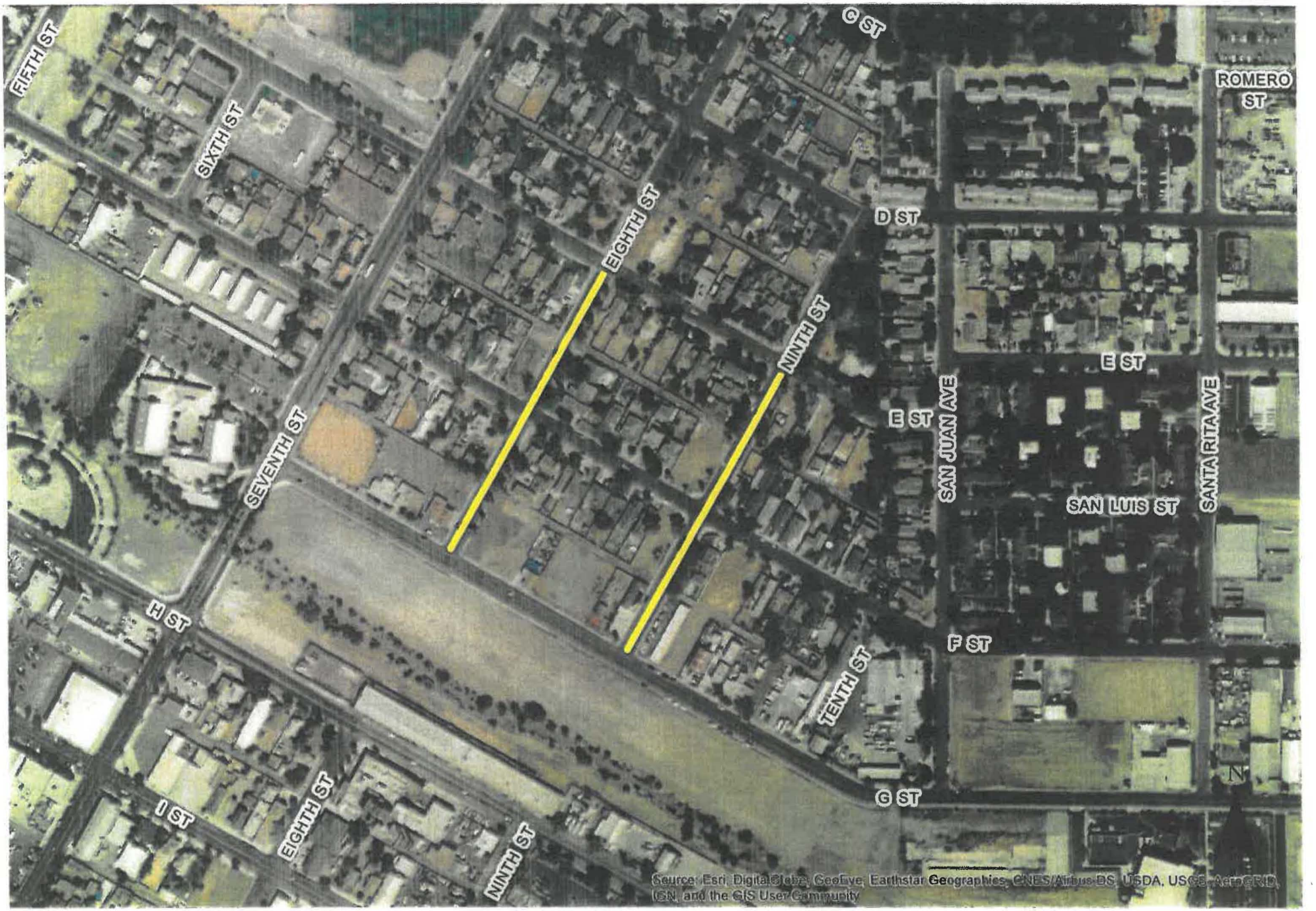
CITY OF LOS BANOS
Owner

Place: Los Banos, California

By: _____

ACKNOWLEDGMENT

CITY OF LOS BANOS
EIGHTH & NINTH STREET
WATER LINE PROJECT



City of Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Alex Terrazas, City Manager AT

DATE: December 4, 2019

TYPE OF REPORT: Agenda Item

SUBJECT: Merced College Bond Measure Presentation

There will be a presentation by Merced College Superintendent Chris Vitelli, Ed.D. to provide information related to the bond measure and an overview of the facilities that will be built in Los Banos as part of the measure.

This is an informational item only, no action to be taken.

AT/lm

City of Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Mark Fachin, P.E., Public Works Director/City Engineer

DATE: December 4, 2019

TYPE OF REPORT: Public Hearing

SUBJECT: Development Impact Fee Justification Study

Recommendation:
That the City Council of the City of Los Banos receive the staff report, open the Public Hearing and receive public input, close the Public Hearing and:

1. Approve and adopt a resolution updating AB 1600 Development Impact Fee Justification Study prepared for the City of Los Banos by DTA and dated November 11, 2019, adjusting the City's Development Impact Fees for all development in the City of Los Banos

2. Waive the first reading and introduce the Ordinance by title.

AN ORDINANCE OF THE CITY OF LOS BANOS AMENDING TITLE 9 CHAPTER 2 ARTICLE 6 OF THE LOS BANOS MUNICIPAL CODE ESTABLISHING A GENERAL GOVERNMENT FACILITIES DEVELOPMENT IMPACT FEE

Background:
Development Impact Fees are fees placed on the development of land or conditions required for the approval of a development project. The fees are typically justified as an offset to the future impact that development will have on existing infrastructure. The fees that are collected must be expended for identified projects for which the fees are charged. Development impact fees must be roughly proportional to the impact of the project, and imposed for purposes related to the impacts of the project. When imposing the fees, local agency must make certain specific findings in this regard. As a basis for such findings, local agencies prepare an AB1600 fee study to demonstrate the nexus between the impact created by new development and their capital improvement

program. Fees may be levied for the construction of capital improvements, but not for the maintenance or operation of public capital facilities.

The last study was performed in 2006 by Goodwin Consulting Group at which time such fees were increased to meet the demands of future development. CPI increases to all fees were made on an annual basis for the next three years, ending in 2009. At the September 6, 2017 City Council Meeting, the firm of DTA (previously David Taussig & Associates, Inc.) was approved to perform the Development Impact Fee Justification Study for the City of Los Banos.

The Development Impact Fee Justification Study consisted of updating the following nine (9) Impact Fees for the City:

1) Fire Fee
2) Police Fee
3) Park Development Fee
4) Water Facilities Fee
5) Wastewater Facilities Fee
6) Storm Drain Facilities Fee
7) Traffic Impact Fee
8) General Government Fee
9) Administration Fee

Discussion:

The process and timeline used for this Development Impact Fee Justification Study is listed below:

- On September 6, 2017, the City Council approved entering into an agreement to do the study.
- On July 19, 2018, City staff and DTA met with the stakeholders and interested parties to discuss the development and initial conclusions of the study.
- Based on the July 19th meeting, staff directed DTA to analyze certain elements of the study to take into consideration stakeholders input.
- On December 3, 2018, a draft study was prepared and circulated.
- On December 10-11, 2018, City Staff met directly with the BIA (Building Industry Association) and stakeholders to present the revised study and to receive any additional feedback.
- The City received the Police Facilities Needs Assessment in January 2019.
- Based on the Police Facilities Needs Assessment, DTA prepared a revised cost estimate and an adjusted study was provided to City staff in February 2019.

- A memo and updated study was provided to the stakeholders on March 22, 2019.

- Comments and recommendations were received from stakeholders and staff directed DTA to analyze feedback.

- City staff and DTA met with the BIA to discuss comments on June 3, 2019.

- The study was updated to reflect further comments received.

- City staff and DTA met with stakeholders on November 21, 2019 to discuss final draft.

The Development Impact Fee Justification Study is laid out in 7 sections, not including the two appendices.

The sections and appendices are:

- Executive Summary
- Introduction
- Legal Requirements to Justify Development Impact Fees
- Demographics
- The Needs List
- Methodology Used to Calculate Fee
- Summary of Fees
- Appendix A: Fee Derivation Worksheets
- Appendix B: 2019 Needs List

Since the existing City Hall Development Impact Fee, Corporation Yard Development Impact Fee, and Community Center Development Impact Fee is being combined to form one fee known as the General Government Facilities Development Fee, the attached Ordinance is required to be adopted to codify the change.

The attached Ordinance will create Section 9-2.614 General Government Facilities Development Impact Fee. This fee will be consistent with the above referenced Development Impact Fee Justification Study and the updated Development Impact Fee Schedule.

Fiscal Impact:
As future development occurs, the updated Development Impact Fees will be due per the Development Impact Fee Justification Study dated November 11, 2019.

Reviewed by:

Alex Terrazas, City Manager

Sonya Williams, Finance Director

Attachments:
Resolution including Development Impact Fee Justification Study and Fee Summary
Ordinance
Public Hearing Notice

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS ADOPTING A DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY FOR THE CITY OF LOS BANOS AND REVISING DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN THE CITY OF LOS BANOS

WHEREAS, the Land Use Element of the City of Los Banos' (hereinafter "City") 2030 General Plan update "requires new development to pay its proportionate share of the costs of public infrastructure, services, and transportation facilities. This shall include parks, fire, and police stations, schools, utilities, roads, and other needed infrastructure"; and

WHEREAS, to help finance needed public facilities within the City, the City has adopted Ordinances to establish appropriate development impact fees pursuant to Government Code sections 66000 *et seq;* and

WHEREAS, the City has not updated or revised its development impact fee program since October of 2006; and

WHEREAS, in accordance with policies established in the 2030 General Plan update, staff has taken steps to conduct a comprehensive review of the City's development impact fees to determine whether those fees are adequate to defray the cost of public facilities related to the development project; and

WHEREAS, DTA (previously known as David Taussig & Associates, Inc.) was engaged by the City to prepare an updated AB 1600 Fee Justification Study;

WHEREAS, as a part of the update effort the City has held a number of stakeholder's workshops attended by interested community members and the development community; and

WHEREAS, DTA. has prepared a report, entitled *Development Impact Fee Justification Study*, dated November 11, 2019, attached to this Resolution as **Exhibit "A"**, attached hereto and incorporated herein by this reference, that calculates the maximum fee levels that may be imposed on new development and sets forth the nexus/basis for the imposition of the fees on new development; and

WHEREAS, the *Development Impact Fee Justification Study* has been available for public review and comment; and

WHEREAS, the City has complied with the notice requirements of the California Government code sections 66016 and 66018; and

WHEREAS, the City Council held and conducted a public hearing on December 4, 2019, in accordance with applicable public notice, to review and consider the

Development Impact Fee Justification Study, and the updated Development Impact Fee Schedule.

NOW, THEREFORE, in accordance with the provisions of the California Government Code section 66000 et seq., the City Council of the City of Los Banos, after review of the record and consideration of all testimony and evidence presented at the public hearing, hereby finds, declares, and resolves as follows:

SECTION 1. Findings pursuant to California Government Code section 66001.

The City Council using its independent judgment finds and determines that the *Development Impact Fee Justification Study* prepared by DTA and dated November 11, 2019, complies with California Government Code section 66001 by establishing the basis for the imposition of fees on new development in that the *Development Impact Fee Justification Study*:

(a) Identifies the purpose of the fee;

(b) Identifies the use and the public facilities to which the fee will be put;

(c) Shows a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed;

(d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and

(e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

SECTION 2. CEQA Finding. The adoption of this Resolution does not propose any changes to City policies or regulations that would result in a direct or indirect physical environmental impact; therefore it has been determined that the adoption of this Resolution is covered by the general rule that the California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment pursuant to CEQA guidelines section 15061(b)(3) and is not subject to environmental review. Alternatively, the adoption of this Resolution contemplated as a subsequent implementation measure to address impacts on public facilities contemplated in the Los Banos 2030 General Plan Program Environmental Impact Report (SCH #2006121055)("GP Program EIR") and the Los Banos General Plan Land Resources Amendment Subsequent EIR (SCH #2016051033)("GPA SEIR"), and are generally consistent with the anticipated public facilities contemplated in the GP Program EIR/GPA SEIR; therefore it has been determined that this Resolution falls within the scope of the project covered by the GP Program EIR/GP SEIR pursuant to CEQA guidelines section 15162 and is not subject to further environmental review.

SECTION 3. Adoption of *Development Impact Fee Justification Study*. The *Development Impact Fee Justification Study* attached hereto as **Exhibit "A"** is hereby approved and adopted.

SECTION 4. Adoption of Development Impact Fees. The Development Impact Fee Schedule attached hereto as **Exhibit "B"** is hereby approved and adopted. The amount of the development impact fees shall be modified annually each July 1 based on the change in the Engineering News Record's construction cost index as reported for the twelve-month period ending in April of each year.

SECTION 5. Deposit of Fees. The Development Impact Fees collected shall be placed in an individual interest bearing account, or multiple accounts, established for the purpose of tracking the fee revenue and expenses separately.

SECTION 6. Fees for Uses Consistent with the Study. The fees collected pursuant to this Resolution shall be used to finance the public facilities described or identified in the *Development Impact Fee Justification Study*, or on (any) facility which serves a similar function and purpose as those facilities identified on the Study.

SECTION 7. General Plan Consistency. The City Council finds that the projects and fee methodology identified in the *Development Impact Fee Justification Study* are consistent with the City's General Plan.

SECTION 8. Imposition and Payment of Fee. Development impact fees shall be imposed upon the issuance of any development permit and shall be paid prior to issuance of any certificate of occupancy for the project, or at such earlier time as permitted by Government Code Section 66007. A "development permit" means any permit or approval from the City, including, but not limited to, a development plan, conditional use permit, tentative subdivision map, parcel map, building permit, or other permit for construction or reconstruction.

SECTION 9. Application of Fee to Pending Projects. The fee amounts adopted by this Resolution shall become effective sixty (60) days from the date of adoption of this Resolution. An application for any development permit that (1) has been received by the City prior to the effective date of this Resolution, and (2) has been deemed complete by the City's Community and Economic Director prior to the effective date of this Resolution, shall be subject to the fees that applied prior to the effective date of this Resolution.

SECTION 10. Reimbursements.

(a) Development Impact Fee reimbursements will be available to developers who fund construction of eligible Facilities. The City shall determine which Facilities will be eligible for developers to construct. Facilities must meet City standards for acquisition projects in order to be eligible for Development Impact Fee reimbursements. Developers will be responsible for complying with all applicable laws, codes, and

regulations relating to contracting and construction procedures for publicly funded public works projects.

(b) Developers will be eligible for Development Impact Fee reimbursements up to one (100%) percent of the applicable Development Impact Fees. Fee reimbursements will be available for the Facility cost up to the lesser of (1) the cost shown in the Nexus Study and (2) actual construction cost of the eligible Facilities. Development Impact Fee reimbursements will be adjusted annually in the same manner as the Development Impact Fees. The City, in its sole discretion, shall be responsible for determining the fee reimbursement amount.

(c) To obtain fee reimbursements, the Facilities must meet all City standards and criteria. The City maintains the flexibility to allocate fee reimbursements in a manner it chooses.

(d) Additional reimbursements will be due to developers who finance Facilities in excess of their fair share of the cost of these Facilities.

(e) To obtain reimbursements, developers must enter into a reimbursement agreement with the City. Reimbursements will be paid only after the City's acceptance of the Facilities. Reimbursements are an obligation payable only from the Development Impact Fee program funds and not an obligation of the City's general fund.

SECTION 11. Effective Date. The fees provided in this resolution shall be effective sixty (60) days from the date of adoption of this resolution.

SECTION 12. Severability. The City Council hereby declares that should any one or more of the fees established by this Resolution or any portion of this Resolution be declared for any reason to be invalid, it is in the intent of the City Council that it would have adopted all other fees and portion of this Resolution independent of the elimination therefrom of any such fee or such portion as may be declared invalid.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the December 4, 2019, by City Council Member _____, who moved its adoption, which motion was duly seconded by City Council Member _____, and the Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

_____
Michael Villalta, Mayor

ATTEST:

_____

Lucille L. Mallonee, City Clerk

EXHIBIT "A"
DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

www.FinanceDTA.com

Development Impact Fee Justification Study

City of Los Banos | County of Merced
November 11, 2019

Public Finance
Public Private Partnerships
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Newport Beach / San Jose / San Francisco / Riverside
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99 Almaden Blvd, Suite 875
San Jose, CA 95113

A DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

PREPARED FOR:

City of Los Banos
At the Crossroads of California

PREPARED BY:

DTA
99 Almaden Blvd, Suite 875
San Jose, California, 95113

IN ASSOCIATION WITH:

TJKM Transportation Consultants
2055 Gateway Plaza, Suite 400
San Jose, California 95110

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Appendix A: Fee Derivation Worksheets

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In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA (previously known as David Taussig & Associates, Inc.) was engaged by the City of Los Banos (the "City") to prepare an updated AB 1600 Fee Justification Study (the "Fee Study"). The Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Needs List, which is included in **Section IV** of the Fee Study. A description of the methodology used to calculate the fees is included in **Section V**. All new development may be required to pay its "fair share" of the cost of the new infrastructure through this development fee program.

ORGANIZATION OF THE REPORT

Section I of this report provides an introduction to the Fee Study including a brief description of areas surrounding the City and background information on development fee financing. **Section II** provides an overview of the legal requirements for implementing and imposing the fee amounts identified in the Fee Study. **Section III** includes a discussion of projected new development and demand variables such as future population and employment, assuming current growth trends in housing, retail, office, industrial, and institutional development extrapolated through buildout in 2038. Projections of future development are based on data provided by the City of Los Banos and the California Department of Finance, Demographic Research Unit. **Section IV** includes a description of the Needs List, which identifies the facilities needed to serve new development through buildout in 2038 that are eligible for funding through the impact fee program. The Needs List provides the total estimated facilities costs, offsetting revenues, net costs to the City, and costs allocated to new development for all facilities listed in the Needs List. This list is a compilation of projects and costs identified by various City departments. **Section V** discusses the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development, and satisfies the nexus requirements for each facility included as part of this study. **Section V** also contains the description of the methodology used to determine the fees for all facility types. Finally, **Section VI** includes a summary of the proposed fees justified by this Fee Study. **Appendix A** includes the calculations used to determine the various fee levels.

IMPACT FEE SUMMARY

The total fee amounts required to finance new development's share of the costs of facilities identified in the Needs List are summarized in **Table ES-1** on the following page. These fees reflect the maximum fee levels that may be imposed on new development.

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TABLE ES-1
CITY OF LOS BANOS
DEVELOPMENT IMPACT FEE SUMMARY

City of Los Banos Development Impact Fees per Unit (Residential)/1,000 Square Feet (Non-Residential)										
	Fire	Police	Park	Water	Sewer	Storm Drainage	Traffic	General Govt.	Cap Fac Admin	Total Fees
Single Family	$1,298	$2,756	$7,300	$6,470	$4,800	$2,959	$1,401	$784	$833	**$28,601**
Multi-family	$1,038	$2,205	$5,840	$5,176	$3,840	$2,367	$971	$627	$662	**$22,726**
Age Restricted	$702	$1,492	$3,951	$3,502	$2,598	$1,602	$757	$424	$451	**$15,480**
Retail	$739	$1,570	$0	$3,686	$2,735	$1,686	$6,983	$0	$522	**$17,922**
Office	$555	$1,178	$0	$2,765	$2,051	$1,265	$1,398	$0	$276	**$9,488**
Institutional	$277	$589	$0	$1,382	$1,026	$632	$1,692	$0	$168	**$5,767**
Industrial	$185	$393	$0	$922	$684	$422	$1,188	$0	$114	**$3,906**

EXEMPTIONS

California Government Code permits fee exemptions for affordable housing and senior housing at the discretion of local jurisdictions. Such fee exemptions are a policy matter that should be based on the consideration of the greater public good provided by the use exempted from the fee.

The City of Los Banos is a growing community with a current population of about 40,000. Covering approximately 10 square miles of land in the western region of the San Joaquin Valley between San Francisco and Los Angeles, it is within a two-hour drive of Yosemite and Kings Canyon National Parks, as well as the scenic Central Coast. The City also sits near the San Luis Reservoir, San Joaquin River, and Merced National Wildlife Refuges, and its location between Interstate-5 and Highway 99 positions the City at the crossroads of California.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of this new development, DTA was engaged by the City of Los Banos to prepare an updated AB 1600 Fee Justification Study. The Fee amounts to be determined will finance Citywide facilities at levels required by various City departments as being necessary to meet the needs of new development through 2038.

DTA is updating elements of the impact fee study prepared in 2006 by Goodwin Consulting, as well as a 2010 Goodwin Consulting update and a 1999 traffic mitigation fee report prepared by KD Anderson. Revised impact fees are calculated here using updated information on development and City facilities and are intended to replace the corresponding existing impact fee. Moreover, the methods used to calculate impact fees in this study are intended to satisfy all requirements governing such fees, including provisions of the U.S. Constitution, the California Constitution, and the California Mitigation Fee Act (Government Code Sections 66000 *et seq.*).

More specifically, the Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance facilities at levels identified by the various City departments as deemed necessary to meet the needs of new development. The Future Facilities and associated construction costs are identified in the Needs List, which is included in **Section IV** of the Fee Study. All new development may be required to pay its "fair share" of the cost of the new infrastructure through the development impact fee program.

The fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for facilities.

2. **Facility Needs and Costs**: Identify the amount of public facilities required to support the new development and the costs of such facilities. Facilities costs and the Needs List are discussed in **Section IV**.

3. **Cost Allocation**: Allocate costs via the equivalent dwelling unit methodology.

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

SECTION II
LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The imposition of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be imposed for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often imposed at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et seq.* of the Government Code, was enacted by the State of California in 1987.

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but can fund costs used to maintain the existing level of service ("LOS") or meet an adopted level of service that is consistent with the general plan.

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

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1))

2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2))

3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3))

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4))

5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

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

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

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

The Fee Study has been prepared in response to the projected direct and cumulative effect of future development. Each new development will contribute to the need for new public facilities. Without future development many of the new public facilities on the Needs List would not be necessary as the existing facilities are generally adequate for the City's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact fee will be charged to all future development, irrespective of location, in the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on the City's facilities that are funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development. As a result, all development projects in the City contribute to the cumulative impacts of development.

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

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

The fee will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists, included in **Section IV** of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in the City and protect the health, safety, and welfare of the existing and future residents and employees. Actual needs are likely to change over time as a result of changing technology and approaches for delivering public services. The Needs List is illustrative of the required facilities if all the facilities were constructed and operational as of the date of this study. The fees may be used on (any) facility which serves a similar function and purpose as those facilities identified on the Needs List.

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

As discussed in Section A, it is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct many of the public facilities on the Needs List. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List and other authorized uses, as that is the purpose for which the fees are collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for public facilities created by the future residents and employees that create the impact upon existing facilities.

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

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

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

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within the City.

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

As set forth above, all new development in the City impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the facilities on the Needs Lists would not be necessary as existing City facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analyses contained in **Section V**. Thus, there is a reasonable relationship between the amount of the fee and the cost of the facilities.

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with projections of future population and development within the City. DTA categorized developable residential land uses as Single Family, Multi-Family, and Age Restricted. Developable non-residential land uses within the City's commercial, industrial, and office zones are categorized as Retail, Office, Industrial, and Institutional. Additional details are included in the table below. Based on these designations, DTA established fees for the following seven (7) land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

TABLE 1

CITY OF LOS BANOS - SUMMARY OF LAND USE CATEGORIES

LAND USE CLASSIFICATIONS	DEFINITION
Single Family	Includes single family attached and detached homes.
Multi-family	Includes buildings with attached residential units including apartments, townhomes, condominiums, and all other residential units not classified as Single Family. For purposes of determining the impact fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee.
Age Restricted	Includes single family attached and detached homes which are developed, substantially rehabilitated, or substantially renovated for, senior citizens. At least 80 percent (%) of the occupied units include at least one resident who is verified to be over the age of 55, and the community follows a policy that demonstrates an intent to provide housing for those aged 55 or older.
Retail	Includes, but is not limited to, buildings used as the following: • Retail • Service-oriented business activities • Department stores, discount stores, furniture/appliance outlets, home improvement centers • Entertainment centers • Sub-regional and regional shopping centers
Office	Includes, but is not limited to, buildings used as the following: • Business/professional office
Institutional	Includes, but is not limited to, buildings used as the following: • Professional medical offices and hospitals • Schools • Other public uses

LAND USE CLASSIFICATIONS	DEFINITION
Industrial	Includes, but is not limited to, buildings used as the following: • Light manufacturing, warehouse/distribution, logistics, wholesaling • Wholesale and warehouse retail • Service-oriented commercial activities • Automobile dealerships • Support commercial services

The City of Los Banos Housing Element was used to estimate the number of housing units and non-residential building square feet to be built within the City. These figures are generally confirmed by the City's 2030 General Plan (the "General Plan"), the California Department of Finance Demographic Research Unit, and the U.S. Census Bureau. In addition, the forecasts and the General Plan were used to project the additional population generated from new development.

Notably, DTA attempted to utilize metrics (e.g. average household size) that standardized existing demographics with the projections found in the General Plan. Future residents and employees will create additional demand for facilities that cannot be adequately served by existing public facilities. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Needs List (see **Section IV**), as presented to and reviewed by City Council and City staff, along with community stakeholders, will need to be constructed. For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate level of benefit (see Equivalent Dwelling Unit ("EDU") discussion in **Section V**).

The following sections summarize the existing and future development figures that were used in calculating the impact fees.

1. Existing Population for Land Use Categories

A. According to information provided by the City of Los Banos and obtained from the California Department of Finance Demographic Research Unit, and generally confirmed by the U.S. Census Bureau, there are currently 34,251 existing Single Family, 4,922 Multi-Family residents, and 454 Age Restricted residents residing in 9,758, 1,753, and 239 units, respectively, within the City.

B. DTA has used the following demographic information from the California Department of Finance, Demographic Research Unit, which assumes a City resident-per-unit factor of 3.51 per Single Family unit, 2.81 per Multi-Family unit (approximately four-fifths of the Single Family rate), and 1.90 per Age

Restricted unit. Therefore, the City population is *generally* comprised of 39,627 residents living in 11,750 Single Family, Multi-Family and Age Restricted homes. Importantly, many figures may not sum due to rounding.

C. **Table 2** below summarizes the existing demographics for the residential land uses.

TABLE 2
CITY OF LOS BANOS
ESTIMATED EXISTING RESIDENTIAL DEVELOPMENT

Residential Land Use	Existing Residents	Existing Housing Units	Average Household Size
Single Family Residential	34,251	9,758	3.51
Multi-Family Residential	4,922	1,753	2.81
Age Restricted Residential	454	239	1.90
Total/Average	**39,627**	**11,750**	**NA**

DTA has also utilized the following demographic information which estimates existing City employees using employees-per-thousand-square-foot factors of 4.00, 3.00, 1.50, and 1.00 employees per 1,000 building square feet of Retail, Office, Institutional, and Industrial, respectively. This results in a total of 13,982 existing employees, comprised of 2,221 Retail employees, 6,370 Office employees, 419 Institutional employees, and 4,973 Industrial employees within the City, as shown in **Table 3** below.

Importantly, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. "Persons Served" equals Residents plus 50% of Employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For existing Persons Served estimates, please reference **Table 3**.

TABLE 3
CITY OF LOS BANOS
ESTIMATED EXISTING NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use	Employees per 1,000 B.S.F.	Existing Employees*	Persons Served per 1,000 B.S.F.	Existing Persons Served [1]
Retail	4.00	2,221	2.00	1,110
Office	3.00	6,370	1.50	3,185
Institutional	1.50	419	0.75	210
Industrial	1.00	4,973	0.50	2,486
Total/Average	**NA**	**13,982**	**NA**	**6,991**

* May not sum due to rounding.
[1] Persons Served equal Residents plus 50% of employees.

2. Future Population for New Land Use Categories (2038)

A. According to information provided by the City and the Merced County Association of Governments, in 2039 (the time horizon utilized for this Fee Study) the City is projected to include an additional 4,155 Single Family units, 736 Multi-Family units, and 44 Age Restricted units.

B. DTA has used the following demographic information which assumes City future resident-per-unit factors of 3.51, 2.81, and 1.90 per Single Family unit, Multi-Family unit, and Age Restricted unit respectively. This results in an additional 16,735 residents living in 4,935 Single Family and Multi-Family homes Citywide.

C. Table 4 summarizes the future demographics for the residential land uses.

TABLE 4
CITY OF LOS BANOS
FUTURE RESIDENTIAL DEVELOPMENT

Residential Land Use	Projected Residents	Projected Housing Units	Average Household Size
Single Family Residential	14,584	4,155	3.51
Multi-Family Residential	2,068	736	2.81
Age Restricted Residential	84	44	1.90
Total/Average	**16,735**	**4,935**	**NA**

As noted previously, DTA estimated City employees using employees-per-thousand-square-foot factors, provided by the City, of 4.00, 3.00, 1.50, and 1.00 employees per 1,000 building square feet of Retail, Office, Institutional, and Industrial, respectively. This resulted in the projection of an additional 952 Retail employees, 2,731 Office employees, 180 Institutional employees, and 2,132 Industrial employees Citywide, as shown in **Table 5** on the following page.

Again, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. "Persons Served" equals Residents plus 50% of Employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For future Persons Served estimates, please reference **Table 5.**

TABLE 5
CITY OF LOS BANOS
FUTURE NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use	Employees per 1,000 Building S.F.	Future Employees	Persons Served per 1,000 Building S.F.	Future Persons Served [1]
Retail	4.00	952	2.00	476
Office	3.00	2,731	1.50	1,365
Institutional	1.50	180	0.75	90
Industrial	1.00	2,132	0.50	1,066
Total/Average	**NA**	**5,995**	**NA**	**2,997**

[1] Persons Served equal Residents plus 50% of employees.

3. Equivalent Dwelling Unit (EDU) and Equivalent Benefit Unit (EBU) Projections

EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Since nearly all of the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as trip generation rates and water demand, more accurately represent the benefit provided to each land use type. The EDU projections for each facility are shown in the fee derivation worksheets in **Appendix A.**

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

Government Code Section 66000 requires the identification of those facilities for which impact fees are going to be used as the key financing mechanism. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program ("CIP").

DTA has worked closely with City staff to develop the list of facilities to be included in the Fee Study (the "Needs List"). Additionally, the Needs List was presented to and reviewed by City Council and has been introduced at numerous Stakeholders' Meeting. For purposes of the City's fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development impact fee on new development within the City. The Needs List is organized by facility element (or type) and includes a cost section consisting of six (6) columns, which are defined in **Table 6** on the following page. Actual needs are likely to change over time as a result of changing technology and approaches for delivering public services. The Needs List is illustrative of the required facilities if all the facilities were constructed and operational as of the date of this study. The fees may be used on (any) facility which serves a similar function and purpose as those facilities identified on the Needs List.

TABLE 6
CITY OF LOS BANOS
NEEDS LIST
EXPLANATION OF COST SECTION

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

DTA surveyed City staff and on the required facilities needed to serve new development as a starting point for its fee calculations. The survey included the project description, justification, public benefit, estimated costs, and project financing for each proposed facility. Through discussions between DTA and City staff, the Needs List has gone through a series of revisions to fine-tune the needs, costs, and methodologies used in allocating the costs for each facility.

The final Needs List is shown on the following pages and can additionally be found included as **Appendix B**.

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DEVELOPMENT IMPACT FEE PROGRAM
CITY OF LOS BANOS
PUBLIC FACILITIES NEEDS LIST THROUGH 2038

Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Percent of Cost Allocated to New Development	(5) Cost Allocated to New Development	(6) Policy Background or Objective
A. FIRE PROTECTION FACILITIES						
1 Station 3 (Incl. Training Facility and EOC)	$9,579,938	($5,000,000)	$4,579,938	89.22%	$4,086,156	Capital Improvement Plan
2 Fueling Station	$545,000	$0	$545,000	29.74%	$162,080	Capital Improvement Plan
3 Fire Vehicles	$4,590,000	($100,000)	$4,490,000	68.63%	$3,081,473	Council Objective
4 Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)	$341,639	$0	$341,639	59.48%	$203,204	Council Objective
5 Station 4	$4,800,000	$0	$4,800,000	89.22%	$4,282,492	Council Objective
Measure P		($3,314,623)				Measure P 20-Yr Expenditure Plan
Fire Facilities Revenues not yet Committed		($1,205,503)	($4,520,126)		($4,520,126)	
TOTAL FIRE PROTECTION FACILITIES	$19,856,577	($9,620,126)	$10,236,451	71.27%	$7,298,279	
B. POLICE FACILITIES						
1 Primary Station	$34,800,000	$0	$34,800,000	29.74%	$10,349,356	Capital Improvement Plan
2 Animal Shelter	$12,500,000	$0	$12,500,000	29.74%	$3,717,441	Council Objective
3 Range Facility	$500,000	$0	$500,000	59.48%	$297,395	Capital Improvement Plan
4 Fleet Vehicles	$1,745,732	$0	$1,745,732	59.48%	$1,038,345	Council Objective
5 Firearms Stock	$150,335	$0	$150,335	59.48%	$89,418	Council Objective
Measure P		$0				Measure P 20-Yr Expenditure Plan
Police Facilities Revenues not yet Committed (3)		$0	$0		$0	
TOTAL POLICE FACILITIES	$49,696,067	$0	$49,696,067	31.17%	$15,491,955	
C. PARK FACILITIES (Non-Quimby)						
1 Acres to Develop	$32,768,223	$0	$32,768,223	100.00%	$32,768,223	Council Objective
2 Recreational Pool Facility	$12,000,000	$0	$12,000,000	29.69%	$3,563,020	Council Objective
3 Skate Park	$1,500,000	$0	$1,500,000	59.38%	$890,755	Council Objective
Parks and Recreation Facilities Revenues not yet Committed		($2,418,209)	($2,418,209)		($2,418,209)	
TOTAL PARKS AND RECREATION FACILITIES	$46,268,223	($2,418,209)	$43,850,014	79.37%	$34,803,789	
D. WATER FACILITIES						
1 Surface Water Treatment Plant (Incl. Chromium 6 Testing)	$260,615,333	($108,421,423)	$152,193,911	56.95%	$86,677,223	Water Master Plan
2 Groundwater Sustainability & Recharge Project	$230,000	$0	$230,000	29.74%	$68,401	Capital Improvement Plan
3 Valve Replacement	$250,000	$0	$250,000	29.74%	$74,349	Capital Improvement Plan
4 Water Lines	$3,212,000	$0	$3,212,000	29.74%	$955,234	Capital Improvement Plan
5 Well 16	$1,620,000	$0	$1,620,000	29.74%	$481,780	Capital Improvement Plan
6 Water Meters	$398,528	$0	$398,528	29.74%	$118,520	Capital Improvement Plan
7 Well Rehabilitation	$1,560,000	$0	$1,560,000	29.74%	$463,937	Capital Improvement Plan
8 Equipment	$479,000	$0	$479,000	29.74%	$142,452	Capital Improvement Plan
9 Storage Tanks and Booster Pumps	$23,460,000	$0	$23,460,000	29.74%	$6,976,893	Water Master Plan
10 Groundwater Wells	$11,340,000	$0	$11,340,000	29.74%	$3,372,462	Water Master Plan
11 Well Manifold System	$10,815,000	$0	$10,815,000	29.74%	$3,216,330	Water Master Plan
Water Facilities Revenues not yet Committed		($7,230,894)	($7,230,894)		($7,230,894)	
TOTAL WATER FACILITIES	$315,979,861	($115,652,317)	$198,327,545	48.06%	$95,316,688	

E. SEWER FACILITIES						
1 Sewer Line Replacement	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
2 Nantes Storm Basin	$1,795,000	$0	$1,795,000	59.48%	$1,067,649	Capital Improvement Plan
3 Central City Sub-basin	$2,298,000	$0	$2,298,000	59.48%	$1,366,829	Capital Improvement Plan
4 B Street Storm Basin	$1,230,000	$0	$1,230,000	59.48%	$731,592	Capital Improvement Plan
5 Pump Station Rehabilitation	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
6 Jefferson Storm Line	$567,000	$0	$567,000	59.48%	$337,246	Capital Improvement Plan
7 Murrieta Storm Line	$161,000	$0	$161,000	59.48%	$95,761	Capital Improvement Plan
8 Pacheco Storm Line	$453,000	$0	$453,000	59.48%	$269,440	Capital Improvement Plan
9 Citrus Second Storm Line	$100,000	$0	$100,000	59.48%	$59,479	Capital Improvement Plan
10 H - Illinois Storm Line	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
11 H - Nevada Storm Line	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
12 Jo-Line Park Manor Pump Station	$312,000	$0	$312,000	59.48%	$185,575	Capital Improvement Plan
13 Creathills Pump Station Rehabilitation	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
14 WWTP Headworks	$6,615,000	($75,000)	$6,540,000	59.48%	$3,889,930	Capital Improvement Plan
15 Groundwater Study	$70,000	$0	$70,000	59.48%	$41,635	Capital Improvement Plan
16 WWTP - Sludge Removal	$250,000	$0	$250,000	59.48%	$148,698	Capital Improvement Plan
17 WWTP - Cold Mix Overlay	$150,000	$0	$150,000	59.48%	$89,219	Capital Improvement Plan
18 Potable Water Line to WWTP	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
19 Solar Bee Additions	$1,012,300	$0	$1,012,300	59.48%	$602,106	Capital Improvement Plan
20 Equipment	$1,055,000	$0	$1,055,000	59.48%	$627,504	Capital Improvement Plan
21 Wastewater Treatment Plant	$4,183,000	$0	$4,183,000	59.48%	$2,488,009	Sewer Master Plan
22 Pioneer Trunk	$9,303,000	($4,405,000)	$4,898,000	59.48%	$2,913,284	Sewer Master Plan
23 North Trunk	$31,681,000	($5,500,000)	$26,181,000	59.48%	$15,572,212	Sewer Master Plan
24 Meadowlands	$1,604,000	$0	$1,604,000	59.48%	$954,044	Sewer Master Plan
25 Vineyard Trunk	$1,049,000	($1,049,000)	$0	0.00%	$0	Sewer Master Plan
26 Southeast Trunk	$822,000	($822,000)	$0	0.00%	$0	Sewer Master Plan
27 College Trunk	$360,000	($360,000)	$0	0.00%	$0	Sewer Master Plan
28 West Trunk	$9,083,000	($8,113,000)	$970,000	59.48%	$576,947	Sewer Master Plan
Wastewater Facilities Revenues not yet Committed		($6,026,753)	($6,026,753)		($6,026,753)	
TOTAL SEWER FACILITIES	$79,825,300	($26,330,753)	$49,474,547	54.54%	$26,964,896	
F. STORM DRAINAGE FACILITIES						
1 Airport No. 1 Sub-basin	$778,000	($778,000)	$0	0.00%	$0	Storm Drain Master Plan
2 Airport No. 2 Sub-basin	$3,968,000	($3,968,000)	$0	0.00%	$0	Storm Drain Master Plan
3 Citrus Terrace Sub-basin	$67,000	($67,000)	$0	0.00%	$0	Storm Drain Master Plan
4 College Greens No. 1 Sub-basin	$12,401,000	($12,401,000)	$0	0.00%	$0	Storm Drain Master Plan
5 College Greens No. 2 Sub-basin	$6,029,000	($6,029,000)	$0	0.00%	$0	Storm Drain Master Plan
6 Creekside No. 1 Sub-basin	$10,085,000	($10,085,000)	$0	0.00%	$0	Storm Drain Master Plan
7 Creekside No. 2 Sub-basin	$63,923,000	($53,560,000)	$10,363,000	59.48%	$6,163,815	Storm Drain Master Plan
8 Crest Hills Sub-basin	$3,015,000	($3,015,000)	$0	0.00%	$0	Storm Drain Master Plan
9 Gardens No. 1 and Gardens No. 2 Sub-basin	$7,580,000	($7,401,000)	$179,000	59.48%	$106,468	Storm Drain Master Plan
10 Gardens No. 3 Sub-basin	$11,597,000	($11,597,000)	$0	0.00%	$0	Storm Drain Master Plan
11 Johnson Field Sub-basin	$20,475,000	($20,475,000)	$0	0.00%	$0	Storm Drain Master Plan
12 Meadowlands No. 1 Sub-basin	$5,126,000	($5,126,000)	$0	0.00%	$0	Storm Drain Master Plan
13 Ranchwood No. 2 Sub-basin	$23,650,000	($6,146,000)	$17,504,000	59.48%	$10,411,214	Storm Drain Master Plan
14 Skylark No. 2 Sub-basin	$12,145,000	($12,145,000)	$0	0.00%	$0	Storm Drain Master Plan
15 Walmart No. 1 Sub-basin	$7,230,000	($7,230,000)	$0	0.00%	$0	Storm Drain Master Plan
16 Walmart No. 2 Sub-basin	$12,792,000	($12,792,000)	$0	0.00%	$0	Storm Drain Master Plan
Storm Drain Revenues not yet Committed		($45,337)	($45,337)		($45,337)	
TOTAL STORM DRAINAGE FACILITIES	$200,861,000	($172,860,337)	$28,000,663	59.41%	$16,636,159	
G. TRAFFIC FACILITIES						
1 Ward Road Improvements	$8,095,566	$0	$8,095,566	29.84%	$2,415,633	Council Objective
2 Place Road Improvements	$512,709	$0	$512,709	29.84%	$152,987	Council Objective
3 SR 165 Improvements	$13,097,052	$0	$13,097,052	29.84%	$3,908,025	Council Objective
4 Badger Flat Road Improvements	$2,899,919	$0	$2,899,919	29.84%	$865,306	Council Objective
5 Capri Avenue Improvements	$2,429,922	$0	$2,429,922	29.84%	$725,064	Council Objective
6 Dove Street Improvements	$329,411	$0	$329,411	29.84%	$98,293	Council Objective
7 Pioneer Road Improvements	$2,613,483	$0	$2,613,483	29.84%	$779,836	Council Objective
8 Cardoza Rd, Madison Ave, and Page Ave Improvements	$1,168,709	$0	$1,168,709	29.84%	$348,731	Council Objective
9 Intersection Improvements and Modifications	$26,547,290	$0	$26,547,290	29.84%	$7,921,435	Council Objective
10 Traffic Master Plan	$100,000	$0	$100,000	29.84%	$29,839	Capital Improvement Plan
11 Utility Vehicles and Equipment	$745,000	$0	$745,000	29.84%	$222,300	Capital Improvement Plan
Traffic Facilities Revenues not yet Committed		($5,226,672)	($5,226,672)		($5,226,672)	
TOTAL TRAFFIC FACILITIES	$58,539,061	($5,226,672)	$53,312,389	22.96%	$12,240,777	
H. GENERAL GOVERNMENT FACILITIES (City Hall, Community Center, Public Facilities, and Corporation Yard Categories have been collapsed)						
1 City Hall Expansion & Rehabilitation	$7,249,050	$0	$7,249,050	53.27%	$3,861,379	Council Objective
2 City Hall Parking Lot and Landscaping	$1,751,750	$0	$1,751,750	57.10%	$1,000,244	Council Objective
3 Council Chamber Upgrade	$200,000	$0	$200,000	59.38%	$118,767	Capital Improvement Plan
4 Network/Server Replacement	$215,705	($29,881)	$185,824	59.38%	$110,349	Capital Improvement Plan
5 Corporation Yard Expansion	$1,350,000	$0	$1,350,000	29.69%	$400,840	Council Objective
General Government Facilities Revenues not yet Committed		($1,753,393)	($1,753,393)		($1,753,393)	
TOTAL GENERAL GOVERNMENT FACILITIES	$10,766,505	($1,783,274)	$8,983,231	41.61%	$3,738,186	
TOTAL ALL FACILITIES	$775,792,894	($333,911,688)	$441,880,907	48.09%	$212,507,729	

(1) 2019 Needs List (Working Document)
(2) Development Impact Fund Balances as of Fiscal Year 2017-2018 End
(3) Assumes Majority of Offsetting Revenues will be applied to pay for debt service on the proposed Primary Station.

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Each of the fee calculations, with the exception of parks and traffic, employs the concept of an Equivalent Dwelling Unit ("EDU") or Equivalent Benefit Unit ("EBU") to allocate benefit among the seven (7) land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees ("Persons Served") generated by each land use class. Park Facilities have been evaluated according to the existing parks standard of 4.82 acres per 1,000 residents, as detailed in **Section V** and **Appendix A-3**. For Traffic Facilities, number of vehicle trips more accurately represent the benefit provided to each land use class and are demonstrated separately in **Section V**.

Table 7 below shows total existing and projected EDUs or EBUs by facility type. Notably, "Persons Served" equal Residents plus 50% of Employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees.

Table 7: Equivalent Dwelling Units

Facility Type	Service Factor	Existing EDU's/EBU's	Projected EDU's/EBU's
Traffic	Persons Served and /or Usage Factor	13,282	5,622
Fire			
Police			
Sewer			
Storm Drainage			
General Government			
Water [1]		30,853	17,571
Park Development [2]	Acres per 1,000 Residents	11,290	4,768

[1] Special Case — the Surface Water Treatment Plant utilizes a separate sphere of influence EDU metric.
[2] Park development fee calculations used only projected EBUs.

In determining a reasonable nexus for each specific type of public facility, DTA utilized one of the methodologies discussed below, depending upon the data and other information available from the City, and its current infrastructure policies. The fee methodologies employ the concept of an Equivalent Dwelling Unit ("EDU") to allocate benefit among various land use classes. EDUs are a means of quantifying different land uses regarding their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit from each type of public facility.

PLAN-BASED FEE METHODOLOGY

The Plan-based methodology used by DTA to establish the development impact fees used in this report is based on a "Plan," such as a Master Plan of Facilities, Capital Improvement Plan or City General Plan, which identifies a finite set of improvements. These facility plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this Plan-Based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population and commercial/industrial square footage numbers provided by the City and other sources, it is possible to assign development impact fee levels by percentage between new and existing development. This methodology was used to calculate Traffic, Fire, Police, Water, Sewer and Storm Drainage fees. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the demand caused by each type of future development.

STANDARDS-BASED FEE METHODOLOGY

The Standards-based methodology used to establish the development impact fees used in this report are based on "standards" where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to each land use per unit of demand. Park fees examined in this report are an excellent example of this type of fee structure. In this study, the Standards-based methodology is used to calculate Park Development fees. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system or having to commit to a specific size of the facility.

The methodologies used for each specific facility are presented on the following page in **Table 8**. The Equivalent Dwelling Units for each specific facility are presented in **Table 9**. The Facility Type of Traffic is not included in Table 9 because it is based on Trip Generation Rate rather than Equivalent Dwelling Units.

Table 8: City of Los Banos Methodology (By Facility Type)

Facility Type	Methodology	Sources of Apportioning Costs	Units of Measure
Traffic	Plan-based	Existing Infrastructure Plan	Trip Generation Rate
Fire	Plan-based	Existing Infrastructure Plan	Persons Served
Police	Plan-based	Existing Infrastructure Plan	Persons Served
Water	Plan-based	Existing Infrastructure Plan	Persons Served
Sewer	Plan-based	Existing Infrastructure Plan	Persons Served
Storm Drainage	Plan-based	Existing Infrastructure Plan	Persons Served
Parks	Standards-based	Existing Standard	Acres per 1,000 residents
General Government	Plan-based	Existing Infrastructure Plan	Persons Served

TABLE 9
CITY OF LOS BANOS
EQUIVALENT DWELLING UNITS

Countywide Facility Type	Existing EDUs/EBUs	Projected EDUs/EBUs	% Increase (Existing to Projected)	Total
Fire	13,282	5,622	42%	18,904
Police	13,282	5,622	42%	18,904
Parks	11,290	4,768	42%	16,058
Water*	13,282	5,622	42%	18,904
Sewer	13,282	5,622	42%	18,904
Storm Drainage	13,282	5,622	42%	18,904
General Government	11,290	4,768	42%	16,058

* Special Case — the Surface Water Treatment Plant utilizes a separate sphere of influence EDU metric.

The following sections present the reasonable relationship of benefit, impact, and rough proportionality tests for each fee element (i.e., fire facilities, police facilities, park facilities, water facilities, sewer facilities, storm drainage facilities, traffic facilities, and general government facilities) and the analysis undertaken to apportion costs for each type of facility on the Needs List. More detailed fee calculation worksheets for each type of facility are included in **Appendix A.**

Importantly, given that the level of service ("LOS") requested for new development by the City is above the existing service level for certain types of facilities, the costs of the new facilities have been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

A. Fire Facilities

The Fire Facilities category includes those facilities required within the City to maintain adequate public safety services by the fire department. In order to serve new development through buildout, the City identified the need for additional Fire Station service points, an updated training facility, and vehicle and equipment replacements.

TABLE 10
Fire Facilities Element

Identify Purpose of Fee	Fire Facilities.
Identify Use of Fee	To build additional fire facilities to service a growing area, update training and refueling sites, and replace aging vehicles and equipment.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase service calls and in turn increase the need for trained public safety personnel. Equipment and vehicles used to provide these services will have to be purchased and replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Fire Facilities and the impact of residential and non-residential development. The Fire Facility fees collected from new development will be used exclusively for public safety purposes as identified on the Needs List.

Table 11 identifies the facilities proposed to be funded in whole or in part with the collection of Fire fees. The costs provided in **Table 11** are based on estimates provided by the City.

TABLE 11
Fire Facilities Costs

Fire Facilities	Cost
Station 3 (Incl. Training Facility and EOC)	$9,579,938
Fueling Station	$545,000
Fire Vehicles	$4,590,000
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)	$341,639
Station 4	$4,800,000
Total	**$19,856,577**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-1**. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

Fire Facilities

According to the City, it has been determined that these facilities are needed to serve new development. Station 3, importantly, has been allocated funding by the State of California pursuant to a desire to construct an Emergency Operations Center ("EOC") to serve the region. The EOC will be constructed in conjunction with a Regional Training Facility as an extension of Station 3. The costs of the new facilities have been allocated to new development and existing development based on their percentage of the expected facility usage at buildout. Consequently, the costs will be allocated to both existing development and new development, as outlined in the table below.

TABLE 12
FIRE FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	28.73%	$2,941,172
New Development	71.27%	$7,295,279
Total	**100.00%**	**$10,236,451**

Fee Amounts

Fee amounts to finance Fire Facilities on the Needs List are presented in **Table 13**. Please refer to **Appendix A-1** for details regarding the derivation of this fee.

TABLE 13
FIRE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed By Fees
Single Family Residential	1.00	$1,297.69	4,155	$5,391,802
Multi-Family Residential	0.80	$1,038.15	736	$764,383
Age Restricted Residential	0.54	$702.45	44	$30,908
Retail	0.57	$739.42	238	$176,026
Office	0.43	$554.57	910	$504,828
Institutional	0.21	$277.28	120	$33,212
Industrial	0.14	$184.86	2,132	$394,120
			Total Facilities Cost:	**$19,856,577**
			Offsetting Revenues	***($9,620,126)***
			Total Allocated to New Development:	**$7,295,279**
			Total Allocated to Existing Development	**$2,941,172**
			Net Cost to City:	**$10,236,451**

Based on the development projections in **Appendix A-1**, the fee amounts presented in **Table 13** will finance 71.27% of the net costs of the Fire Facilities identified on the Needs List. The remaining 28.73% of the net costs of facilities will be funded through other sources.

B. POLICE FACILITIES

The Police Facilities category includes those facilities required within the City to maintain adequate public safety services by the police department. In order to serve new development through buildout, the City identified the need for a new primary police station, a new animal shelter, and equipment and vehicle needs.

TABLE 14
POLICE FACILITIES ELEMENT

Identify Purpose of Fee	Police Facilities.
Identify Use of Fee	New primary police station, a new animal shelter, and replacement of vehicles and equipment.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase service calls and in turn increase the need for trained public safety personnel. Equipment and vehicles used to provide these services will have to be purchased and replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and the impact of residential and non-residential development. The Police Facility fees collected from new development will be used exclusively for public safety purposes identified on the Needs List.

Table 15 below identifies the facilities proposed to be funded in whole or in part with the collection of Police fees. The costs provided in **Table 15** are based on estimates provided by the City.

TABLE 15
POLICE FACILITIES COSTS

Police Facilities	Cost
Primary Police Station	$34,800,000
Animal Shelter	$12,500,000
Range Facility	$500,000
Fleet Vehicles	$1,745,732
Firearms Stock	$150,335
Total	**$49,696,067**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-2**. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

Police Facilities

According to the City, it has been determined that these facilities are needed to serve new development. Currently, existing facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of the new facilities have been allocated to new development and existing development based on their percentage of the expected facility usage at buildout. Consequently, the costs will be allocated to both existing development and new development, as outlined in the table below.

TABLE 16
POLICE FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	68.89%	$34,304,112
New Development	31.11%	$15,491,955
Total	**100.00%**	**$49,696,067**

Fee Amounts

Fee amounts to finance Police Facilities on the Needs List are presented in **Table 17**. Please refer to **Appendix A-2** for details regarding the derivation of this fee.

TABLE 17
POLICE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$2,755.72	4,155	$11,449,809
Multi-Family Residential	0.80	$2,204.57	736	$1,623,212
Age Restricted Residential	0.54	$1,491.70	44	$65,635
Retail	0.57	$1,570.21	238	$373,801
Office	0.43	$1,177.66	910	$1,072,032
Institutional	0.21	$588.83	120	$70,528
Industrial	0.14	$392.55	2,132	$836,937
			Total Facilities Cost:	**$49,696,067**
			Offsetting Revenues [1]	
			Total Allocated to New Development:	**$15,491,955**
			Total Allocated to Existing Development	**$34,204,112**
			Net Cost to City:	**$49,696,067**

[1] Assumes majority of Offsetting Revenues will be applied to pay debt service on the proposed Primary Station.

Based on the development projections in **Appendix A-2**, the fee amounts presented in **Table 17** will finance 31.11% of the net costs of the Public Safety Facilities identified on the Needs List. The remaining 68.89% of the net costs of facilities will be funded through other sources.

C. PARK FACILITIES

The Park Facilities category identifies facilities that will serve the City's residents by enhancing the community's appeal and quality of life. The Fee Study includes (i) the planning and design of parkland and recreational areas needed for park and recreational facilities, and (ii) the construction and development of park and recreational facilities, including sports fields, ball fields, soccer fields, trails, restrooms, and park beautification needed to serve new and existing residential development through buildout. Notably, DTA's analysis does not include park acquisition costs, which are determined separately by the City's Quimby Ordinance.

For purposes of this Study, the Park Facilities will serve only the residents of the City by providing facilities for recreation while enhancing the community's appeal and quality of life.

TABLE 18
PARK ELEMENT

Identify Purpose of Fee	Park Facilities.
Identify Use of Fee	The design, construction, and development of public park and recreational facilities, including a recreational pool facility and skate park.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate an increased demand for Park Facilities. Population growth has a direct impact on the need for Park Facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Park Facilities. Fees collected from new development will be used exclusively for park, recreational, and open space facilities identified here in Section V.

1. Level of Service for Park Facilities

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Fees for recreational and park facilities have been calculated utilizing both the "Standards-Based Approach" and the "Facility-Based Approach." The Standards-Based Approach utilizes a facility "standard" established for future development, against which facilities costs are determined based on "units of demand" or a "level of service" from a development. This approach establishes a generic unit cost for capacity, which is then applied to each land use type per unit of demand. This standard is not based on the cost of a specific existing or future facility, but rather on the cost of providing a certain standard of service, such as the 4.82

acres of park and recreational facilities per 1,000 residents, which is the current level of service for the City. To meet the standard of service required, the City will need to develop new park land and open space. Therefore 100% of the costs of land acquisition and development will be allocated to new residential development. The table below summarizes the existing park and recreational facilities located within the City that meet the required standard of 4.82 acres of park and recreational facilities per 1,000 residents.

TABLE 19
CITY OF LOS BANOS
EXISTING LEVEL OF SERVICE

Facility Type	Existing Acres	Facility Units per 1,000 Residents
Community Parks	88.71	2.24
Neighborhood Parks	90.94	2.29
Pocket Parks	11.38	0.29
Total:	191.03	4.82

2. Land Acquisition and Park Development Costs

Notably, land acquisition costs are dependent on the real estate market at the time of acquisition. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each park has its own location and improvement requirements. DTA was able to identify general cost assumptions for new park development based on comparable data for the region. Please see **Table 20** for more detail regarding the costs for new parks in the City.

TABLE 20
CITY OF LOS BANOS
COST ASSUMPTIONS FOR NEW PARK DEVELOPMENT

Project	Cost/Unit
Land Acquisition*	$0/acre
Planning and Design (Per Park/Site)	
Community Parks	$23,841
Neighborhood Parks	$23,119
Pocket Parks	$1,321
Park Development (Rounded)	
Community Parks	$406,265 / acre
Neighborhood Parks	$369,332 / acre
Pocket Parks	$21,105 / acre
Additional Costs	
Administration	5%

* In light of the City's Quimby Fee, Land Acquisition Costs have been excluded from this analysis at this time.

Using both the level of service and cost assumptions, DTA calculated a total of $32,768,223 for park development costs. Please see **Appendix A-3** for more information.

3. Additional Park Improvement Costs

Furthermore, the City intends to expand and enhance existing City-owned facilities to accommodate increased demand. The Capital Improvement Plan and the Public Works Department have identified the need for the following park facilities improvements to serve the 16,735 total new residents within the City — a new recreational pool facility and skate park. The total cost for these facilities is currently estimated at $13,500,000. Please see **Appendix A-3** for more detail on the costs and LOS associated with these facilities.

TABLE 21
PARK FACILITIES COSTS

Parks	Cost
Recreational Pool Facility	$12,000,000
Skate Park	$1,500,000
Total	**$13,500,000**

Calculation Methodology

Fee amounts for this element were calculated for residential land uses only, as detailed in **Appendix A-3**. Each land use classification was assigned an EDU factor which was derived from the number of persons per household.

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development based on the existing and future number of facility units per 1,000 residents.

Based on the development projections in **Appendix A-3**, 29.69% of the costs of the Recreational Pool Facility will be allocated to new development, and the remaining 70.31% will be allocated to existing development. Also based on the development projections in **Appendix A**, 59.38% of the costs of the Skate Park will be allocated to new development, and the remaining 40.62% will be allocated to existing development.

Fee Amounts

Fee amounts to finance Park Facilities on the Needs List are presented in **Table 22**. Further details on the derivation of this fee are included in **Appendix A-3**.

TABLE 22
CITY OF LOS BANOS
FEE DERIVATION SUMMARY (NET OF ADMINISTRATIVE COMPONENT)

Land Use Type	EDUs per Unit	Fee per Unit	Number of Units	Cost Financed by Fees
Single Family Residential	1.00	$7,300	4,155	$30,330,099
Multi-Family Residential	0.80	$5,840	589	$4,299,827
Age Restricted Residential	0.54	$3,951	24	$173,864
			Cost Allocated to New Development:	**$34,803,789**

Based on the development projections in **Appendix A-3**, the fee amounts presented in **Table 22** will finance $34,803,789 of Park Facilities.

D. WATER FACILITIES

The Water Facilities category includes those facilities used by the City to provide basic water supply and distribution services to residents and employees within the City.

TABLE 23
WATER FACILITIES ELEMENT

Identify Purpose of Fee	Water Facilities.
Identify Use of Fee	Improvements to certain facilities including but not limited to, water storage, supply, and distribution facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate an increased demand for Water Facilities. Population and growth have a direct impact on the need for Water Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement/expansion of existing facilities. Notably, fees collected from new development will be used exclusively on Water Facilities identified in the Needs List.

Table 24 on the following page identifies the facilities proposed to be funded in whole or in part with the fees. The costs provided in **Table 24** are based on estimates provided by the City.

TABLE 24
WATER FACILITIES COSTS

Water Facilities	Cost
Surface Water Treatment Plant (Incl. Chromium 6 Testing)	$260,615,333
Groundwater Sustainability & Recharge Project	$230,000
Valve Replacement	$250,000
Water Lines	$3,212,000
Well 16	$1,620,000
Water Meters	$398,528
Well Rehabilitation	$1,560,000
Equipment	$479,000
Storage Tanks and Booster Pumps	$23,460,000
Groundwater Wells	$11,340,000
Well Manifold System	$10,815,000
Total	**$313,979,861**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-4**.

The specific facilities required within the City were identified by the City and the Water Master Plan. DTA was able to determine the appropriate allocation of costs to new development based on the expected of usage of facilities at buildout. Accordingly, 51.94% of the costs will be allocated to existing development and 48.06% of the costs will be allocated to new development as shown in **Table 25** on the following page.

The Surface Water Treatment Plant, constituting approximately eighty-three percent (83.00%) of the Water Facilities Needs List, has been identified by the City as an essential item moving forward to meet growth demands and to ensure the continued livelihood of local residents. Included in the costs of the item are the anticipated costs of Chromium 6 testing and treatment. The state of California, and more specifically the State Water Resources Control Board, has identified the need to establish a hexavalent chromium maximum contaminant level (MCL) for drinking water. While the Superior Court of Sacramento County invalidated the MCL established by the CDPH in 2017, the court also ordered the State Water Board to adopt a new MCL for hexavalent chromium. It is anticipated that the new MCL will accompany a new timeline for compliance akin

to Senate Bill 385 (SB385) which established said timeline in 2015 prior to the actions of the Superior Court.

TABLE 25
WATER FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	51.94%	$103,010,857
New Development	48.06%	$95,316,688
Total	**100.00%**	**$198,327,545**

Fee Amounts

Fee amounts to finance Water Facilities on the Needs List are presented in **Table 26**. Further details regarding on derivation of this fee are included in **Appendix A-4.**

TABLE 26
WATER FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	SWTP Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	SWTP Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family	1.00	$1,536.79	$4,932.91	4,155	13,466	$72,812,022
Multi-Family	0.80	$1,229.43	$3,946.33	736	2,419	$10,451,943
Age Restricted	0.54	$831.88	$2,670.24	44	330	$917,300
Retail	0.57	$875.66	$2,810.77	238	75	$419,147
Office	0.43	$656.75	$2,108.77	910	2,771	$6,438,818
Institutional	0.21	$328.37	$1,054.04	120	163	$211,593
Industrial	0.14	$218.92	$702.69	2,132	5,122	$4,065,865
					Total Facilities Cost:	**$313,979,861**
					Offsetting Revenues	***($115,652,317)***
					Total Allocated to New Development:	**$95,316,688**
					Total Allocated to Existing Development:	**$103,010,857**
					Net Cost to City:	**$198,327,545**

Based on the development projections in **Appendix A-4**, the fee amounts presented in **Table 26** will finance 48.06% of the net costs of the Water Facilities identified on the Needs List. The remaining 51.94% of the net costs of facilities will be funded through other sources.

E. SEWER FACILITIES

The Sewer Facilities category includes those facilities used by the City to provide basic water supply and distribution services to residents and employees within the City.

TABLE 27
SEWER FACILITIES ELEMENT

Identify Purpose of Fee	Sewer Facilities.
Identify Use of Fee	Improvements to certain facilities including but not limited to, wastewater storage, supply, and distribution facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate an increased demand for Sewer Facilities. Population growth has a direct impact on the need for Sewer Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement/expansion of existing facilities. Notably, fees collected from new development will be used exclusively on Sewer Facilities identified in the Needs List.

Table 28 on the following page identifies the facilities proposed to be funded in whole or in part with the fees. The costs provided in **Table 28** are based on estimates provided by the City.

TABLE 28
SEWER FACILITIES COSTS

Sewer Facilities	Cost
Sewer Line Replacement	$200,000
Nantes Storm Basin	$1,795,000
Central City Sub-basin	$2,298,000
B Street Storm Basin	$1,230,000
Pump Station Rehabilitation	$350,000
Jefferson Storm Line	$567,000
Murrieta Storm Line	$161,000
Pacheco Storm Line	$453,000
Citrus Second Storm Line	$100,000
H – Illinois Storm Line	$286,000
H – Nevada Storm Line	$286,000
Jo-Line Park Manor Pump Station	$312,000
Crest Hills Pump Station Rehabilitation	$350,000
WWTP Headworks	$6,615,000
Groundwater Study	$70,000
WWTP – Sludge Removal	$250,000
WWTP – Cold Mix Overlay	$150,000
Potable Water Line to WWTP	$200,000
Solar Bee Additions	$1,012,300
Equipment	$1,055,000
Wastewater Treatment Plant	$4,183,000
Pioneer Trunk	$9,303,000
North Trunk	$31,681,000
Meadowlands	$1,604,000
Vineyard Trunk	$1,049,000
Southeast Trunk	$822,000
College Trunk	$360,000
West Trunk	$9,083,000
Total	**$75,825,300**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-5.**

The specific facilities required within the City were provided by the City's engineer. DTA was able to determine the appropriate allocation of costs to new development based on the expected usage of facilities as well as numerous discussions with City staff. Accordingly, 45.46% of the costs will be allocated to existing development and 54.54% of the costs will be allocated to new development as shown in **Table 29** below.

TABLE 29
SEWER FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	45.46%	$22,489,651
New Development	54.54%	$26,984,896
Total	**100.00%**	**$49,474,547**

Fee Amounts

Fee amounts to finance Sewer Facilities on the Needs List are presented in **Table 30.** Further details regarding on derivation of this fee are included in **Appendix A-5.**

TABLE 30
SEWER FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$4,800.09	4,155	$19,944,023
Multi-Family Residential	0.80	$3,840.07	736	$2,827,417
Age Restricted Residential	0.54	$2,598.34	44	$114,327
Retail	0.57	$2,735.09	238	$651,110
Office	0.43	$2,051.32	910	$1,867,335
Institutional	0.21	$1,025.66	120	$122,851
Industrial	0.14	$683.77	2,132	$1,457,832
			Total Facilities Cost:	**$75,825,300**
			Offsetting Revenues	***($26,350,753)***
			Total Allocated to New Development:	**$26,984,896**
			Total Allocated to Existing Development	**$22,489,651**
			Net Cost to City:	**$49,474,547**

Based on the development projections in **Appendix A-5**, the fee amounts presented in **Table 30** will finance 54.54% of the net costs of the Sewer Facilities identified on the Needs List. The remaining 45.46% of the net costs of facilities will be funded through other sources.

F. STORM DRAINAGE FACILITIES

The Storm Drainage Facilities category includes those facilities used by the City to provide storm drainage services to residents and employees within the City.

TABLE 31
STORM DRAINAGE FACILITIES ELEMENT

Identify Purpose of Fee	Storm Drainage Facilities.
Identify Use of Fee	Improvements to certain facilities including storm drainage facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate an increased demand for Storm Drainage Facilities. Population growth has a direct impact on the need for Storm Drainage Facilities. Therefore, new development and the consequential increase in demand will necessitate the improvement/expansion of existing facilities. Notably, fees collected from new development will be used exclusively on Storm Drainage Facilities identified in the Needs List.

Table 32 on the following page identifies the facilities proposed to be funded in whole or in part with the fees. The costs provided in **Table 32** are based on estimates provided by the City.

TABLE 32
STORM DRAINAGE FACILITIES COSTS

Storm Drainage Facilities	Cost
Airport No. 1 Sub-basin	$778,000
Airport No. 2 Sub-basin	$3,968,000
Citrus Terrace Sub-basin	$67,000
College Greens No. 1 Sub-basin	$12,401,000
College Greens No. 2 Sub-basin	$6,029,000
Creekside No. 1 Sub-basin	$10,085,000
Creekside No. 2 Sub-basin	$63,923,000
Crest Hills Sub-basin	$3,015,000
Gardens No. 1 and Gardens No. 2 Sub-basin	$7,580,000
Gardens No. 3 Sub-basin	$11,597,000
Johnson Field Sub-basin	$20,475,000
Meadowlands No. 1 Sub-basin	$5,126,000
Ranchwood No. 2 Sub-basin	$23,650,000
Skylark No. 2 Sub-basin	$12,145,000
Walmart No. 1 Sub-basin	$7,230,000
Walmart No. 2 Sub-basin	$12,792,000
Total	**$200,861,000**

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in **Appendix A-6**.

The specific facilities required within the City were provided by the City's engineer. DTA was able to determine the appropriate allocation of costs to new development based on the expected usage of facilities at buildout. Accordingly, 40.59% of the costs will be allocated to existing development and 59.41% of the costs will be allocated to new development as shown in **Table 33** on the following page.

TABLE 33
STORM DRAINAGE FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	40.59%	$11,364,504
New Development	59.41%	$16,636,159
Total	**100.00%**	**$28,000,663**

Fee Amounts

Fee amounts to finance Storm Drainage Facilities on the Needs List are presented in **Table 34**. Further details regarding on derivation of this fee are included in **Appendix A-6**.

TABLE 34
STORM DRAINAGE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$2,959.25	4,155	$12,295,469
Multi-Family Residential	0.80	$2,367.40	736	$1,743,100
Age Restricted Residential	0.54	$1,601.87	44	$70,482
Retail	0.57	$1,686.18	238	$401,409
Office	0.43	$1,264.64	910	$1,151,210
Institutional	0.21	$632.32	120	$75,738
Industrial	0.14	$421.55	2,132	$898,752
			Total Facilities Cost:	**$200,861,000**
			Offsetting Revenues	***($172,860,337)***
			Total Allocated to New Development:	**$16,636,159**
			Total Allocated to Existing Development	**$11,364,504**
			Net Cost to City:	**$28,000,663**

Based on the development projections in **Appendix A-6**, the fee amounts presented in **Table 34** will finance 59.41% of the net costs of the Storm Drainage Facilities identified on the Needs List. The remaining 40.59% of the net costs of facilities will be funded through other sources.

G. TRAFFIC FACILITIES

The Circulation Element of the General Plan includes facilities necessary to provide safe and efficient vehicular access throughout the City. In order to meet the traffic demand of new development through buildout, the City identified the need for new road construction and equipment as shown in the Needs List.

TABLE 35
TRAFFIC FACILITIES ELEMENT

Identify Purpose of Fee	Traffic Facilities.
Identify Use of Fee	Various roadway improvements including, but not limited to, intersection and road widening modifications.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic within the City limits. Streets will have to be improved or extended to meet the increased demand and traffic signals will have to be installed to efficiently direct increased traffic flow. Thus, there is a relationship between new development and the need for new traffic facilities. Fees collected from new development will be used exclusively for traffic facilities on the Needs List.

Table 36 on the following page identifies the facilities proposed to be funded in whole or in part with the fees collected for Traffic Facilities. The costs provided in **Table 36** are based on estimates provided by the City and validated by TJKM Transportation Consultants.

TABLE 36
TRAFFIC FACILITIES COST

Traffic Facilities	Cost
Ward Road Improvements	$8,095,566
Place Road Improvements	$512,709
SR 165 Improvements	$13,097,052
Badger Flat Road Improvements	$2,899,919
Capri Avenue Improvements	$2,429,922
Dove Street Improvements	$329,411
Pioneer Road Improvements	$2,613,483
Cardoza Rd, Madison Ave, and Page Ave Improvements	$1,168,709
Intersection Improvements and Modifications	$26,547,290
Traffic Master Plan	$100,000
Utility Vehicles and Equipment	$745,000
Total	**$58,539,061**

Calculation Methodology

As discussed previously, Traffic Facilities benefit residents and employees by providing safe and efficient vehicular access throughout the City. As a result, the traffic fee is calculated for both residential and non-residential land uses, details of which may be found in **Appendix A-7**.

Fees for roads and traffic signals were calculated for each of the seven (7) land use categories based on the number of PM Peak Hour Trips generated by each land use. Total average trips were calculated by applying these trip rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this report. The total facilities cost was then divided by the total number of trips to establish a uniform cost per trip. This unit cost was then applied to the various land uses and their respective trip generation rates to determine the proposed fees. Expected revenue from new development was also calculated as a check, ensuring that collected fees match the calculated cost responsibility of new development.

The Institute of Transportation Engineers' Trip Generation Manual provides trip generation rates for the different land uses. These rates are estimates and subject to change; rates have been generally confirmed and approved by TJKM Transportation Consultants.

TABLE 37
TRAFFIC FACILITIES
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated	Facility Cost Allocated
Existing Development	77.04%	$41,071,612
New Development	22.96%	$12,240,777
Total	**100.00%**	**$53,312,389**

Fee Amounts

Fee amounts to finance Traffic Facilities on the Needs List are presented in **Table 38** below. Again, details regarding the analysis related to Traffic Facilities are included in **Appendix A-7**.

TABLE 38
TRAFFIC FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$1,401.39	4,155	$5,822,679
Multi-Family Residential	0.69	$970.87	736	$714,844
Age Restricted Residential	0.54	$756.75	44	$33,297
Retail	4.98	$6,982.52	238	$1,662,244
Office	1.00	$1,398.46	910	$1,273,033
Institutional	1.21	$1,692.14	120	$202,680
Industrial	0.85	$1,187.59	2,132	$2,531,999
			Total Facilities Cost:	**$58,539,061**
			Offsetting Revenues	***($5,226,672)***
			Total Allocated to New Development:	**$12,240,777**
			Total Allocated to Existing Development:	**$41,071,612**
			Net Cost to City:	**$53,312,389**

Based on the development projections in **Appendix A-7**, the fee amounts presented in **Table 38** will finance 22.96% of the net costs of the traffic facilities identified on the Needs List. The remaining 77.04% of the net costs of facilities will be funded through other sources.

H. GENERAL GOVERNMENT FACILITIES

The General Government Facilities category includes library facilities and other facilities used by the City to provide general governmental services.

TABLE 39
GENERAL GOVERNMENT FACILITIES ELEMENT

Identify Purpose of Fee	General Government Facilities. (Combined fee for Corporate Yard, City Hall, Public Facilities and Community Center).
Identify Use of Fee	City Hall expansion and rehabilitation, plus other facilities used by the City to provide general governmental services. **Table 40** identifies those facilities that serve all residents, employees, and development within the City, regardless of location.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for City Hall and general government functions. Population and growth have a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for General Government Facilities on the Needs List.

Table 40 below identifies the facilities proposed to be funded in whole or in part with fees.

TABLE 40
GENERAL GOVERNMENT FACILITIES ELEMENT

General Government	Cost
City Hall Expansion and Rehabilitation	$7,249,050
City Hall Parking Lot and Landscaping	$1,751,750
Council Chamber Upgrade	$200,000
Network/Server Replacement	$215,705
Corporation Yard Expansion	$1,350,000
Total	**$10,766,505**

Calculation Methodology

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

Importantly, given that the LOS requested for new development by the City is above the existing service level for certain types of facility, the cost of the new facilities has been carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a LOS that is equivalent to the existing LOS within the City.

2. The cost of the incremental difference between the new, higher LOS being requested by the City and the existing LOS was then allocated between existing development and new development, based on the relative number of EDUs assigned to existing development and new development.

General Government Facilities

According to the City, it has been determined that these facilities are needed to serve existing and new development. The costs will be allocated to both existing development and new development, as presented in **Table 41** below.

TABLE 41
GENERAL GOVERNMENT FACILITIES – BUILDINGS
COST ALLOCATION SUMMARY

Development Type	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	58.39%	$5,245,045
New Development	41.61%	$3,738,186
Total	**100.00%**	**$8,983,231**

Fee Amounts

Fee amounts to finance General Government Facilities on the Needs List are presented in **Table 42**. Details regarding the analysis related to General Government Facilities are included in **Appendix A-8**.

TABLE 42
GENERAL GOVERNMENT FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EDUs per Unit/1,000 Non-Res. S.F.	Fee per Unit/per 1,000 Non-Res. S.F.	Number of Units/Non-Res. 1,000 S.F.	Cost Financed by Fees
Single Family Residential	1.00	$784.05	4,155	$3,257,678
Multi-Family Residential	0.80	$627.24	736	$461,833
Age Restricted Residential	0.54	$424.42	44	$18,674
Retail	0.00	$0.00	0	$0
Office	0.00	$0.00	0	$0
Institutional	0.00	$0.00	0	$0
Industrial	0.00	$0.00	0	$0
			Total Facilities Cost:	**$10,766,505**
			Offsetting Revenues	***($1,783,274)***
			Total Allocated to New Development:	**$3,738,186**
			Total Allocated to Existing Development	**$5,245,045**
			Net Cost to City:	**$8,983,231**

Based on the development projections in **Appendix A-8**, the fee amounts presented in **Table 42** will finance 41.61% of the net costs of the General Government facilities identified on the Needs List. The remaining 58.39% of the net costs of facilities will be funded through other sources.

The total fee amounts required to finance new development's "fair share" of the costs of facilities in the Needs Lists are summarized in **Table 43** below.

TABLE 43
CITY OF LOS BANOS
DEVELOPMENT IMPACT FEE SUMMARY

City of Los Banos Development Impact Fees per Unit (Residential)/1,000 Square Feet (Non-Residential)										
	Fire	Police	Park	Water	Sewer	Storm Drainage	Traffic	General Govt.	Cap Fac Admin	Total Fees
Single Family	$1,298	$2,756	$7,300	$6,470	$4,800	$2,959	$1,401	$784	$833	**$28,601**
Multi-family	$1,038	$2,205	$5,840	$5,176	$3,840	$2,367	$971	$627	$662	**$22,726**
Age Restricted	$702	$1,492	$3,951	$3,502	$2,598	$1,602	$757	$424	$451	**$15,480**
Retail	$739	$1,570	$0	$3,686	$2,735	$1,686	$6,983	$0	$522	**$17,922**
Office	$555	$1,178	$0	$2,765	$2,051	$1,265	$1,398	$0	$276	**$9,488**
Institutional	$277	$589	$0	$1,382	$1,026	$632	$1,692	$0	$168	**$5,767**
Industrial	$185	$393	$0	$922	$684	$422	$1,188	$0	$114	**$3,906**

APPENDIX A

Fee Derivation Worksheets

APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Stations	2	Integrated Facility
Fueling Station		Square Feet
Fire Vehicles		
Engines	5	Units
Specialized Vehicles	5	Units
Command Vehicles	3	Units
Trailers	4	Units
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)		
SCBA Air Bottles	105	Units
Breathing Apparatus	40	Units
Defibrillator	5	Units
Hurst Cutters	3	Units
Hurst Pumps	3	Units
Hurst Ram	3	Units
Hurst Spreader	2	Units
Hurst Combo Tools	3	Units
Mask	50	Units
Radio Equipment	4	Units
Radio	2	Units
Mobile Radio	8	Units
Portable radio-Bendix King	9	Units
Portable Radio (price point 400)	23	Units
Portable Radio 2 (price point 933)	21	Units
Portable Radio 3 (price point 800)	7	Units

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Stations	2	Integrated Facility	0.15
Fueling Station		Square Feet	
Fire Vehicles			**1.28**
Engines	5	Units	
Specialized Vehicles	5	Units	
Command Vehicles	3	Units	
Trailers	4	Units	
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)			**21.68**
SCBA Air Bottles	105	Units	
Breathing Apparatus	40	Units	
Defibrillator	5	Units	
Hurst Cutters	3	Units	
Hurst Pumps	3	Units	
Hurst Ram	3	Units	
Hurst Spreader	2	Units	
Hurst Combo Tools	3	Units	
Mask	50	Units	
Radio Equipment	4	Units	
Radio	2	Units	
Mobile Radio	8	Units	
Portable radio-Bendix King	9	Units	
Portable Radio (price point 400)	23	Units	
Portable Radio 2 (price point 933)	21	Units	
Portable Radio 3 (price point 800)	7	Units	

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APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

III. Future EDU Calculation

Land Use Type	[a] Number of Units / 1,000 Non-Res. SF	[b] Residents per Unit / Employees per 1,000 Non-Res. SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
Total				**5,622**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Station 3 (Incl. Training Facility and EOC)	1	Integrated Facility	**$4,579,938**	0.18
Fueling Station	20,000	Square Feet	**$545,000**	3,557.61
Fire Vehicles		Units	**$4,490,000**	**2.31**
Engines	5		$2,400,000	0.89
Specialized Vehicles	2		$1,800,000	0.36
Command Vehicles	4		$90,000	0.71
Trailers	2		$300,000	0.36
Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)		Units	**$341,639**	**51.23**
SCBA Air Bottles	105		$126,000	18.68
Breathing Apparatus	40		$14,000	7.12
Defibrillator	5		$6,500	0.89
Hurst Cutters	3		$33,000	0.53
Hurst Pumps	3		$3,000	0.53
Hurst Ram	3		$21,000	0.53
Hurst Spreader	2		$15,000	0.36
Hurst Combo Tools	3		$30,000	0.53
Mask	50		$32,000	8.89
Radio Equipment	4		$2,232	0.71
Radio	2		$706	0.36
Mobile Radio	8		$14,736	1.42
Portable radio-Bendix King	9		$9,072	1.60
Portable Radio (price point 400)	23		$9,200	4.09
Portable Radio 2 (price point 933)	21		$19,593	3.74
Portable Radio 3 (price point 800)	7		$5,600	1.25
Station 4	1	Integrated Facility	**$4,800,000**	0.18
Offsetting Revenues			($4,520,125)	
Total Cost of Fire Facilities			**$10,236,451**	

V. Allocation of Fire Facilities to Existing & New Development (based on total EDUs)

A.1 Station 3 (Incl. Training Facility and EOC)

[a] Existing Integrated Facility 1,000 EDUs	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.15	5,622	0.85	0.18	0.03	0.15	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.11	N/A	0.11
New Development	5,622	29.74%	0.05	0.85	0.89
Total	18,903	100.00%	0.15		1.00

A.3 Cost Allocated Between Existing and New Development

Development	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.11	10.78%	$493,782
New Development	0.89	89.22%	$4,086,156
Total	1.00	100.00%	$4,579,938

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APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

C.1 Fueling Station

[a] Existing Square Feet 1,000 EDUs	[b] Total Future EDU's	[c] Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
0.00	5,622	0.00	3,557.61	3,557.61	20,000.00	20,000.00

C.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	13,282	70.26%	14,052.09	N/A	14,052.09
New Development	5,622	29.74%	5,947.91	0.00	5,947.91
Total	18,903	100.00%	20,000.00		20,000.00

C.3 Cost Allocated Between Existing and New Development

Development	Total Number of Square Feet	Percentage of Cost Allocated	Facility Cost
Existing	14,052.09	70.26%	$382,920
New Development	5,947.91	29.74%	$162,080
Total	20,000.00	100.00%	$545,000

D.1 Vehicle Replacement

[a] Existing Units 1,000 EDUs	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Units [c]+[f]
1.28	5,622	7.20	2.31	1.03	5.80	13.00

D.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Units Split Between New and Existing Development	Units Allocated 100% To New Development	Total Units Allocated
Existing	13,282	70.26%	4.08	N/A	4.08
New Development	5,622	29.74%	1.73	7.20	8.92
Total	18,903	100.00%	5.80		13.00

D.3 Cost Allocated Between Existing and New Development

Development	Total Number of New Units	Percentage of Cost Allocated	Facility Cost
Existing	4.08	31.37%	$1,408,527
New Development	8.92	68.63%	$3,081,473
Total	13.00	100.00%	$4,490,000

dta

APPENDIX A-1
CITY OF LOS BANOS
FIRE DEVELOPMENT IMPACT FEE CALCULATION

E.1 Equipment

[a] Existing Units 1,000 EDUs	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Units [c]+[f]
21.68	5,622	121.90	51.23	29.55	166.10	288.00

E.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Units Split Between New and Existing Development	Units Allocated 100% To New Development	Total Units Allocated
Existing	13,282	70.26%	116.70	N/A	116.70
New Development	5,622	29.74%	49.40	121.90	171.30
Total	18,903	100.00%	166.10		288.00

E.3 Cost Allocated Between Existing and New Development

Development	Total Number of New Units	Percentage of Cost Allocated	Facility Cost
Existing	116.70	40.52%	$138,435
New Development	171.30	59.48%	$203,204
Total	288.00	100.00%	$341,639

F.1 Station 4

[a] Existing Integrated Facility 1,000 EDUs	[b] Total Future EDU's	[c] Cost Allocated Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Cost Allocated per EDU Beyond Existing [d]-[a]	[f] Cost Allocated Beyond Existing Service Standard [4] [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.15	5,622	0.85	0.18	0.03	0.15	1.00

F.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.11	N/A	0.11
New Development	5,622	29.74%	0.05	0.85	0.89
Total	18,903	100.00%	0.15		1.00

F.3 Cost Allocated Between Existing and New Development

Development	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.11	10.78%	$517,508
New Development	0.89	89.22%	$4,282,492
Total	1.00	100.00%	$4,800,000

VI. Summary Cost Data

Facility Type	Cost Allocated 100% To New Development	Total Future EDUs	Cost per EDU
Fire Facilities	$11,815,405	5,622	$2,101.73
Offsetting Revenues	($4,520,126)	5,622	($804.04)
Total	**$7,295,279**		**$1,297.69**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs per Unit/ 1,000 Non-Res. SF	Fees per Unit/ 1,000 Non-Res. SF	Number of Units/ 1,000 Non-Res. SF	Cost Financed by DIF
Single Family	1.00	$1,297.69	4,155	$5,391,802
Multifamily	0.80	$1,038.15	736	$764,383
Age Restricted	0.54	$702.45	44	$30,908
Retail	0.57	$739.42	238	$176,026
Office	0.43	$554.57	910	$504,828
Institutional	0.21	$277.28	120	$33,212
Industrial	0.14	$184.86	2,132	$394,120
Total Allocated to New Development				$7,295,279
Outside Funding Responsibility				$2,941,172
Total Cost of Fire Facilities				**$10,236,451**

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APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Primary Station	0	Square Feet
Animal Shelter	0	Square Feet
Range Facility	2	Acres
Fleet Vehicles	50	Units
Firearms Stock	250	Units
Police Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Primary Station	0	Square Feet	0.00
Animal Shelter	0	Square Feet	0.00
Range Facility	2	Acres	0.17
Fleet Vehicles	50	Units	3.76
Firearms Stock	250	Units	18.82
Police Facilities			

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Employees per Non-Res. 1,000 SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
Total				**5,622**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Primary Station [1]	42,000	Square Feet	$34,800,000	7,470.98
Animal Shelter	12,943	Square Feet	$12,500,000	2,302.31
Range Facility	2.25	Acres	$500,000	0.40
Fleet Vehicles	50	Units	$1,745,732	8.89
Firearms Stock	250	Units	$150,335	44.47
Offsetting Revenues [1]			$0	
Total Cost of Police Facilities			**$49,696,067**	

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APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Police Facilities to Existing & New Development (based on total EDUs)

A.1 Primary Station [1]

[a] Existing Square Feet per 1,000 EDUs	[b] Total Future EDUs	[c] Square Feet Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDUs	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
0.00	5,622	0.00	7,470.98	7,470.98	42,000.00	42,000.00

A.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDU's	Percentage of Total EDU's	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	13,282	70.26%	29,509.40	N/A	29,509.40
New Development	5,622	29.74%	12,490.60	0.00	12,490.60
Total	18,903	100.00%	42,000.00		42,000.00

A.3 Cost Allocated Between Existing and New Development

Development	Total Number of Square Feet	Percentage of Cost Allocated	Facility Cost
Existing	29,509.40	70.26%	$24,450,644
New Development	12,490.60	29.74%	$10,349,356
Total	42,000.00	100.00%	$34,800,000

B.1 Animal Shelter

[a] Existing Square Feet per 1,000 EDU's	[b] Total Future EDU's	[c] Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
0.00	5,622	0.00	2,302.31	2,302.31	12,943.00	12,943.00

B.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	13,282	70.26%	9,093.81	N/A	9,093.81
New Development	5,622	29.74%	3,849.19	0.00	3,849.19
Total	18,903	100.00%	12,943.00		12,943.00

B.3 Cost Allocated Between Existing and New Development

Development	Total Number of Square Feet	Percentage of Cost Allocated	Facility Cost
Existing	9,093.81	70.26%	$8,782,559
New Development	3,849.19	29.74%	$3,717,441
	12,943.00	100.00%	$12,500,000

dta

APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

C.1 Range Facility

[a] Existing Acres per 1,000 EDU's	[b] Total Future EDU's	[c] Acres Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Acres per EDU Beyond Existing [d]-[a]	[f] Acres Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Facility Acres [c]+[f]
0.17	5,622	0.95	0.40	0.23	1.30	2.25

C.2 Acres Beyond Existing Service Standard Split Between New and Existing, plus Vehicles allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Acres Split Between New and Existing Development	Acres Allocated 100% To New Development	Total Acres Allocated
Existing	13,282	70.26%	0.91	N/A	0.91
New Development	5,622	29.74%	0.39	0.95	1.34
Total	18,903	100.00%	1.30		2.25

C.3 Cost Allocated Between Existing and New Development

Development	Total Number of Acres	Percentage of Cost Allocated	Facility Cost
Existing	0.91	40.52%	$202,605
New Development	1.34	59.48%	$297,395
Total	2.25		$500,000

D.1 Fleet Vehicles

[a] Existing Units per 1,000 EDU's	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Facility Units [c]+[f]
3.76	5,622	21.16	8.89	5.13	28.84	50.00

D.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between new and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,282	70.26%	20.26	N/A	20.26
New Development	5,622	29.74%	8.58	21.16	29.74
Total	18,903	100.00%	28.84		50.00

D.3 Cost Allocated Between Existing and New Development

Development	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	20.26	40.52%	$707,387
New Development	29.74	59.48%	$1,038,345
Total	50.00	100.00%	$1,745,732

dta

APPENDIX A-2
CITY OF LOS BANOS
POLICE DEVELOPMENT IMPACT FEE CALCULATION

E.1 Firearms Stock

[a] Existing Firearms Stock per 1,000 EDU's	[b] Total Future EDU's	[c] Units Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Units per EDU Beyond Existing [d]-[a]	[f] Units Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Facility Units [c]+[f]
18.82	5,622	105.82	44.47	25.65	144.18	250.00

E.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Development	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between new and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,282	70.26%	101.30	N/A	101.30
New Development	5,622	29.74%	42.88	105.82	148.70
Total	18,903	100.00%	144.18		250.00

E.3 Cost Allocated Between Existing and New Development

Development	Total Number of New Units	Percentage of Cost Allocated	Facility Cost
Existing	101.30	40.52%	$60,917
New Development	148.70	59.48%	$89,418
Total	250.00	100.00%	$150,335

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Police Facilities	$15,491,955	5,622	$2,755.72
Offsetting Revenues	$0	5,622	$0.00
Total	**$15,491,955**		**$2,755.72**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$2,755.72	4,155	$11,449,809
Multifamily	0.80	$2,204.57	736	$1,623,212
Age Restricted	0.54	$1,491.70	44	$65,635
Retail	0.57	$1,570.21	238	$373,801
Office	0.43	$1,177.66	910	$1,072,032
Institutional	0.21	$588.83	120	$70,528
Industrial	0.14	$392.55	2,132	$836,937
Total Allocated to New Development				$15,491,955
Outside Funding Responsibility				$34,204,112
Total Cost of Police Facilities				**$49,696,067**

Note:
[1] Assumes Offsetting Revenues will be applied to pay debt service on the proposed Primary Station. Includes Measure P

APPENDIX A-3
CITY OF LOS BANOS
PARK DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Park Facilities

Facility	Facility Units	Quantity
Community Parks	Acres	88.71
Neighborhood Parks	Acres	90.94
Pocket Parks	Acres	11.38

II. Existing Recreation and Park Facilities EDU Calculation

Land Use Type	Number of Residents	Number of Units [1]	Residents per Unit [2]	EDUs per Unit	Total Number of EDUs
Single Family	34,251	9,758	3.51	1.00	9,758
Multi-family	4,922	1,753	2.81	0.80	1,402
Age Restricted	454	239	1.90	0.54	129
Total	39,627	11,750	NA	NA	11,290

III. Existing Facility Standard

Facility Type	Facility Units	Quantity	Facility Units per 1,000 Residents
Community Parks	Acres	88.71	2.24
Neighborhood Parks	Acres	90.94	2.29
Pocket Parks	Acres	11.38	0.29

IV. Future Recreation and Park Facilities EDU Calculation

Land Use Type	Number of Residents	Number of Units [1]	Residents per Unit [2]	EDUs per Unit	Total Number of EDUs
Single Family	14,584	4,155	3.51	1.00	4,155
Multi-family	2,068	736	2.81	0.80	589
Age Restricted	84	44	1.90	0.54	24
Total	16,735	4,935	NA	NA	4,768

V. Future Facility Standard

Facility Type [3]	Facility Units	Facility Units per 1,000 Residents	Facilities Units Funded by New Development
Community Parks	Acres	2.24	37.46
Neighborhood Parks	Acres	2.29	38.40
Pocket Parks	Acres	0.29	4.81

VI. Park and Open Space Summary Cost Data

Facility Type [4]	Facility Units	Acres Being Acquired	Land Acquisition per Acre [5]	Acres Being Developed	Park Development per Acre [6]	Planning and Design (per Acre) [7]	Administration (5%) [8]	Total Facility Cost for New Development	Cost per EDU
Community Parks	Acres	37.46	$0	37.46	$406,265	$23,841.33	$20,313	$16,874,137	$3,539.20
Neighborhood Parks	Acres	38.40	$0	38.40	$369,332	$23,118.87	$18,467	$15,781,239	$3,309.97
Pocket Parks	Acres	4.81	$0	4.81	$21,105	$1,321.08	$1,055	$112,847	$23.67
Total								**$32,768,223**	**$6,872.84**

VIII. Parks & Recreation Facility Cost Summary

Facility Type	Facility Units	Current Development	Future Development	Buildout Population	Facility Units per 1,000 Residents	Facilities Funded by New Development	Facility Cost	Total Facilities for New Development	Cost per EDU
Recreational Pool Facili	Integrated Facility	0	1	56,362	0.02	29.69%	$12,000,000	$3,563,020.30	$747.31
Skate Park	Integrated Facility	1	2	56,362	0.04	59.38%	$1,500,000	$890,755.08	$186.83
Offsetting Revenues								($2,418,209)	($507.20)
Total							$13,500,000	**$2,035,566**	**$426.94**

Parks LOS and Facilities Fee Total	**$7,299.78**

Notes:

[1] Population estimates based on California Dept. of Finance, Demographic Research Unit - Report E-5 May 1, 2017.
[2] Residents per Unit based on American Community Survey (ACS) 2015; data comes from the U.S. Census Bureau.
[3] Estimates based on current Parks Inventory as identified within the Los Banos General Plan.
[4] Estimates based on cost assumptions for park improvement costs in other areas of the Central Valley as identified by Goodwin Consulting Group Fee Study.
[5] In light of the City's Quimby Fee, Land Acquisition Costs have been excluded from this analysis.
[6] Park development costs have been escalated according to the Construction Cost Index (CCI) for Fiscal Years 2006-2017.
[7] Planning and Design Costs have been estimated to be approximately 6% of development costs, as seen in other California communities.
[8] Administration costs have been estimated at 5% to appropriately reflect City Staff's time.

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Surface Water Treatment Plant (Incl. Chromium 6 T	-	Integrated Facility
Groundwater Sustainability & Recharge Project	-	Integrated Facility
Valve Replacement	-	Integrated Facility
Water Lines	-	Integrated Facility
Well 16	-	Integrated Facility
Water Meters	-	Integrated Facility
Well Rehabilitation	-	Integrated Facility
Equipment	-	Integrated Facility
Storage Tanks and Booster Pumps	-	Integrated Facility
Groundwater Wells	-	Integrated Facility
Well Manifold System	-	Integrated Facility
Water Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]	Total Estimated within Sphere of Influence (SOI) [1]
Single Family	9,758	3.51	1.00	9,758	23,224
Multifamily	1,753	2.81	0.80	1,402	3,338
Age Restricted	239	1.90	0.54	129	308
Retail	555	2.00	0.57	316	359
Office	2,123	1.50	0.43	907	2,091
Institutional	279	0.75	0.21	60	95
Industrial	4,973	0.50	0.14	708	1,438
Total				**13,282**	**30,853**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's	
Surface Water Treatment Plant (Incl. Chromium 6 T	-	Integrated Facility	-	
Groundwater Sustainability & Recharge Project	-	Integrated Facility	-	
Valve Replacement	-	Integrated Facility	-	
Water Lines	-	Integrated Facility	-	
Well 16	-	Integrated Facility	-	
Water Meters	-	Integrated Facility	-	
Well Rehabilitation	-	Integrated Facility	-	
Equipment	-	Integrated Facility	-	
Pipelines	-	Integrated Facility	-	38189
Storage Tanks and Booster Pumps	-	Integrated Facility	-	54426
Groundwater Wells	-	Integrated Facility	-	
Well Manifold System	-	Integrated Facility	-	
Water Facilities				

III. Future EDU Calculation

Land Use Type	[a] Number of Units / 1,000 Non-Res. SF	[b] Residents per Unit / Employees per 1,000 Non-Res. SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]	Total Estimated within Sphere of Influence (SOI) [1]
Single Family	4,155	3.51	1.00	4,155	13,466
Multifamily	736	2.81	0.80	589	1,935
Age Restricted	44	1.90	0.54	24	179
Retail	238	2.00	0.57	136	43
Office	910	1.50	0.43	389	1,184
Institutional	120	0.75	0.21	26	35
Industrial	2,132	0.50	0.14	304	730
Total				**5,622**	**17,571**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Surface Water Treatment Plant (Incl. Chromium 6 T	1	Integrated Facility	$152,193,911	0.18
Groundwater Sustainability & Recharge Project	1	Integrated Facility	$230,000	0.18
Valve Replacement	1	Integrated Facility	$250,000	0.18
Water Lines	1	Integrated Facility	$3,212,000	0.18
Well 16	1	Integrated Facility	$1,620,000	0.18
Water Meters	1	Integrated Facility	$398,528	0.18
Well Rehabilitation	1	Integrated Facility	$1,560,000	0.18
Equipment	1	Integrated Facility	$479,000	0.18
Storage Tanks and Booster Pumps	1	Integrated Facility	$23,460,000	0.18
Groundwater Wells	1	Integrated Facility	$11,340,000	0.18
Well Manifold System	1	Integrated Facility	$10,815,000	0.18
Offsetting Revenues			($7,230,894)	
Total Cost			**$198,327,545**	

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Water Facility to Existing & New Development (based on total EDUs)

A.1 Surface Water Treatment Plant (incl. Chromium 6 Testing)

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	17,571	0.00	0.18	0.18	1.00	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	43.05%	0.43	N/A	0.43
New Development	17,571	56.95%	0.57	0.00	0.57
Total	30,853	100.00%	1.00		1.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.43	43.05%	$65,516,688
New Development	0.57	56.95%	$86,677,223
Total	1	100.00%	$152,193,911

B.1 Groundwater Sustainability & Recharge Project

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

B.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$161,599
New Development	0.30	29.74%	$68,401
Total	1	100.00%	$230,000

C.1 Valve Replacement

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

C.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

C.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$175,651
New Development	0.30	29.74%	$74,349
Total	1	100.00%	$250,000

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

D.1 Water Lines

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

D.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

D.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$2,256,766
New Development	0.30	29.74%	$955,234
Total	1	100.00%	$3,212,000

E.1 Well 16

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

E.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

E.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$1,138,220
New Development	0.30	29.74%	$481,780
Total	1	100.00%	$1,620,000

F.1 Water Meters

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

F.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

F.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$280,008
New Development	0.30	29.74%	$118,520
Total	1	100.00%	$398,528

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

G.1 Well Rehabilitation

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

G.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

G.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$1,096,063
New Development	0.30	29.74%	$463,937
Total	1	100.00%	$1,560,000

H.1 Equipment

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

H.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

H.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$336,548
New Development	0.30	29.74%	$142,452
Total	1	100.00%	$479,000

J.1 Storage Tanks and Booster Pumps

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

J.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

J.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$16,483,107
New Development	0.30	29.74%	$6,976,893
Total	1	100.00%	$23,460,000

dta

APPENDIX A-4
CITY OF LOS BANOS
WATER DEVELOPMENT IMPACT FEE CALCULATION

K.1 Groundwater Wells

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

K.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

K.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$7,967,538
New Development	0.30	29.74%	$3,372,462
Total	1	100.00%	$11,340,000

L.1 Well Manifold System

[a] Existing Integrated Facility per 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	5,622	0.00	0.18	0.18	1.00	1.00

L.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.70	N/A	0.70
New Development	5,622	29.74%	0.30	0.00	0.30
Total	18,903	100.00%	1.00		1.00

L.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.70	70.26%	$7,598,670
New Development	0.30	29.74%	$3,216,330
Total	1	100.00%	$10,815,000

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Water Facilities	$15,870,358.79	5,622	$2,823.03
Surface Water Treatment Plant [1]	$86,677,223.03	17,571	$4,932.91
Offsetting Revenues	($7,230,894)	5,622	($1,286.23)
Total	**$95,316,688**		**$6,469.70**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Facilities Fees per Unit/ 1,000 Non-Res. S.F.	SWTP Fee per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	(SWTP) Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$1,536.79	$4,932.91	4,155	13,466	$72,812,022
Multifamily	0.80	$1,229.43	$3,946.33	736	2,419	$10,451,943
Age Restricted	0.54	$831.88	$2,670.24	44	330	$917,300
Retail	0.57	$875.66	$2,810.77	238	75	$419,147
Office	0.43	$656.75	$2,108.08	910	2,771	$6,438,818
Institutional	0.21	$328.37	$1,054.04	120	163	$211,593
Industrial	0.14	$218.92	$702.69	2,132	5,122	$4,065,865
Total Allocated to New Development						$95,316,688
Outside Funding Responsibility						$103,010,857
Total Cost of Water Facilities						**$198,327,545**

Note:
[1] The Surface Water Treatment Plant is expected to service the entire SOI; total future users assumption has been adjusted to reflect development estimates contained within the Water Master Plan.

APPENDIX A-5
CITY OF LOS BANOS
SEWER DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Wastewater Facility Replacement	1	Integrated Facility
Wastewater Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Residents per Unit/ Persons Served per 1,000 Non-Res. SF	[c] EDUs per Unit / 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Wastewater Facility Replacement	1.00	Integrated Facility	0.08

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Residents per Unit/ Persons Served per 1,000 Non-Res. SF	[c] EDUs per Unit / 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
Total				**5,622**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Wastewater Facility Replacement	1	Integrated Facility	$55,501,300	0.18
Offsetting Revenues			($6,026,753)	
Total Cost of Facilities			**$49,474,547**	

dta

APPENDIX A-5
CITY OF LOS BANOS
SEWER DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Library Facilities to Existing & New Development (based on total EDUs)

A.1 Wastewater Facility Replacement

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.08	5,622	0.42	0.18	0.10	0.58	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.41	N/A	0.41
New Development	5,622	29.74%	0.17	0.42	0.59
Total	18,903	100.00%	0.58		1.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.41	40.52%	$22,489,651
New Development	0.59	59.48%	$33,011,649
Total	1.00	100.00%	$55,501,300

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Wastewater Facility Replacement	$33,011,649	5,622	$5,872.13
Offsetting Revenues	($6,026,753)	5,622	($1,072.04)
Total	**$26,984,896**		**$4,800.09**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$4,800.09	4,155	$19,944,023
Multifamily	0.80	$3,840.07	736	$2,827,417
Age Restricted	0.54	$2,598.34	44	$114,327
Retail	0.57	$2,735.09	238	$651,110
Office	0.43	$2,051.32	910	$1,867,335
Institutional	0.21	$1,025.66	120	$122,851
Industrial	0.14	$683.77	2,132	$1,457,832
Total Allocated to New Development				$26,984,896
Outside Funding Responsibility				$22,489,651
Total Cost of Waste Water Facilities				**$49,474,547**

APPENDIX A-6
CITY OF LOS BANOS
STORM DRAINAGE DEVELOPMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Storm Drainage Facilities Replacement	1	Integrated Facility
Storm Drainage Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	555	2.00	0.57	316
Office	2,123	1.50	0.43	907
Institutional	279	0.75	0.21	60
Industrial	4,973	0.50	0.14	708
Total				**13,282**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Storm Drainage Facilities Replacement	1.00	Integrated Facility	0.08
Storm Drain	NA	NA	NA

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	238	2.00	0.57	136
Office	910	1.50	0.43	389
Institutional	120	0.75	0.21	26
Industrial	2,132	0.50	0.14	304
				5,622

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Storm Drain Facilities	1	Integrated Facility	$28,046,000	0.18
Offsetting Revenues			($45,337)	
Total Cost of Storm Drain Facilities			**$28,000,663**	

dta

APPENDIX A-6
CITY OF LOS BANOS
STORM DRAINAGE DEVELOPMENT IMPACT FEE CALCULATION

V. Allocation of Storm Drain Facilities to Existing & New Development (based on total EDUs)

A.1 Storm Drainage Facilities Replacement

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.08	5,622	0.42	0.18	0.10	0.58	1.00

A.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	13,282	70.26%	0.41	N/A	0.41
New Development	5,622	29.74%	0.17	0.42	0.59
Total	18,903	100.00%	0.58		1.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Integrated Facility	Percentage of Cost Allocated	Facility Cost
Existing	0.41	40.52%	$11,364,504
New Development	0.59	59.48%	$16,681,496
Total	1.00	100.00%	$28,046,000

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
Storm Drain Facilities	$16,681,496	5,622	$2,967.31
Offsetting Revenues	($45,337)	5,622	($8.06)
Total	**$16,636,159**		**2,959.25**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$2,959.25	4,155	$12,295,469
Multifamily	0.80	$2,367.40	736	$1,743,100
Age Restricted	0.54	$1,601.87	44	$70,482
Retail	0.57	$1,686.18	238	$401,409
Office	0.43	$1,264.64	910	$1,151,210
Institutional	0.21	$632.32	120	$75,738
Industrial	0.14	$421.55	2,132	$898,752
Total Allocated to New Development				$16,636,159
Outside Funding Responsibility				$11,364,504
Total Cost of Storm Drain Facilities				**$28,000,663**

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate per Unit / Per Non-Res. 1,000 S.F.	Number of Units / Non-Res. SF	Total PM PHTs (per Unit/1,000 SF)
Single Family	1.00	9,758	9,758
Multifamily	0.69	1,753	1,214
Age Restricted	0.54	239	129
Retail	4.98	555,240	2,767
Office	1.00	2,123,183	2,119
Institutional	1.21	279,366	337
Industrial	0.85	4,972,718	4,214
Total			**20,538**

II. Future EDU Calculation

Land Use Type	Trip Generation Rate per Unit / Per Non-Res. 1,000 S.F.	Number of Units / Non-Res. SF	Total PM PHTs (per Unit/1,000 SF)
Single Family	1.00	4,155	4,155
Multifamily	0.69	736	510
Age Restricted	0.54	44	24
Retail	4.98	238,058	1,186
Office	1.00	910,310	908
Institutional	1.21	119,778	145
Industrial	0.85	2,132,041	1,807
Total			**8,735**

III. Proposed Facilities Cost

Facility	Facility Cost
Transportation Facilities Cost	$58,539,061
Offsetting Revenues	($5,226,672)
Total Facilities Cost	**$53,312,389**

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Ward Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$8,095,566
Existing Development	20,538	70.16%	$5,679,933	
New Development	8,735	29.84%	$2,415,633	
Total Facilities Cost	29,273	100%	**$8,095,566**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Place Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$512,709
Existing Development	20,538	70.16%	$359,722	
New Development	8,735	29.84%	$152,987	
Total Facilities Cost	29,273	100%	**$512,709**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				SR 165 Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$13,097,052
Existing Development	20,538	70.16%	$9,189,027	
New Development	8,735	29.84%	$3,908,025	
Total Facilities Cost	29,273	100%	**$13,097,052**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Badger Flat Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$2,899,919
Existing Development	20,538	70.16%	$2,034,613	
New Development	8,735	29.84%	$865,306	
Total Facilities Cost	29,273	100%	**$2,899,919**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Capri Avenue Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	$2,429,922
Existing Development	20,538	70.16%	$1,704,858	
New Development	8,735	29.84%	$725,064	
Total Facilities Cost	29,273	100%	**$2,429,922**	

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Dove Street Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	
Existing Development	20,538	70.16%	$231,118	$329,411
New Development	8,735	29.84%	$98,293	
Total Facilities Cost	29,273	100%	**$329,411**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Pioneer Road Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	
Existing Development	20,538	70.16%	$1,833,647	$2,613,483
New Development	8,735	29.84%	$779,836	
Total Facilities Cost	29,273	100%	**$2,613,483**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Cardoza / Madison Ave / Page Ave Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	
Existing Development	20,538	70.16%	$819,978	$1,168,709
New Development	8,735	29.84%	$348,731	
Total Facilities Cost	29,273	100%	**$1,168,709**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Intersection & Modification Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	
Existing Development	20,538	70.16%	$18,625,854	$26,547,290
New Development	8,735	29.84%	$7,921,436	
Total Facilities Cost	29,273	100%	**$26,547,290**	

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Intersection & Modification Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	
Existing Development	20,538	70.16%	$70,161	$100,000
New Development	8,735	29.84%	$29,839	
Total Facilities Cost	29,273	100%	**$100,000**	

APPENDIX A-7
CITY OF LOS BANOS
TRAFFIC DEVELOPMENT IMPACT FEE CALCULATION

IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)				Intersection & Modification Improve.
Development	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost	
Existing Development	20,538	70.16%	$522,700	$745,000
New Development	8,735	29.84%	$222,300	
Total Facilities Cost	29,273	100%	**$745,000**	

V. Allocation of Facilities to New Development (based on New EDUs)			
Facility	Total Number of PM PHTs	Facility Cost Allocated to New Development	Cost Per PM Peak Hour Trip
Traffic Facilities Cost	8,735	$17,467,449	$1,999.77
Offsetting Revenues	8,735	($5,226,672)	($598.38)
Total			**$1,401.39**

VI. Developer Fees and Cost Financed by Fees per Unit / per 1,000 Non-Res. SF				
Land Use Type	Average Daily PM PHT per Unit / per 1,000 Non-Res. SF	Fees per Unit / 1,000 Non-Res. SF	Number of Units / Non-Res. SF	Cost Financed by DIF
Single Family	1.00	$1,401.39	4,155	$5,822,679
Multifamily	0.69	$970.87	736	$714,844
Age Restricted	0.54	$756.75	44	$33,297
Retail	4.98	$6,982.52	238,058	$1,662,244
Office	1.00	$1,398.46	910,310	$1,273,033
Institutional	1.21	$1,692.14	119,778	$202,680
Industrial	0.85	$1,187.59	2,132,041	$2,531,999
Total Allocation to New Development				$12,240,777
Total Allocated to Existing Development				$41,071,612
Total Facilities Costs				**$53,312,389**

APPENDIX A-8
CITY OF LOS BANOS
GENERAL GOVERNMENT IMPACT FEE CALCULATION

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
City Hall Expansion and Rehabilitation	31,800	Square Feet
City Hall Parking Lot and Landscaping	33,000	Square Feet
Council Chamber Upgrade	1	Integrated Facility
Network/Server Replacement	1	Integrated Facility
Corporation Yard Expansion	-	Integrated Facility
General Government Facilities		

II. Existing EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 SF	[b] Persons Served per Unit / 1,000 Non-Res. SF	[c] EDUs per Unit / per 1,000 Non-Res. SF	[d] Total Number of Units [a]*[c]
Single Family	9,758	3.51	1.00	9,758
Multifamily	1,753	2.81	0.80	1,402
Age Restricted	239	1.90	0.54	129
Retail	–	–	–	–
Office	–	–	–	–
Institutional	–	–	–	–
Industrial	–	–	–	–
Total				**11,290**

Facility Type	Quantity	Facility Units	Quantity per 1,000 Non-Res. SF
City Hall Expansion and Rehabilitation	31,800	Square Feet	2,816.71
City Hall Parking Lot and Landscaping	33,000	Square Feet	2,923.00
Council Chamber Upgrade	1	Integrated Facility	0.09
Network/Server Replacement	1	Integrated Facility	0.09
Corporation Yard Expansion	-	Integrated Facility	-

III. Future EDU Calculation

Land Use Type	[a] Number of Units / Non-Res. 1,000 Units	[b] Residents per Unit / Employees per Non-Res. 1,000 SF	[c] EDUs per Unit / per 1,000 NonRes. SF	[d] Total Number of Units [a]*[c]
Single Family	4,155	3.51	1.00	4,155
Multifamily	736	2.81	0.80	589
Age Restricted	44	1.90	0.54	24
Retail	0	0.00	0.00	0
Office	0	0.00	0.00	0
Institutional	0	0.00	0.00	0
Industrial	0	0.00	0.00	0
Total				**4,768**

IV. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
City Hall Expansion and Rehabilitation	40,050	Square Feet	$7,249,050	8,400.13
City Hall Parking Lot and Landscaping	35,750	Square Feet	$1,751,750	7,498.24
Council Chamber Upgrade	1	Integrated Facility	$200,000	0.21
Network/Server Replacement	1	Integrated Facility	$185,824	0.21
Corporation Yard Expansion	1	Integrated Facility	$1,350,000	0.21
Offsetting Revenues			($1,753,393)	
Total Cost of General Government Facilities			**$8,983,231**	

dta

APPENDIX A-8
CITY OF LOS BANOS
GENERAL GOVERNMENT IMPACT FEE CALCULATION

V. Allocation of General Government Facilities to Existing & New Development (based on total EDUs)

A.1 City Hall Expansion and Rehabilitation

[a] Existing Square Feet 1,000 EDU's	[b] Total Future EDU's	[c] Square Feet Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
2,816.71	4,768	13,429.46	8,400.13	5,583.42	26,620.54	40,050.00

A.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	11,290	70.31%	18,716.42	N/A	18,716.42
New Development	4,768	29.69%	7,904.13	13,429.46	21,333.58
Total	16,058	100.00%	26,620.54		40,050.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Square Feet	Cost Allocated	Facility Cost
Existing	18,716.42	46.73%	$3,387,671
New Development	21,333.58	53.27%	$3,861,379
Total	40,050.00	100.00%	$7,249,050

B.1 City Hall Parking Lot and Landscaping

[a] Existing Square Feet 1,000 EDU's	[b] Total Future EDU's	[c] Square Feet Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Square Feet per EDU Beyond Existing [d]-[a]	[f] Square Feet Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Square Feet [c]+[f]
2,923.00	4,768	13,936.23	7,498.24	4,575.24	21,813.77	35,750.00

B.2 Square Feet Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Square Feet Split Between New and Existing Development	Square Feet Allocated 100% To New Development	Total Square Feet Allocated
Existing	11,290	70.31%	15,336.86	N/A	15,336.86
New Development	4,768	29.69%	6,476.91	13,936.23	20,413.14
Total	16,058	100.00%	21,813.77		35,750.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Square Feet	Cost Allocated	Facility Cost
Existing	15,336.86	42.90%	$751,506
New Development	20,413.14	57.10%	$1,000,244
Total	35,750.00	100.00%	$1,751,750

C.1 Council Chamber Upgrade

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.09	4,768	0.42	0.21	0.12	0.58	1.00

C.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	11,290	70.31%	0.41	N/A	0.41
New Development	4,768	29.69%	0.17	0.42	0.59
Total	16,058	100.00%	0.58		1.00

C.3 Cost Allocated Between Existing and New Development

Facility Type	Total Integrated Facility	Cost Allocated	Facility Cost
Existing	0.41	40.62%	$81,233
New Development	0.59	59.38%	$118,767
Total	1.00	100.00%	$200,000

dta

APPENDIX A-8
CITY OF LOS BANOS
GENERAL GOVERNMENT IMPACT FEE CALCULATION

D.1 Network/Server Replacement

[a] Existing Integrated Facility 1,000 EDU's	[b] Total Future EDU's	[c] Integrated Facility Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.09	4,768	0.42	0.21	0.12	0.58	1.00

D.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	11,290	70.31%	0.41	N/A	0.41
New Development	4,768	29.69%	0.17	0.42	0.59
Total	16,058	100.00%	0.58		1.00

D.3 Cost Allocated Between Existing and New Development

Facility Type	Total Integrated Facility	Cost Allocated	Facility Cost
Existing	0.41	40.62%	$75,475
New Development	0.59	59.38%	$110,349
Total	1.00	100.00%	$185,824

E.1 Corporation Yard Expansion

[a] Existing #REF! 1,000 EDU's	[b] Total Future EDU's	[c] Allocated 100% To New Development [a]*[b]	[d] Proposed Service Standard per 1,000 EDU's	[e] Integrated Facility per EDU Beyond Existing [d]-[a]	[f] Integrated Facility Beyond Existing Service Standard [b]*[e] / 1000	[g] Total Proposed New Integrated Facility [c]+[f]
0.00	4,768	0.00	0.21	0.21	1.00	1.00

E.2 Integrated Facility Beyond Existing Service Standard Split Between New and Existing, plus Facility Units allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Integrated Facility Split Between New and Existing Development	Integrated Facility Allocated 100% To New Development	Total Integrated Facility Allocated
Existing	11,290	70.31%	0.70	N/A	0.70
New Development	4,768	29.69%	0.30	0.00	0.30
Total	16,058	100.00%	1.00		1.00

E.3 Cost Allocated Between Existing and New Development

Facility Type	Total Integrated Facility	Cost Allocated	Facility Cost
Existing	0.70	70.31%	$949,160
New Development	0.30	29.69%	$400,840
Total	1.00	100.00%	$1,350,000

VI. Summary Cost Data

Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost per EDU
General Govt. Facilities	$5,491,579	4,768	$1,151.81
Offsetting Revenues	($1,753,393)	4,768	($367.76)
Total	**$3,738,186**		**$784.05**

VII. Development Impact Fee per Unit or per 1,000 Non-Res. S.F.

Land Use Type	EDUs per Unit/ 1,000 Non-Res. S.F.	Fees per Unit/ 1,000 Non-Res. S.F.	Number of Units/ 1,000 Non-Res. S.F.	Cost Financed by DIF
Single Family	1.00	$784.05	4,155	$3,257,678
Multifamily	0.80	$627.24	736	$461,833
Age Restricted	0.54	$424.42	44	$18,674
Retail	0.00	$0.00	0	$0
Office	0.00	$0.00	0	$0
Institutional	0.00	$0.00	0	$0
Industrial	0.00	$0.00	0	$0
Total Allocated to New Development				$3,738,186
Outside Funding Responsibility				$5,245,045
Total Cost of Police Facilities				**$8,983,231**

APPENDIX B

2019 Needs List

DEVELOPMENT IMPACT FEE PROGRAM
CITY OF LOS BANOS
PUBLIC FACILITIES NEEDS LIST THROUGH 2038

	Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Percent of Cost Allocated to New Development	(5) Cost Allocated to New Development	(6) Policy Background or Objective
	A. FIRE PROTECTION FACILITIES						
1	Station 3 (Incl. Training Facility and EOC)	$9,579,938	($5,000,000)	$4,579,938	89.22%	$4,086,156	Capital Improvement Plan
2	Fueling Station	$545,000	$0	$545,000	29.74%	$162,080	Capital Improvement Plan
3	Fire Vehicles	$4,590,000	($100,000)	$4,490,000	68.63%	$3,081,473	Council Objective
4	Equipment (SCBA Bottles, Radio Equipment, Jaws of Life and rel. tools)	$341,639	$0	$341,639	59.48%	$203,204	Council Objective
5	Station 4	$4,800,000	$0	$4,800,000	89.22%	$4,282,492	Council Objective
	Measure P		($3,314,623)				Measure P 20-Yr Expenditure Plan
	Fire Facilities Revenues not yet Committed		($1,205,503)	($4,520,126)		($4,520,126)	
	TOTAL FIRE PROTECTION FACILITIES	$19,856,577	($9,620,126)	$10,236,451	71.27%	$7,295,279	
	B. POLICE FACILITIES						
1	Primary Station	$34,800,000	$0	$34,800,000	29.74%	$10,349,356	Capital Improvement Plan
2	Animal Shelter	$12,500,000	$0	$12,500,000	29.74%	$3,717,441	Council Objective
3	Range Facility	$500,000	$0	$500,000	59.48%	$297,395	Capital Improvement Plan
4	Fleet Vehicles	$1,745,732	$0	$1,745,732	59.48%	$1,038,345	Council Objective
5	Firearms Stock	$150,335	$0	$150,335	59.48%	$89,418	Council Objective
	Measure P		$0				Measure P 20-Yr Expenditure Plan
	Police Facilities Revenues not yet Committed [3]		$0	$0		$0	
	TOTAL POLICE FACILITIES	$49,696,067	$0	$49,696,067	31.17%	$15,491,955	
	C. PARK FACILITIES (Non-Quimby)						
1	Acres to Develop	$32,768,223	$0	$32,768,223	100.00%	$32,768,223	Council Objective
2	Recreational Pool Facility	$12,000,000	$0	$12,000,000	29.69%	$3,563,020	Council Objective
3	Skate Park	$1,500,000	$0	$1,500,000	59.38%	$890,755	Council Objective
	Parks and Recreation Facilities Revenues not yet Committed		($2,418,209)	($2,418,209)		($2,418,209)	
	TOTAL PARKS AND RECREATION FACILITIES	$46,268,223	($2,418,209)	$43,850,014	79.37%	$34,803,789	
	D. WATER FACILITIES						
1	Surface Water Treatment Plant (Incl. Chromium 6 Testing)	$260,615,333	($108,421,423)	$152,193,911	56.95%	$86,677,223	Water Master Plan
2	Groundwater Sustainability & Recharge Project	$230,000	$0	$230,000	29.74%	$68,401	Capital Improvement Plan
3	Valve Replacement	$250,000	$0	$250,000	29.74%	$74,349	Capital Improvement Plan
4	Water Lines	$3,212,000	$0	$3,212,000	29.74%	$955,234	Capital Improvement Plan
5	Well 16	$1,620,000	$0	$1,620,000	29.74%	$481,780	Capital Improvement Plan
6	Water Meters	$398,528	$0	$398,528	29.74%	$118,520	Capital Improvement Plan
7	Well Rehabilitation	$1,560,000	$0	$1,560,000	29.74%	$463,937	Capital Improvement Plan
8	Equipment	$479,000	$0	$479,000	29.74%	$142,452	Capital Improvement Plan
9	Storage Tanks and Booster Pumps	$23,460,000	$0	$23,460,000	29.74%	$6,976,893	Water Master Plan
10	Groundwater Wells	$11,340,000	$0	$11,340,000	29.74%	$3,372,462	Water Master Plan
11	Well Manifold System	$10,815,000	$0	$10,815,000	29.74%	$3,216,330	Water Master Plan
	Water Facilities Revenues not yet Committed		($7,230,894)	($7,230,894)		($7,230,894)	
	TOTAL WATER FACILITIES	$313,979,861	($115,652,317)	$198,327,545	48.06%	$95,316,688	
	E. SEWER FACILITIES						
1	Sewer Line Replacement	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
2	Nantes Storm Basin	$1,795,000	$0	$1,795,000	59.48%	$1,067,649	Capital Improvement Plan
3	Central City Sub-basin	$2,298,000	$0	$2,298,000	59.48%	$1,366,629	Capital Improvement Plan
4	B Street Storm Basin	$1,230,000	$0	$1,230,000	59.48%	$731,592	Capital Improvement Plan
5	Pump Station Rehabilitation	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
6	Jefferson Storm Line	$567,000	$0	$567,000	59.48%	$337,246	Capital Improvement Plan
7	Murrieta Storm Line	$161,000	$0	$161,000	59.48%	$95,761	Capital Improvement Plan
8	Pacheco Storm Line	$453,000	$0	$453,000	59.48%	$269,440	Capital Improvement Plan
9	Citrus Second Storm Line	$100,000	$0	$100,000	59.48%	$59,479	Capital Improvement Plan
10	H - Illinois Storm Line	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
11	H - Nevada Storm Line	$286,000	$0	$286,000	59.48%	$170,110	Capital Improvement Plan
12	Ja-Line Park Manor Pump Station	$312,000	$0	$312,000	59.48%	$185,575	Capital Improvement Plan
13	Cresthills Pump Station Rehabilitation	$350,000	$0	$350,000	59.48%	$208,177	Capital Improvement Plan
14	WWTP Headworks	$6,615,000	($75,000)	$6,540,000	59.48%	$3,889,930	Capital Improvement Plan
15	Groundwater Study	$70,000	$0	$70,000	59.48%	$41,635	Capital Improvement Plan
16	WWTP - Sludge Removal	$250,000	$0	$250,000	59.48%	$148,698	Capital Improvement Plan
17	WWTP - Cold Mix Overlay	$150,000	$0	$150,000	59.48%	$89,219	Capital Improvement Plan
18	Potable Water Line to WWTP	$200,000	$0	$200,000	59.48%	$118,958	Capital Improvement Plan
19	Solar Bee Additions	$1,012,300	$0	$1,012,300	59.48%	$602,106	Capital Improvement Plan
20	Equipment	$1,055,000	$0	$1,055,000	59.48%	$627,504	Capital Improvement Plan
21	Wastewater Treatment Plant	$4,183,000	$0	$4,183,000	59.48%	$2,488,009	Sewer Master Plan
22	Pioneer Trunk	$9,303,000	($4,405,000)	$4,898,000	59.48%	$2,913,284	Sewer Master Plan
23	North Trunk	$31,681,000	($5,500,000)	$26,181,000	59.48%	$15,572,212	Sewer Master Plan
24	Meadowlands	$1,604,000	$0	$1,604,000	59.48%	$954,044	Sewer Master Plan
25	Vineyard Trunk	$1,049,000	($1,049,000)	$0	0.00%	$0	Sewer Master Plan
26	Southeast Trunk	$822,000	($822,000)	$0	0.00%	$0	Sewer Master Plan
27	College Trunk	$360,000	($360,000)	$0	0.00%	$0	Sewer Master Plan
28	West Trunk	$9,083,000	($8,113,000)	$970,000	59.48%	$576,947	Sewer Master Plan
	Wastewater Facilities Revenues not yet Committed		($5,026,753)	($5,026,753)		($5,026,753)	
	TOTAL SEWER FACILITIES	$75,825,300	($26,350,753)	$49,474,547	54.54%	$26,984,896	

DEVELOPMENT IMPACT FEE PROGRAM
CITY OF LOS BANOS
PUBLIC FACILITIES NEEDS LIST THROUGH 2038

	Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Percent of Cost Allocated to New Development	(5) Cost Allocated to New Development	(6) Policy Background or Objective
	F. STORM DRAINAGE FACILITIES						
1	Airport No. 1 Sub-basin	$778,000	($778,000)	$0	0.00%	$0	Storm Drain Master Plan
2	Airport No. 2 Sub-basin	$3,968,000	($3,968,000)	$0	0.00%	$0	Storm Drain Master Plan
3	Citrus Terrace Sub-basin	$67,000	($67,000)	$0	0.00%	$0	Storm Drain Master Plan
4	College Greens No. 1 Sub-basin	$12,401,000	($12,401,000)	$0	0.00%	$0	Storm Drain Master Plan
5	College Greens No. 2 Sub-basin	$6,029,000	($6,029,000)	$0	0.00%	$0	Storm Drain Master Plan
6	Creekside No. 1 Sub-basin	$10,085,000	($10,085,000)	$0	0.00%	$0	Storm Drain Master Plan
7	Creekside No. 2 Sub-basin	$63,923,000	($53,560,000)	$10,363,000	59.48%	$6,163,815	Storm Drain Master Plan
8	Crest Hills Sub-basin	$3,015,000	($3,015,000)	$0	0.00%	$0	Storm Drain Master Plan
9	Gardens No. 1 and Gardens No. 2 Sub-basin	$7,580,000	($7,401,000)	$179,000	59.48%	$106,468	Storm Drain Master Plan
10	Gardens No. 3 Sub-basin	$11,597,000	($11,597,000)	$0	0.00%	$0	Storm Drain Master Plan
11	Johnson Field Sub-basin	$20,475,000	($20,475,000)	$0	0.00%	$0	Storm Drain Master Plan
12	Meadowlands No. 1 Sub-basin	$5,126,000	($5,126,000)	$0	0.00%	$0	Storm Drain Master Plan
13	Ranchwood No. 2 Sub-basin	$23,650,000	($6,146,000)	$17,504,000	59.48%	$10,411,214	Storm Drain Master Plan
14	Skylark No. 2 Sub-basin	$12,145,000	($12,145,000)	$0	0.00%	$0	Storm Drain Master Plan
15	Walmart No. 1 Sub-basin	$7,230,000	($7,230,000)	$0	0.00%	$0	Storm Drain Master Plan
16	Walmart No. 2 Sub-basin	$12,792,000	($12,792,000)	$0	0.00%	$0	Storm Drain Master Plan
	Storm Drain Revenues not yet Committed		($45,337)	($45,337)		($45,337)	
	TOTAL STORM DRAINAGE FACILITIES	$200,861,000	($172,860,337)	$28,000,663	59.41%	$16,636,159	
	G. TRAFFIC FACILITIES						
1	Ward Road Improvements	$8,095,566	$0	$8,095,566	29.84%	$2,415,633	Council Objective
2	Place Road Improvements	$512,709	$0	$512,709	29.84%	$152,987	Council Objective
3	SR 165 Improvements	$13,097,052	$0	$13,097,052	29.84%	$3,908,025	Council Objective
4	Badger Flat Road Improvements	$2,899,919	$0	$2,899,919	29.84%	$865,306	Council Objective
5	Capri Avenue Improvements	$2,429,922	$0	$2,429,922	29.84%	$725,064	Council Objective
6	Dove Street Improvements	$329,411	$0	$329,411	29.84%	$98,293	Council Objective
7	Pioneer Road Improvements	$2,613,483	$0	$2,613,483	29.84%	$779,836	Council Objective
8	Cardoza Rd, Madison Ave, and Page Ave Improvements	$1,168,709	$0	$1,168,709	29.84%	$348,731	Council Objective
9	Intersection Improvements and Modifications	$26,547,290	$0	$26,547,290	29.84%	$7,921,436	Council Objective
10	Traffic Master Plan	$100,000	$0	$100,000	29.84%	$29,839	Capital Improvement Plan
11	Utility Vehicles and Equipment	$745,000	$0	$745,000	29.84%	$222,300	Capital Improvement Plan
	Traffic Facilities Revenues not yet Committed		($5,226,672)	($5,226,672)		($5,226,672)	
	TOTAL TRAFFIC FACILITIES	$58,539,061	($5,226,672)	$53,312,389	22.96%	$12,240,777	
	H. GENERAL GOVERNMENT FACILITIES (City Hall, Community Center, Public Facilities, and Corporation Yard Categories have been collapsed)						
1	City Hall Expansion & Rehabilitation	$7,249,050	$0	$7,249,050	53.27%	$3,861,379	Council Objective
2	City Hall Parking Lot and Landscaping	$1,751,750	$0	$1,751,750	57.10%	$1,000,244	Council Objective
3	Council Chamber Upgrade	$200,000	$0	$200,000	59.38%	$118,757	Capital Improvement Plan
4	Network/Server Replacement	$215,705	($29,881)	$185,824	59.38%	$110,349	Capital Improvement Plan
5	Corporation Yard Expansion	$1,350,000	$0	$1,350,000	29.69%	$400,840	Council Objective
	General Government Facilities Revenues not yet Committed		($1,753,393)	($1,753,393)		($1,753,393)	
	TOTAL GENERAL GOVERNMENT FACILITIES	$10,766,505	($1,783,274)	$8,983,231	41.61%	$3,738,186	
	TOTAL ALL FACILITIES	$775,792,594	($333,911,688)	$441,880,907	48.09%	$212,607,729	

[1] 2019 Needs List (Working Document)

[2] Development Impact Fund Balances as of Fiscal Year 2017-2018 End

[3] Assumes Majority of Offsetting Revenues will be applied to pay for debt service on the proposed Primary Station.

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EXHIBIT "B"
DEVELOPMENT IMPACT FEE SCHEDULE

The total fee amounts required to finance new development's "fair share" of the costs of facilities in the Needs Lists are summarized in **Table 43** below.

TABLE 43
CITY OF LOS BANOS
DEVELOPMENT IMPACT FEE SUMMARY

City of Los Banos Development Impact Fees per Unit (Residential)/1,000 Square Feet (Non-Residential)										
	Fire	Police	Park	Water	Sewer	Storm Drainage	Traffic	General Govt.	Cap Fac Admin	Total Fees
Single Family	$1,298	$2,756	$7,300	$6,470	$4,800	$2,959	$1,401	$784	$833	**$28,601**
Multi-family	$1,038	$2,205	$5,840	$5,176	$3,840	$2,367	$971	$627	$662	**$22,726**
Age Restricted	$702	$1,492	$3,951	$3,502	$2,598	$1,602	$757	$424	$451	**$15,480**
Retail	$739	$1,570	$0	$3,686	$2,735	$1,686	$6,983	$0	$522	**$17,922**
Office	$555	$1,178	$0	$2,765	$2,051	$1,265	$1,398	$0	$276	**$9,488**
Institutional	$277	$589	$0	$1,382	$1,026	$632	$1,692	$0	$168	**$5,767**
Industrial	$185	$393	$0	$922	$684	$422	$1,188	$0	$114	**$3,906**

ORDINANCE NO.___

AN ORDINANCE OF THE CITY OF LOS BANOS AMENDING TITLE 9 CHAPTER 2 ARTICLE 6 OF THE LOS BANOS MUNICIPAL CODE ESTABLISHING A GENERAL GOVERNMENT FACILITES DEVELOPMENT IMPACT FEE

WHEREAS, the City Council enacts this ordinance pursuant to the authority granted cities by Article XI, Section 7 of the California Constitution; and

WHEREAS, the Land Use Element of the City of Los Banos' (hereinafter "City") 2030 General Plan update "requires new development to pay its proportionate share of the costs of public infrastructure, services, and transportation facilities. This shall include parks, fire, and police stations, schools, utilities, roads, and other needed infrastructure"; and

WHEREAS, to help finance needed public facilities within the City, the City has adopted Ordinances to establish appropriate development impact fees pursuant to Government Code sections 66000 *et seq;* and

WHEREAS, the City has not updated or revised its development impact fee program since October of 2006; and

WHEREAS, in accordance with policies established in the 2030 General Plan update, staff has taken steps to conduct a comprehensive review of the City's development impact fees to determine whether those fees are adequate to defray the cost of public facilities related to the development project; and

WHEREAS, DTA (previously known as David Taussig & Associates, Inc.) was engaged by the City to prepare an updated AB 1600 Fee Justification Study;

WHEREAS, as a part of the update effort the City has held a number of stakeholder's workshops attended by interested community members and the development community; and

WHEREAS, DTA. has prepared a report, entitled *Development Impact Fee Justification Study*, dated November 11, 2019, that calculates the maximum fee levels that may be imposed on new development and sets forth the nexus/basis for the imposition of the fees on new development; and

WHEREAS, the City Council held and conducted a public hearing on December 4, 2019, in accordance with applicable public notice, to review and consider the *Development Impact Fee Justification Study*, and the updated Development Impact Fee Schedule and this proposed ordinance; and

WHEREAS, the purpose of this ordinance is to amend Chapter 2 Title 9 Article 6 of the Los Banos Municipal Code relating to development impact fees in the City of Los Banos by combining the Corporate Yard Development Impact Fee; City Hall Development Impact Fee; and Community Center Development Impact Fee; and establishing a General Government Facilities Development Impact Fee consistent with the above referenced *Development Impact Fee Justification Study*, and the updated Development Impact Fee Schedule.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS BANOS DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to Resolution _____ the City Council using its independent judgment found and determined that the *Development Impact Fee Justification Study* prepared by DTA and dated November 12, 2019, complies with California Government Code section 66001 by establishing the basis for the imposition of fees on new development. The City Council hereby incorporates those findings by reference herein in that the *Development Impact Fee Justification Study*:

(a) Identifies the purpose of the fee;

(b) Identifies the use and the public facilities to which the fee will be put;

(c) Shows a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed;

(d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and

(e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

Section 2. The City Council of the City of Los Banos does hereby add the following section to Title 9, Chapter 2, Article 6 of the Los Banos Municipal Code.

Sec. 9-2.614 General Government Facilities Development Impact Fee.

The City hereby establishes a fee for general government facilities to serve new residential, and nonresidential land uses in the City and the City Council does hereby impose a general government facilities development impact fee to be paid at the rate set forth by City Council resolution.

Section 3. To the extent that the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof and such inconsistent

or conflicting provisions of prior ordinances, motions, resolutions, rules or regulations are hereby repealed.

Section 4. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

Section 5. The proposed amendments to the Los Banos Municipal Code do not propose any changes to City policies or regulations that would result in a direct or indirect physical environmental impact; therefore it has been determined that this ordinance amendment is covered by the general rule that the California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment pursuant to CEQA guidelines section 15061(b)(3) and is not subject to environmental review. Alternatively, the proposed amendments to the Los Banos Municipal Code were contemplated as a subsequent implementation measure to address impacts on public facilities contemplated in the Los Banos 2030 General Plan Program Environmental Impact Report (SCH #2006121055)("GP Program EIR") and the Los Banos General Plan Land Resources Amendment Subsequent EIR (SCH #2016051033)("GPA SEIR"), and are generally consistent with the anticipated public facilities contemplated in the GP Program EIR/GPA SEIR; therefore it has been determined that this ordinance amendment falls within the scope of the project covered by the GP Program EIR/GP SEIR pursuant to CEQA guidelines section 15162 and is not subject to further environmental review.

Section 6. This Ordinance shall go into effect and be in full force and operation sixty (60) days after its final passage and adoption. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

Introduced by Council Member _____ and seconded by Council Member _____ on the ____ day of _____, 2019.

Passed on the ____ day of _____, 2019 by the following vote:

AYES: Council Members
NOES:
ABSENT:

APPROVED:

_____
Michael Villalta, Mayor

ATTEST:

_____
Lucille L. Mallonee, City Clerk

CITY OF LOS BANOS
NOTICE OF PUBLIC HEARING

PUBLIC FACILITY IMPACT FEE PROGRAM
AND DEVELOPMENT IMPACT FEES

WHERE:	City Council Chambers 520 J Street Los Banos, California	**WHEN:**	December 4, 2019 7:00 PM

NOTICE IS HEREBY GIVEN that the Los Banos City Council will conduct a Public Hearing to receive public comment on the consideration of approving and adopting an updated AB 1600 Development Impact Fee Justification Study prepared for the City of Los Banos by DTA; adjusting the City's Development Impact Fees for all development within the City of Los Banos; and a proposed amendment to Title 9, Chapter 2, Article 6 of the Los Banos Municipal Code establishing a General Government Facilities Development Impact Fee.

The Public Hearing will be held at the regular meeting of the Los Banos City Council on Wednesday, December 4, 2019 at 7:00 p.m. in the Council Chambers at Los Banos City Hall located at 520 J Street, or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Community and Economic Development Director, 520 J Street or at (209) 827-7000.

The Development Impact Fee Justification Study including the data supporting the proposed adjustment to City's Development Impact Fees will be available for review ten (10) days prior to the public hearing in the City Clerk's Office located at 520 J Street, Los Banos California.

All interested persons will be given an opportunity to comment on this item at the Public Hearing. In addition, written comments may be submitted to the City Council at or prior to the hearing, mailed to 520 J Street, Los Banos, CA 93635, Attention: Stacy Souza Elms, Community and Economic Development Director. Please reference hearing title and date of hearing in any correspondence. If no comments are received prior to or on the above date, it will be assumed that no comments are being offered. Please note that if you challenge the City's final decision on the above matter in court, you may be limited to raising only those factual and legal issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. In light of the foregoing, all interested members of the public are encouraged to voice their concerns regarding all above matter either in person at the hearing or in writing through correspondence addressed to the City Council and submitted to the City Council at or prior to the date of the above hearing.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (209) 827-7000 at least 48 hours prior to the meeting to inform us of your particular needs.

City of Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor & City Council Members

FROM: Mark Fachin, P.E., Public Works Director/City Engineer

DATE: December 4, 2019

SUBJECT: Groundwater Sustainability Plan (GSP) Approval

TYPE OF REPORT: Public Hearing

Recommendation:
That the City Council of the City of Los Banos acting as the City of Los Banos Groundwater Sustainability Agency (GSA) receive the staff report, open the Public Hearing, and receive public comment, close the Public Hearing and adopt a resolution approving the Groundwater Sustainability Plan for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin (5-022.07) dated December 2019 as it pertains to the City of Los Banos GSA.

Background:
In 2014, legislation passed that provides a statewide framework for sustainable groundwater management in California (SB 1168, AB 1739, and SB 1319). This legislation, collectively referred to as the Sustainable Groundwater Management Act (SGMA), is intended to support local groundwater management through the oversight of local agencies. An overarching goal of SGMA is to achieve a groundwater balance in each basin or sub-basin by 2040.

Also in 2014, the Department of Water Resources (DWR) prioritized the alluvial groundwater basins and sub-basins in California for sustainability. Among others, the criteria used were: reliance on groundwater, overlying irrigated acreage, overdraft, and subsidence. DWR's findings designated the Delta-Mendota Sub-basin as High Priority. Based on the findings described above, in August 2015 the Delta-Mendota Sub-basin was also placed on DWR's Draft List of Critically Overdrafted Basins.

As such, local agencies in the Sub-basin, such as the City of Los Banos, were required to form Groundwater Sustainability Agencies (GSAs) or one multi-agency GSA by June 30, 2017. SGMA provides GSAs with the authority to:

- Conduct investigations of water rights;
- Require registration of groundwater wells;
- Require well-operators to measure and report extractions;
- Require reporting of diversions of surface water to storage;
- Regulate groundwater extractions, including limiting or prohibiting groundwater production;
- Impose fees and assessments;
- Request revisions of basin boundaries, including establishing new sub-basins; and
- Undertake enforcement actions for noncompliance.

The GSA(s) in critically Overdrafted Basins must develop Groundwater Sustainability Plans (GSPs) or one GSP by January 31, 2020. The SGMA allows the State to intervene where GSPs are found to be incomplete or inadequate. SGMA defines "sustainable groundwater management" as the management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results. SGMA then defines "undesirable result" as one or more of the following effects caused by groundwater conditions occurring throughout the basin:

- Chronic lowering of groundwater levels indicating a significant and unreasonable depletion of supply if continued over the planning and implementation horizon;
- Significant and unreasonable reduction of groundwater storage;
- Significant and unreasonable seawater intrusion;
- Significant and unreasonable degraded water quality, including the migration of contaminant plumes that impair water supplies;
- Significant and unreasonable land subsidence that substantially interferes with surface land uses; and
- Depletions of interconnected surface water that has significant and unreasonable adverse impacts on beneficial uses of the surface water.

SGMA requires that GSPs include prescribed components set forth in State guidelines to achieve sustainable groundwater management to avoid the "undesirable results". GSPs must also include long-term planning goals, measurable objectives and interim milestones in increments of five years that are designed to achieve the basin's sustainability goal within twenty years of GSP implementation.

The City of Los Banos resides within the Delta-Mendota Sub-basin. The Delta-Mendota limits are roughly from Tracy in the north to Tranquility in the south. It is essentially bounded on west by the coastal range and the east by the San Joaquin River. The San

Luis & Delta-Mendota Water Authority is taking the lead in facilitating GSA and GSP development in the basin.

At the January 18, 2017 Council Meeting, the City of Los Banos City Council adopted Resolution No. 5831 which made the City of Los Banos the exclusive Groundwater Sustainability Agency (GSA) for the portion of the proposed Delta-Mendota Subbasin within the jurisdictional boundaries of the City.

There have been twenty-three (23) Groundwater Sustainability Agencies (GSA) that have formed in the Delta-Mendota Subbasin.

Currently, these GSA's are developing six (6) Groundwater Sustainability Plans (GSP).

The GSP of the City of Los Banos GSA is a GSP collaboration of the following GSA's

a) City of Dos Palos GSA
b) City of Newman GSA
c) City of Firebaugh GSA
d) City of Gustine GSA
e) City of Los Banos GSA
f) City of Mendota GSA
g) Portion of Merced County GSA
h) Portion of Fresno County Area B GSA
i) Portion of Madera County 3 GSA
j) San Joaquin River Exchange Contractors GSA
k) Turner Island Water District GSA

This GSP collaboration is called the San Joaquin River Exchange Contractors GSP group.

At the November 7, 2018 City Council Meeting, the City Council, acting as the City of Los Banos Groundwater Sustainability Agency (GSA), approved entering into three agreements related to the Groundwater Sustainability Plan (GSP). These agreements were the Delta-Mendota Subbasin Coordination Agreement, the Cost Sharing Agreement, and the MOU between the City of Los Banos Groundwater Sustainability Agency and the San Joaquin River Exchange Contractors Groundwater Sustainability Agency.

Discussion:

Attached to this staff report is the Draft July 12, 2019, Delta-Mendota Subbasin (5-022.07) Groundwater Sustainability Plan. The attachment is comprised of the Executive Summary and Section 9.0, City of Los Banos GSA Area.

Currently, Los Banos is relying on about 2,200 acre-feet of groundwater from the San Joaquin River Exchange Contractors (SJREC) GSA in order to maintain sustainability

from the water budget standpoint. The entire GSP is required to achieve sustainability and each individual GSA is required to independently achieve sustainability.

The report recommends the following five projects to offset the City's groundwater overdraft:

1. Storm water capture
2. Demand reduction through reduced watering
3. Surface water transfer
4. Purchasing groundwater credits
5. Participation in SJREC recharge projects

Below is a link that has been provided on the City's website to the entire Groundwater Sustainability Plan, including the appendix.

http://www.losbanos.org/wp-content/uploads/2013/09/Groundwater-Sustainability-Plan-FINAL-SJREC-Dec-2019_new.pdf

A Notice of Public Hearing regarding the approval of the GSP by the Los Banos Groundwater Sustainability Agency (GSA) was published in the Los Banos Enterprise on November 22, 2019.

Fiscal Impact:
The City's share of the costs to develop the Groundwater Sustainability Plan (GSP) and the shared costs in coordinating the Delta-Mendota Subbasin GSP's have been budgeted for in the 2019-2020 City of Los Banos Adopted Budget. The amount that has been budgeted in 2019-2020 is $150,000 in Water Master Plan account number 501-461-100-739. Future costs to implement the recommended projects from the Plan will need to be budgeted in future years. Future projects and budgets to implement the recommended projects will be presented for the City Council review and approval during future budget cycles.

Reviewed by:

Alex Terrazas, City Manager

Sonya Williams, Finance Director

Attachments:
Resolution
Groundwater Sustainability Plan Executive Summary and Section 9.0
Resolution 5831
Notice of Public Hearing
Los Banos GSA Map
California Critically Overdrafted Groundwater Basin Map
Budget Sheets

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS ACTING AS THE CITY OF LOS BANOS GROUNDWATER SUSTAINABILITY AGENCY (GSA) APPROVING THE GROUNDWATER SUSTAINABILITY PLAN FOR THE SAN JOAQUIN RIVER EXCHANGE CONTRACTORS GSP GROUP IN THE DELTA-MENDOTA SUBBASIN (5-022.07) DATED DECEMBER 2019 AS IT PERTAINS TO THE CITY OF LOS BANOS GSA

WHEREAS, the Sustainable Groundwater Management Act of 2014 ("SGMA"), signed into law on September 16, 2014, requires that each California groundwater basin or sub-basin be managed by a Groundwater Sustainability Agency ("GSA"), or multiple GSAs, and that such management be implemented pursuant to an approved Groundwater Sustainability Plan ("GSP"); and

WHEREAS, the SGMA authorizes any local agency overlying the Basin to elect to become a GSA within the Basin; and

WHEREAS, on January 18, 2017, the City of Los Banos City Council adopted Resolution No. 5831 which formed the City of Los Banos Groundwater Sustainability Agency (GSA) and made it the exclusive GSA for the portion of the Delta-Mendota Subbasin within the jurisdictional boundaries of the City of Los Banos; and

WHEREAS, the GSA management of the affected groundwater basin or subbasin is to be implemented pursuant to an approved Groundwater Sustainability Plan (GSP); and

WHEREAS, the City of Los Banos GSA is a member of the San Joaquin River Exchange Contractors GSP Group; and

WHEREAS, the Groundwater Sustainability Plan for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin (5-022.07) dated January 2019 includes the GSP for the City of Los Banos GSA; and

WHEREAS, the City of Los Banos acting as the City of Los Banos GSA held a Public Hearing on December 4, 2019 at 7:00pm after publication of notice pursuant to Government Code Section 6066 to consider the adoption of this resolution; and

WHEREAS, the City of Los Banos GSA wishes to exercise the powers and authorities of the GSA granted by the SGMA.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos acting as the City of Los Banos GSA approves the Groundwater Sustainability Plan for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin (5-022.07) dated December 2019 as it pertains to the City of Los Banos GSA.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 4th day of December, 2019, by Council Member _____, who moved its adoption, which motion was duly seconded by Council Member _____ and the Resolution was adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

_____
Michael Villalta, Mayor

ATTEST:

_____
Lucille L. Mallonee, City Clerk

San Joaquin River Exchange Contractors GSA

- City of Newman GSA
- City of Gustine GSA
- City of Los Banos GSA
- City of Dos Palos GSA
- City of Firebaugh GSA
- City of Mendota GSA
- Turner Island Water District-2 GSA
- County of Madera-3 GSA
- Portion of Merced County – Delta-Mendota GSA
- Portion of Fresno County – Management Area B GSA

Groundwater Sustainability Plan

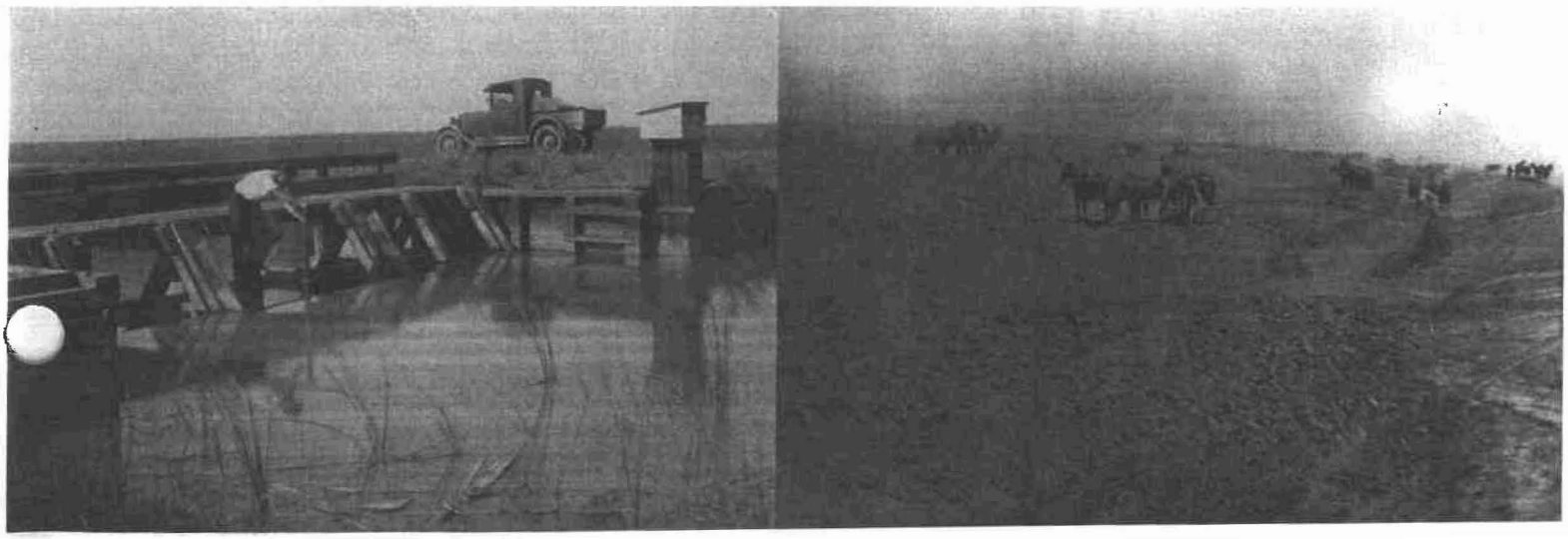
for the

San Joaquin River Exchange Contractors GSP Group

in the

Delta-Mendota Subbasin (5-022.07)

December 2019



DELTA-MENDOTA SUBBASIN (5-022.07)

Groundwater Sustainability Plan for:

San Joaquin River
Exchange
Contractors
GSP Group

NEWMAN • GUSTINE • LOS BANOS • DOS PALOS • FIREBAUGH • MENDOTA • TURNER ISLAND WD • MERCED/FRESNO/MADERA COUNTIES • SJR EXCHANGE CONTRACTORS

December 2019

Pursuant to the Professional Engineers Act, and California Code of Regulations, Title 23, Division 2, Chapter 1.5, Subchapter 2, I, Jarrett Martin, affix my professional seal to the following Sections of the enclosed Groundwater Sustainability Plan: Sections 2.2.3, 2.2.5, 7.2, 8.2, 9.2, 10.2, 11.2, 12.2, 13.2, 14.2, 15.2, and 16.2. In accordance with applicable regulations, those portions of the Plan bearing my seal have been prepared in accordance with engineering professional standards of practice.

REGISTERED PROFESSIONAL ENGINEER
Jarrett Wade Martin
No. C 82048
Expires: 3/31/2020
CIVIL
STATE OF CALIFORNIA

Jarrett Wade Martin
California Professional
Civil Engineer No. 82048

EXECUTIVE SUMMARY

The Executive Summary provides a brief history of the San Joaquin River Exchange Contractors Groundwater Sustainability Agency (SJREC GSA) and the San Joaquin River Exchange Contractors Water Authority (SJRECWA or Exchange Contractors) and its member entities; Central California Irrigation District (CCID), San Luis Canal Company (SLCC), Firebaugh Canal Water District (FCWD) and Columbia Canal Company (CCC). The historical groundwater conditions are described along with historic groundwater management. The SJREC have managed groundwater sustainability which will be further described in the executive summary coupled with Sustainable Management Criteria (SMC). The GSA's partnering to develop this plan include: San Joaquin River Exchange Contractors GSA, City of Newman GSA, City of Gustine GSA, City of Los Banos GSA, City of Dos Palos GSA, City of Firebaugh GSA, City of Mendota GSA, Turner Island Water District – 2 GSA, County of Madera – 3 GSA, a Portion of the Fresno County Management Area B GSA and a portion of the Merced County – Delta-Mendota GSA. This GSP used the GSP Annotated Outline prepared by DWR as the genesis for the organization of content. Section 1 – Section 2.2.2 and Section 6 covers the SJREC GSP Group in its entirety with a major focus on the SJREC GSA covering almost 90% of the plan area. Section 2.2.3 – Section 5 is specific to the SJREC GSA. Each GSA will have its own discrete section for Water Budgets, SMC and Projects and Management Actions; Section 7 – Section 16. The final Section of this plan is the Appendices which are used to provide supporting documentation. Appendix B describes the Common Chapter for each GSP in the Delta-Mendota Subbasin which provides details on how each GSP in the Delta-Mendota Subbasin has coordinated to provide an overall sustainable plan for the subbasin. The Table of Contents can be used as a guide to organization of this GSP.

ES1 INTRODUCTION

In the 1860's, John Bensley had a vision of digging the "Great Canal" from Mendota Pool north with aspirations of developing a barge traffic system from Tulare Lake to the Sacramento-San Joaquin Delta. The first 40 miles of the canal was constructed from Mendota to the confluence of the Los Banos Creek. During this time America was struggling with the post Civil War era and there was a financial panic which caused the cash flow to complete the barge traffic system to be discontinued. However, there was another man with a more practical vision for the area. By 1871, Henry Miller owned a large tract of land near the San Joaquin River and was fulling developing all of the Riparian and Appropriative water rights on the San Joaquin River. Henry Miller purchased the Great Canal and expanded the facilities another 40 miles north. The Great Canal is still in use today and is the CCID Main Canal. This was at the genesis of development of water rights in California.

Fast forward to the post World War 1 America and the Federal Government had a vision of developing water supply to the eastside of the Central Valley. The vision was to construct a dam and reservoir on the San Joaquin River and divert flows into new facilities for delivery from Madera County south to Kern County. The major concern was Henry Miller had fully developed the water rights on the San Joaquin River. Ultimately, in 1939 Henry Miller sold the high flow water rights to the federal government under the "Purchase Contract". The low flow water rights were retained by Henry Miller but through an agreement known as the "Exchange Contract", the water right would not be exercised so long as the federal government delivered a substitute water supply. This exchange allowed for the development of surface water on the eastside of the valley.

Ultimately, the Miller and Lux holdings were formed into four entities that maintained the historic water rights. The CCID was formed in 1951 and is the successor to the San Joaquin and Kings River Canal & Irrigation Company. The SLCC was formed in 1913. The CCC was formed in 1926. The Panoche Canal Company was incorporated in 1914 and was succeeded by the Firebaugh Canal Company in 1921. The Firebaugh Canal Company was succeeded by FCWD in 1988 and the district has remained the FCWD to date.

The groundwater around the City of Dos Palos, a Severely Disadvantaged Community (SDAC), was of poor quality. In 1936, the predecessor to CCID agreed to deliver surface water to the City of Dos Palos. In the late 1980's and early 1990's, CCID partnered with the local communities to jointly study and manage groundwater to ensure reliability for the communities that are completely dependent on groundwater. Those communities include: Newman (a DAC), Gustine (a DAC), Los Banos (a DAC), Firebaugh (a SDAC) and Mendota (a SDAC). The cities looked to CCID and the Exchange Contractors for a partnership to develop groundwater management strategies to promote long-term drinking water supply for these DAC's. Each City met with the SJREC to discuss a collaborative effort to implement the requirements set forth in the SGMA. Each City determined that it was their independent best interest to form their own GSA. The SJREC GSA agreed to take the lead developing a joint GSP. Historically, CCID shared the costs to develop the groundwater studies around the City. Consistent with historical practice, the SJREC GSA agreed to offset the cost for the City section in the SJREC GSP through a 50% cost share and further reduce costs to the cities by offsetting expenses with the SGWP grant received by the SJREC GSA.

The SJREC also have a great partnership with Grassland Water District (GWD) and the state and federal refuge complex in the Delta-Mendota Subbasin. Most of the water provided to the habitat in GWD and the refuges is delivered through the SJREC facilities. From 2009-2018, the SJRECWA wheeled about 200,000 acre-feet per year on average to the grassland area. The SJREC value the ecological importance of the Great Grassland Area and its significance to the Pacific Flyway for migratory waterfowl and the habitat it provides for endangered species. The Exchange Contractors are partnering with GWD on several local water resource projects to efficiently put more water to beneficial use in the area and help the United States Bureau of Reclamation (USBR) meet the water supply requirements prescribed in the Central Valley Improvement Project (CVPIA).

The SJREC have been working on water resource management projects with the four counties in the service area; Stanislaus County, Merced County, Madera County and Fresno County. This long partnership working jointly on water resource management with the Cities, Counties and refuges have afforded this SJREC GSA a great relationship to cooperate and solve regional problems. The SJREC have a proven track record of consulting with these parties and developing a strategic vision that benefits the area holistically.

The Sustainability Goal is defined as the existence and implementation of one or more GSP's that achieve sustainable groundwater management by identifying and causing the implementation of measures targeted to ensure that the applicable basin (or plan) is operated within its sustainable yield. Sustainable Yield is defined as managing groundwater that culminates in the absence of undesirable results by 2040. The SJREC GSP Group will manage the sustainability goal consistent with the Sustainable Management Criteria described in Section 3 of this plan.

ES2 BASIN SETTING

The genesis of drafting the Basin Setting for the SJREC GSP Group started in the 1990's when the San Joaquin River Exchange Contractors Water Authority (SJRECWA) worked with Kenneth D. Schmidt and Associates (KDSA) on to develop reports on groundwater conditions in and around the Exchange Contractors service area. The groundwater conditions were further studied with KDSA in collaboration with the cities within the Exchange Contractors service area. These reports are referenced in Section 6 of this plan.

The Cities (Newman, Gustine, Los Banos, Dos Palos, Firebaugh, Mendota) and Counties (Merced, Madera, Fresno) have land use planning authority and are each respectively members of this GSP. This plan, consistent with the SGMA, reaffirms the land use planning authority maintains with the appropriate City and County and is a continuation of historical collaboration to manage water resources. The monitoring and management actions proposed in this plan have mostly been in place for years with coordination of the local agencies.

The Delta-Mendota Subbasin is part of the Central Valley Basin and extends from the town of Tranquility in the south up to the near the City of Tracy in the north and covers about 750,000 acres. The subbasin has two principal aquifers throughout the majority of the area separated by an aquitard termed the Corcoran Clay. The Upper Aquifer is typically the unconfined area above the Corcoran Clay. The Lower Aquifer is the confined area below the Corcoran Clay. The depth to the Corcoran Clay in this GSP ranges from a depth of 100 feet to 450 feet below ground surface. The Corcoran Clay is deepest to the south and pinches out near the western boundary of the plan area. The definable bottom of the basin is consistent with the 1973 United States Geologic Survey report defined as an electrical conductivity of 3,000 micromhos per centimeter at 25°C to delineate the regional base of the fresh groundwater in the San Joaquin Valley. The depth below ground to the definable bottom of the basin ranges from 300 feet to 800 feet deep.

The primary beneficial users of groundwater are for agriculture and municipal water supply. Additional users of groundwater include domestic water supply, industry use and Groundwater Dependent Ecosystems (GDE). The lateral flow of groundwater in the upper aquifer generally flows to the east. In dry years there is a hydraulic divide in Stanislaus County and in Fresno County south of Dos Palos where water from the SJREC GSP Group flows to the west from the western boundary and flows east from the eastern boundary (refer to Appendix I for further details). In the lower aquifer groundwater typically flows east from the northern portion of the plan area. The southern portion of the plan area has lateral groundwater outflow from the lower aquifer to the south along the southwestern border and to the northeast from the eastern border. The lateral outflow of groundwater from the SJREC GSP area is indicative of sustainable pumping within the plan area. This is due to the significant recharge provided the SJREC GSA. The primary sources of recharge include deep percolation of irrigation water and seepage from the unlined canals/ditches in the area. Additionally, some recharge is provided by precipitation and also recharge and recovery projects.

The SJREC hold senior water rights on the San Joaquin River. In 1939, the predecessors to the Central California Irrigation District, San Luis Canal Company, Firebaugh Canal Water District and Columbia Canal Company, collectively referred to as the San Joaquin River Exchange Contractors (SJREC), entered into an agreement with the federal government to not exercise their water rights on the San Joaquin River in exchange for a substitute water supply currently delivered via the Delta-Mendota Canal. The contract is

commonly referred to as the "Exchange Contract". The primary water supply for this GSP is the surface water supply of the SJREC. The historic water budget for the Delta-Mendota Subbasin was defined as Water Years 2003-2012. This time period represented a near normal 10-year hydrologic cycle. The most accurate method to estimate changes in groundwater storage is to evaluate water level trends and specific yields for the upper aquifer. The SJREC GSP reviewed the results of the water budget analysis and compared to the measured changes in groundwater levels to double check the results of the computational water budget. The change in groundwater storage for the historic water budget averaged -13,000 acre-feet/year for the upper aquifer. The current water budget year was defined as Water Year 2013 and an overdraft of 37,000 acre-feet was observed. After the current water, California entered into a record drought that had devastating impacts across the state. Even after going through the worst drought on record, the water levels in the SJREC service area had fully recovered by 2019 indicating full recovery of groundwater storage in the upper aquifer. The projected water budget followed sequentially after the current year and represents Water Years 2014-2070. Actual data was used in the projected water budget for years 2014-2017. To represent a long hydrologic cycle, historic data from Water years 1965-2017 were used as a baseline for conditions. Once the baseline was established, impacts from Climate Change and population growth were used to refine the projected modeled water budget. Additionally, existing projects and projects under development were analyzed. The net result of the projected water budget shows no change in groundwater storage for the upper aquifer through the planning and implementation horizon (2070). The lower aquifer water budget has significantly fewer parameters than the upper aquifer. Primarily the water budget consists of: 1) extractions from the lower aquifer, 2) flow through the Corcoran Clay between the upper and lower aquifers, 3) lateral groundwater inflow and 4) lateral groundwater outflow. It should be noted that a confined aquifer cannot simply add these four parameters together to determine the change in storage. The most accurate method to determine the change in groundwater storage of the lower aquifer is to determine how much subsidence has occurred below the Corcoran Clay which reduces the total volume of groundwater that can be stored. Inelastic land subsidence causes a permanent reduction in groundwater storage in the lower aquifer. As described in further detail later in this plan, the SJREC GSP have very minimal groundwater extractions that are well below the established sustainable yield for the subbasin. The change in groundwater storage for the historic, current, and projected water budgets are respectively -10,000 acre-feet/year, -24,000 acre-feet, and -5,000 acre-feet/year. Land subsidence outside the Delta-Mendota subbasin is causing impacts in the Delta-Mendota Subbasin. The SJREC are working on several projects to mitigate land subsidence and further details are discussed in the plan. The key assumption in the projected water budget is that areas causing significant land subsidence outside the SJREC GSP area, will begin to ramp down their pumping from the lower aquifer to the point where subsidence has been mitigated between the 2030 and 2035 GSP updates.

Establishment of groundwater management areas for the SJRECWA was recommended by KDSA in the 1997 AB 3030 Groundwater Management Plan. That recommendation has carried through from the AB 3030 Groundwater Management Plan to the SGMA required Groundwater Sustainability Plan.

ES3 SUSTAINABLE MANAGEMENT CRITERIA

The indication of sustainable groundwater management is defined as the absence of Undesirable Results. The path to sustainability starts with good data. The SJREC started collecting groundwater data in the 1960's. With each passing decade, the SJREC sharpened their knowledge of the local groundwater conditions to the point where the area was operated under a groundwater management plan

accompanied by annual groundwater assessments reports. With a broadening understanding of the groundwater conditions, the SJREC were monitoring the data and were able to implement groundwater management that was protective of the aquifers. Experience successfully managing groundwater leads to an understanding of the sustainability goal and how to maintain sustainable management criteria to less than significant and unreasonable.

The next step in the process is to define what constitutes significant and unreasonable. With good data and an understanding of the sustainability goal for the plan, the SJREC developed minimum thresholds to meet the goals set forth. The next step was to establish measurable objectives to provide operational flexibility to the beneficial users of groundwater, accounting for annual fluctuations of hydrology. With a good understanding of the operational bookends, the SJREC expanded their historic groundwater management strategies to comply with the SGMA.

Chronic lowering of groundwater is best managed through establishing water levels that trigger a management action to mitigate the risk of water levels declining to the minimum threshold. For the SJREC GSP, a trigger water level has been suggested to limit groundwater extractions leaving the management areas when water levels have declined below the trigger level. This management was in place in the impacted areas during the drought of 2013-2016 and was successful in limiting aquifer impacts. By 2019, the water levels had fully recovered without any significant or unreasonable impacts.

The SJREC have managed and will continue to manage a reduction in groundwater storage consistent with the triggers established to keep water levels from chronically lowering. Furthermore, the SJREC recharge more surface water than they extract and have a positive impact on groundwater storage. The impacts of climate change have been included in this plan and will be monitored to maintain sustainability.

The Delta-Mendota Subbasin is unlikely to experience seawater intrusion and therefore sustainable management criteria have not been established for this sustainability indicator.

Degraded water quality is managed to mitigate the impacts of the migration of poor quality water from lands outside of this GSP. The Camp 13 area of CCID and FCWD have been actively mitigating the impacts of drainage water entering the service area. These projects principally either blend the poor quality water with surface, dispose of the drainage water to the San Joaquin River Improvement Project (SJRIP) or through groundwater elevation control of tile drainage lines to keep the root zone from being inundated by the drainage water.

In the Delta-Mendota Subbasin, inelastic land subsidence is caused by groundwater extractions from the lower aquifer. The SJREC are pumping well below the sustainable yield of the lower aquifer established for the subbasin. The SJREC have been impacted by groundwater pumping from outside its service area.

The SJREC have not proposed to develop measurable objectives and interim milestones to address interconnected surface water and groundwater. Rather than developing a plan to mitigate a problem after the problem has presented itself, the SJREC GSP group has proposed to work with the counties to develop well construction standards to fully mitigate the potential for wells installed near the San Joaquin River to have an impact to the surface water flows.

ES4 PROJECTS AND MANAGEMENT ACTIONS

The SJREC has been actively managing groundwater conditions and independently have sustainable resource as described in Sections ES2 and ES3 above. The projects described in this plan are part of the SJRECWA Water Resources Plan. In 2012, the SJREC modeled the reliability to receive their surface water and decided that it was in their best interest, and the communities and habitat included in this GSP, to develop a water resource plan with the goal of having 50,000 acre-feet of local dispatchable storage. The goal would offset reductions in water supply during critical years under the Exchange Contract.

The Los Banos Creek Diversion Facility is a joint project with San Luis Water District (CVP contractor), Grasslands Water District (Refuge supply) and the SJREC. This project has an average annual yield of about 7,000 acre-feet and provides benefits to the Riparian corridor along the Los Banos Creek, improves wetland habitat, flood protection to the City of Los Banos, and water supply for the Riparian water users.

The Los Banos Creek Recharge and Recovery Project provides 7,000 acre-feet of water supply to the SJREC during a Critical year under the Exchange Contract. This project also benefits the riparian corridor in portions of the Los Banos Creek and provides a water quality benefit to the City of Los Banos (DAC). In 2017, the SJREC recharged a significant amount of water as part of this project. One of the City of Los Banos supply wells is located near the creek and experienced a reduction in hexavalent chromium due to the recharge of better quality water from the project. Furthermore, the domestic well users in the area reached out to the SJREC and were pleased to see the water level in their wells become shallower which reduces the cost to pump the water for their use. These projects will recharge more water than will be extracted, contributing to an improved overall water budget.

The Los Banos Creek Storage Project is another joint project with San Luis Water District, Grasslands Water District and the SJREC. This project will increase the beneficial use of the Los Banos Creek Detention Reservoir by making releases during the flood control season and provide that water to the Riparian landowners. These releases will also increase the flood protection. The project will provide 8,000 acre-feet of water supply to the SJREC during a Critical year under the Exchange Contract. In all other years, the SJREC will make the 8,000 acre-feet stored in the reservoir available to Grasslands Water District and San Luis Water District.

The Orestimba Creek Recharge and Recovery Project is a joint project with Del Puerto Water District and provides about 7,500 acre-feet of water supply to the SJREC during a Critical Year under the Exchange Contract. This project also provides a flood protection benefit to the City of Newman (DAC). These projects will recharge more water than will be extracted, contributing to an improved overall water budget.

The BB Limited and Farmers Water District Recharge Projects both have the ability to capture and recharge flood flows which will help reduce the potential flooding impact to the City of Firebaugh (SDAC) during high flow events from either the San Joaquin River or Kings River through the Fresno Slough. These projects will provide the SJREC about 8,000 acre-feet of water supply during a Critical year under the Exchange Contract. These projects will recharge more water than will be extracted, contributing to an improved overall water budget.

These projects combine to provide the SJREC will about 30,000 acre-feet of water supply during a Critical year under the Exchange Contract. This supply would have historically used groundwater to meet demand. The implementation of these projects will offset groundwater impacts during critically dry years by using stored water from these projects. The overall groundwater conditions are expected to improve as a result of these projects since some water will be left behind as a contribution to the local aquifers.

Another project the SJREC are participating in is the Red Top Area Subsidence Mitigation project. This project is helping to solve a regional problem that has impacted the SJREC due to groundwater extractions outside the SJREC service area and also outside of the Delta-Mendota Subbasin. The project includes the installation of recharge basins, facilities to capture and use flood flows and a pipeline under the San Joaquin River to deliver surface water to the Red Top area on the eastside of the river. Much of the area has recently used extractions from the lower aquifer to meet irrigation demands. This pumping has caused significant subsidence. The SJREC reached out to the landowners in the Red Top to area assess the problem and develop a vision to mitigate subsidence. The general concept is to capture flood flows and either recharge the upper aquifer or directly apply the water to meet crop demand (in-lieu recharge). The recharged water will create underground storage that can be used in later years. The subsidence reduction is achieved by abandoning wells in the lower aquifer and drilling shallower wells to use the recharged water in the upper aquifer. In 2017, almost 50,000 acre-feet was recharged directly and in-lieu of pumping groundwater. In 2018, an additional 10,000 acre-feet of surface water was put to beneficial use on the ranch. The current project is about 50% complete and the subsidence rate at Sack Dam (SLCC headworks) has reduced from 0.5'/year to 0.15'/year. Once the project is complete, the subsidence is expected to reduce to background levels.

The SJREC also have several management actions that were in place prior to the SGMA. One valuable management is the Annual Groundwater Assessment Report that reviews groundwater conditions for the SJREC management areas. Each year the report is updated to track and compare the current year conditions with historical observations. The report includes water level trends, water quality trends, well pumping volumes, and well pump tests. Kenneth D Schmidt and Associates (KDSA) prepares an analysis of the groundwater conditions for the current year and makes recommendations on specific groundwater management strategies to be implemented to maintain a healthy aquifer. Three areas have historically been impacted during drought years; Management Area A, Management Area G and the Los Banos Creek Sub-area of Management Area C. Water levels and groundwater impacts from these areas were below the established triggers in the recent drought, and it was recommended to limit extractions in these areas. As a result, the water levels fully recovered by 2019 without any significant impacts to the beneficial users of groundwater.

The SJREC allow private well owners to pump into district facilities for credit. Groundwater pumped into district facilities must meet water quality standards and have overall limits on how much groundwater can be pumped while monitoring and mitigating damage to other beneficial users. Since 2000, about 70% of the total pumping within the SJREC area has been subject to these policies and the recommendations based on the annual groundwater report. Additionally, during 2014 and 2015 about 90% of the total pumping was subject to these policies which are the years of highest stress on the local aquifers. This management has afforded the SJREC the ability to monitor and manage groundwater

conditions each year, allowing KDSA to review potential problems and provide monitoring and management strategies to mitigate the potential problem.

The SJREC have periodically updated joint groundwater condition reports with the cities adjacent to the SJREC service area. These updates allow collaboration on impacts to groundwater as the cities demand on water increases to support impacts from climate change and population growth.

The SJREC have been managing groundwater quality impacts from drainage from the San Luis Unit of the Central Valley Project. The areas primarily impacted are the Firebaugh Canal Water District (FCWD) and the Camp 13 area within the Central California Irrigation District (CCID). The SGMA requires that a GSP shall not affect the ability of another GSP to achieve sustainability. In order to mitigate the water quality impacts from lands upslope, the SJREC have an active mitigation plan for the migration of shallow saline groundwater. Such projects include 1) point source control through installation of high efficiency irrigation systems and canal lining projects, 2) groundwater management including blending some poor quality groundwater, 3) installation of tile drainage systems along with a pipeline to dispose of the drain water on a reuse area and 4) potential groundwater treatment options. This management has been vital to maintain water levels below the effective root zone. Due to this poor quality groundwater migrating through the area, the cities of Firebaugh and Mendota (both are SDAC's) have worked with the SJREC do develop urban water supply wells on the opposite side of the San Joaquin River so they can supply safe and affordable drinking water to their residents.

Most of these projects and management actions have been in place prior to the enactment of SGMA. The SJREC are committed to continue their partnership with local agencies to better manage water resources through collaborative and inclusive projects and management actions that can benefit the whole community. Groundwater recharged by the SJREC is used to offset overdraft from the GSA's partnering in this plan

ES5 PLAN IMPLEMENTATION

The development of the SJREC GSP is estimated to cost $700,000. The SJREC GSA participated in grant funding on behalf of all of the GSA's in the SJREC GSP and have been awarded about $335,000 in Category 2 funding and also received Category 1 funding to offset costs to the Severely Disadvantaged Communities. The SJREC have been sustainably managing groundwater for decades and will continue to implement projects and management actions that will enhance the sustainability of the local aquifers and help neighboring GSA's and GSP Groups achieve and maintain sustainability.

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9.0 CITY OF LOS BANOS GSA AREA

9.1 Background for City of Los Banos

The City of Los Banos is an expanding urban area that relies entirely on groundwater. Mutual concerns of the quantity and quality of groundwater in terms of future growth, initiated conversations between CCID and the City to investigate the long-term reliability of the surrounding aquifer. In the early 1990's, CCID and the City jointly participated in a study of the groundwater conditions in and around the City, (KDSA 1991; Los Banos). Subsequent groundwater studies for the City of Los Banos have been completed in cooperation with CCID and the USBR.

Over the years, CCID has invested in helping cities monitor, understand and manage the aquifers for the communities near the district. The relationship has resulted in a common understanding of the aquifer and a partnership which is the foundation of the SJREC GSA and the City of Los Banos GSA cooperating to develop this GSP. Some potential impacts to the City include increased costs for the SWRCB to develop and implement a sustainable plan for the City and a standalone plan that isn't synchronous with the lands surrounding the City. CCID recognized the potential impacts to the City of Los Banos, a DAC, and worked with City leaders and technical staff to understand the potential opportunities and constraints of the SGMA to the City. Ultimately, the City decided to form its' own GSA with the help from the SJREC to appropriately file. The City of Los Banos welcomed the SJREC's assistance in developing the required elements in a GSP. It was mutually agreed that the SJREC will work with the City to develop the requirements in the GSP City and to include this in a discrete Section in the SJREC GSP. This was a seamless process due to the decades of cooperation of managing groundwater for the region.

The City of Los Banos, the largest City in the Delta-Mendota Subbasin, was originally a partner with the SJRECWA, GWD and SLWD on the Los Banos Creek Diversion Facility described in Section 4.1.1 of this GSP. The Los Banos Creek Recharge and Recovery Project developed jointly with the SJRECWA, GWD and SLWD, directly benefits the water quality for the City supply wells. The Hexavalent Chromium concentration dropped below the standard in one City well near the Los Banos Creek during the extended recharge in 2017. The City recognizes the value working with the local districts to jointly manage local water resources. In continuation of a great working relationship, the City has partnered with the SJREC GSA, GWD and SLWD to develop a sustainable plan for an area that extends beyond the City urban growth boundary and includes upgradient lands.

The SJREC are committed to assist this DAC to maintain sustainability through the planning and implementation horizon. The City of Los Banos GSA is a party to the Delta-Mendota Subbasin Coordination Agreement and Cost Sharing Agreement (Appendices B & C; respectively).

Section 1 of this GSP discusses the purpose of this plan, sustainability goal, agency information and the organization of this plan for all GSA's in the SJREC GSP. Section 2.1 describes the plan area for all of the GSA's in the SJREC GSP. Refer to Appendix S for a discussion on the basin setting, sustainable management criteria and projects & management actions specific to the City. Some further details are provided below.

9.2 Water Budgets for the City of Los Banos

Presented herein is the compilation of the historic, current and projected water budgets specific to the City of Los Banos GSA.

9.2.1 Historic Water Budget for the City of Los Banos

The City of Los Banos solely relies on groundwater to provide its residents drinking water. The historic water budget from 2003-2012 is consistent with the historic range selected by the entire Delta-Mendota Subbasin. Groundwater pumping during this timeframe ranged from 6,400 to 9,100 AF/year with an average pumping of 7,900 AF/year. The City sends effluent to its Waste Water Treatment Facility (WWTF). They have about 200 acres of holding ponds at the WWTF. Once treated in the holding ponds, water is used to irrigate 350 acres of pasture. There is approximately 600 AF/year evaporation from the effluent ponds. The amount of effluent used for irrigation ranged from 2,600 to 4,000 AF/year with an average of 3,400 AF/year. The consumptive use of the pasture averaged about 3.3 AF/acre for an average consumptive use of about 1,100 AF/year.

The City water use that does not result in the production of effluent was used to water lawns, parks, etc. The outdoor water use is the difference of pumpage and effluent and averaged about 4,000 AF/year. Typically, a 70% irrigation efficiency is applied to urban landscape watering which results in an average annual consumptive use of about 2,800 AF/year.

The total average annual consumptive use from outdoor water use and crop demand at the WWTF is 4,500 AF/year. The City of Los Banos GSA covers roughly 5,800 acres. The approximate sustainable yield for the City of Los Banos GSA is 0.40 acre-feet/acre or about 2,300 acre-feet/year.

WATER YEAR	PUMPAGE (AF)	CITY EFFLUENT (AF)	OUTDOOR USE (AF)	CONSUMPTIVE USE (AF)
2003	6,400	3,200	3,200	4,000
2004	6,900	3,500	3,500	4,200
2005	7,200	3,600	3,600	4,200
2006	7,500	3,800	3,800	4,400
2007	9,100	4,600	4,600	4,900
2008	8,900	4,500	4,500	4,900
2009	8,300	4,200	4,200	4,700
2010	7,700	3,900	3,900	4,500
2011	7,800	3,900	3,900	4,500
2012	8,900	4,500	4,500	4,900

Table 46 - City of Los Banos Historic Water Budget Data

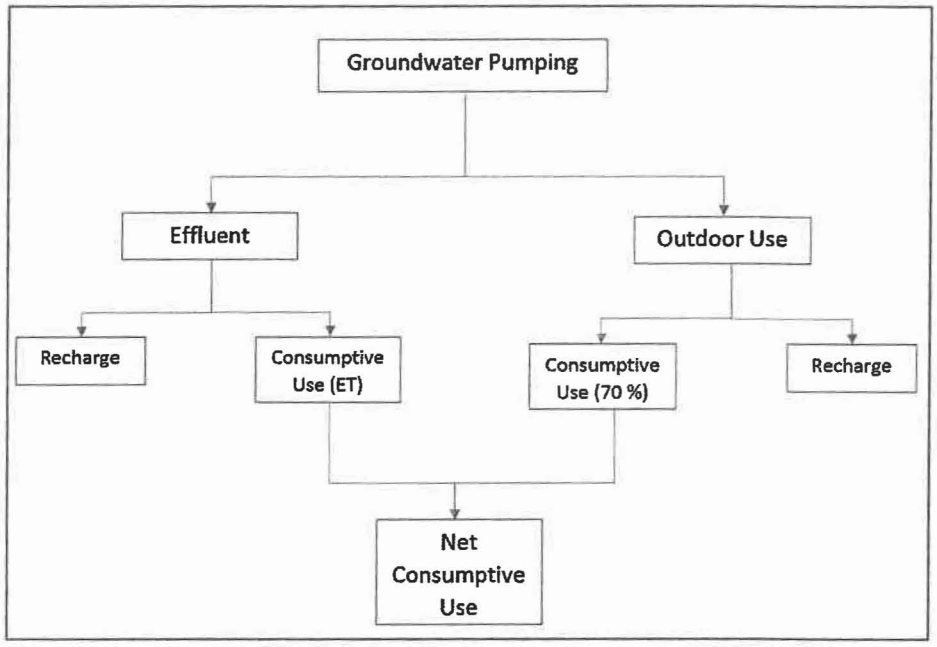


Figure 28 - City Water Use Diagram

9.2.2 Current Water Budget for the City of Los Banos

The same data and methodologies from the Historic Water Budget was used to develop the Current Water Budget.

WATER YEAR	PUMPAGE (AF)	CITY EFFLUENT (AF)	OUTDOOR USE (AF)	CONSUMPTIVE USE (AF)
2013	8,500	4,300	4,300	4,700

Table 47 - City of Los Banos Current Water Budget Data

9.2.3 Projected Water Budget for the City of Los Banos

The City of Los Banos General Plan projects 2% annual growth, which was used in this plan to determine the projected baseline demand on water. The average annual pumping from the historic water budget was used as a baseline to project the demand on water through the planning and implementation horizon. The same data and methodologies described in Section 9.2.1 were used to determine consumptive use of groundwater. Below is a table of the projected water budget. The projected consumptive use is anticipated to increase by 7,600 AF/year to a total of 12,100 AF by 2070. Section 9.3 will discuss SMC in order for the City of Los Banos to be sustainable. Section 9.4 will discuss projects and management actions to offset the increased demand.

WATER YEAR	PROJECTED PUMPAGE (AF)	PROJECTED CITY EFFLUENT (AF)	PROJECTED OUTDOOR USE (AF)	CONSUMPTIVE USE (AF)
2014	7,900	4,000	3,900	4,500
2015	6,700	3,400	3,300	3,900
2016	6,100	3,100	3,000	3,600
2017	7,800	3,900	3,900	4,500
2018	8,000	4,000	4,000	4,600
2019	8,100	4,100	4,000	4,600
2020	8,300	4,100	4,200	4,800
2021	8,400	4,200	4,200	4,800
2022	8,600	4,300	4,300	4,900
2023	8,800	4,400	4,400	5,000
2024	9,000	4,500	4,500	5,100
2025	9,100	4,600	4,500	5,100
2026	9,300	4,700	4,600	5,200
2027	9,500	4,800	4,700	5,300
2028	9,700	4,800	4,900	5,500
2029	9,900	4,900	5,000	5,600
2030	10,100	5,000	5,100	5,700
2031	10,300	5,100	5,200	5,800
2032	10,500	5,200	5,300	5,900
2033	10,700	5,400	5,300	6,000
2034	10,900	5,500	5,400	6,100
2035	11,100	5,600	5,500	6,200
2036	11,400	5,700	5,700	6,400
2037	11,600	5,800	5,800	6,500
2038	11,800	5,900	5,900	6,600
2039	12,100	6,000	6,100	6,700
2040	12,300	6,100	6,200	6,900
2041	12,500	6,300	6,200	6,900
2042	12,800	6,400	6,400	7,100
2043	13,100	6,500	6,600	7,300
2044	13,300	6,700	6,600	7,300
2045	13,600	6,800	6,800	7,500
2046	13,900	6,900	7,000	7,700
2047	14,100	7,100	7,000	7,800
2048	14,400	7,200	7,200	7,900
2049	14,700	7,300	7,400	8,100
2050	15,000	7,500	7,500	8,300
2051	15,300	7,600	7,700	8,400
2052	15,600	7,800	7,800	8,600
2053	15,900	8,000	7,900	8,700
2054	16,200	8,100	8,100	8,900
2055	16,600	8,300	8,300	9,100
2056	16,900	8,400	8,500	9,300
2057	17,200	8,600	8,600	9,400
2058	17,600	8,800	8,800	9,600
2059	17,900	9,000	8,900	9,800
2060	18,300	9,100	9,200	10,000
2061	18,600	9,300	9,300	10,100
2062	19,000	9,500	9,500	10,400
2063	19,400	9,700	9,700	10,600
2064	19,800	9,900	9,900	10,800
2065	20,200	10,100	10,100	11,000
2066	20,600	10,300	10,300	11,200
2067	21,000	10,500	10,500	11,400
2068	21,400	10,700	10,700	11,600
2069	21,800	10,900	10,900	11,800
2070	22,300	11,100	11,200	12,100

Table 48 – City of Los Banos Projected Water Budget Data

9.3 Sustainable Management Criteria for the City of Los Banos

The City of Los Banos has historically relied completely on groundwater extraction to meet water demand. Groundwater overdraft around the City has primarily been offset by recharge from the SJREC service area. As mentioned previously, the SJREC are invested in helping the City to monitor, understand and manage groundwater. The SJREC GSP Group, collectively, is currently sustainable. In order for the group to maintain sustainability, the SJREC will work with the City of Los Banos on Projects and Management actions to offset groundwater extractions by the City that is above their sustainable yield.

The historical consumptive use for the City of Los Banos was about 4,500 AF/year which equates to an average use of about 0.8 AF/acre. The sustainable yield for the city is about 2,300 AF/year, which leaves a 2,200 AF/year consumptive use deficit that needs to be met through projects and management actions. While the City of Los Banos lies in the SJREC Management Area C, different SMC is developed in order for the City to achieve collective and independent groundwater sustainability.

9.3.1 Chronic Lowering of Groundwater Levels

Water levels in the vicinity of the City are positively impacted through recharge from the SJREC, SLWD and seepage in the Los Banos Creek. Water levels in the SJREC Management Area C will be used to sustainably manage groundwater levels around the City. Sustainable groundwater management for the City is best achieved by offsetting overdraft through the implementation of projects and management actions.

9.3.2 Reduction in Groundwater Storage

Groundwater storage under the City of Los Banos is positively impacted through recharge from the SJREC, SLWD and seepage in the Los Banos Creek. Managing groundwater storage for the City will be accomplished through updated water budgets for the City. The SJREC are contributing recharge to maintain adequate groundwater storage to offset storage reductions caused by the City. Sustainable groundwater management for the City is best achieved by offsetting overdraft through the implementation of projects and management actions.

9.3.3 Seawater Intrusion

The Delta-Mendota Subbasin does not currently experience seawater intrusion and does not anticipate this occurring. The presence of an undesirable result for seawater intrusion is not likely to occur and therefore no SMC have been established for this sustainability indicator.

9.3.4 Degraded Water Quality

The main concern for the City is the contamination resulting from naturally occurring constituents including nitrate, arsenic, hexavalent chromium, selenium, total dissolved solids, sulfate, chloride, and boron. These constituents are important in terms of developing public supply wells to meet Title 22 Standards. As part of the process of installing new wells, the City does vertical trends in groundwater quality and completes the well opposite of the zones with quality concerns. One potential solution for water quality concerns and also to meet overdraft is for the City to receive a surface water transfer from the SJREC.

9.3.5 Land Subsidence

The City has one active composite well that taps both the upper and lower aquifers. Wells pumping from a confined aquifer have the potential to cause inelastic land subsidence. To date, the land subsidence in and around the City has been minimal and is indicative that the City wells have not caused any significant land subsidence. The SJREC and the City will work together to ensure that significant and unreasonable land subsidence does not occur due to City pumping. Any future increase in pumping from below the Corcoran clay will be analyzed to determine the potential to cause land subsidence and appropriate mitigation measures will be implemented. One such mitigation measure could include a reduced pumping from the lower aquifer with the increase in demand offset by restricted watering and/or transfer of surface water to the City.

9.3.6 Depletions of Interconnected Surface Water

The presence of an undesirable result for depletions of interconnected surface water is not likely to occur in the City of Los Banos and therefore no SMC have been established for this sustainability indicator.

9.4 Projects and Management Actions for the City of Los Banos

The City is actively pursuing water conservation. In order to maintain sustainability for each GSA in the SJREC GSP group, the City is committed to offsetting an increase in demand based on projected population growth, by developing certain projects. Each project will be analyzed jointly with the City and the SJREC to maximize the regional benefits. The City will develop projects to offset overdraft including; 1) storm water capture, 2) demand reduction through reduced watering, 3) surface water transfer, 4) purchasing groundwater credits, 5) participation in recharge projects and 6) the city will continue to investigate other types of projects.

The groundwater quality, under natural conditions, under the City has some constituents of concern discussed in Appendix S. The City currently pumps certain wells as needed to meet Title 22 water quality standards for the consumer. If the groundwater quality were to naturally degrade and/or the Title 22 standards for drinking water were to be updated with lower MCL's, the City may run the risk of exceeding allowable limits, particularly for the hexavalent chromium standard. In addition to the potential water quality concerns, with the SGMA, the City currently has a deficit water balance. To counteract both of these concerns, the City has started preliminary discussions with the SJREC on two possible projects mentioned above. One project to offset water quality concerns is to transfer surface water from the SJREC to the City in exchange for the City pumping groundwater into the CCID Main Canal.

Another project has been discussed to address both overdraft and water quality concerns for the City. The SJREC would make surface water available for transfer to the City, thereby reducing the City's need to pump groundwater while providing cleaner drinking water for the DAC's residents. The City of Dos Palos has been receiving surface water from CCID for decades due to groundwater quality concerns. The SJREC would anticipate mimicking that proven model to provide a sustainable water supply for the residents of Los Banos.

The SJREC will continue to work with the City to not only meet the requirements of the SGMA but more importantly, to maximize the benefits of local water resources and providing safe and clean drinking water for this disadvantaged community.

9.5 Plan Implementation for the City of Los Banos

The cost to develop and implement the GSP specific to the City of Los Banos has been cost shared at 25% between the SJREC GSA, SLWD, GWD and the City of Los Banos GSA. Additionally, the SJREC GSA has participated in the Sustainable Groundwater Planning Grant Program (SGWP) on behalf of the SJREC GSP Group and will offset up to 50% of the plan development costs for the City of Los Banos GSA. The SJREC GSP Group has been, and will continue to sustainably manage groundwater through the planning and implementation horizon. The SJREC have annually evaluated groundwater conditions in this area for decades and have a proven track record of successfully implementing criteria to offset groundwater problems. One groundwater management success story in the Los Banos Creek area was the implementation of a representative well with a trigger level to limit groundwater transfers from the area. As a result of the annual groundwater investigations prepared by the SJREC, the problem presented itself along with a solution to mitigate the concern; resulting in the aquifer fully recovering after water levels dropped below established triggers and no long-term lowering of the aquifer was experienced. The SJREC GSP group will continue to sharpen our pencils to provide safe and reliable water. Although we are sustainable, if any issues are identified in our annual evaluations, we will work with our regional partners to promptly address the concerns. Consistent with our decades long relationship of leading the groundwater management effort with the City, the SJREC will take the lead preparing annual reports consistent with SGMA regulations.

RESOLUTION NO. 5831

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS BANOS DECLARING ITS INTENTION TO BECOME A GROUNDWATER SUSTAINABILITY AGENCY UNDER THE SUSTAINABLE GROUNDWATER MANAGEMENT ACT FOR A PORTION OF THE DELTA-MENDOTA SUB-BASIN OF THE SAN JOAQUIN VALLEY GROUNDWATER BASIN

WHEREAS, the Sustainable Groundwater Management Act of 2014 ("SGMA"), signed into law on September 16, 2014, requires that each California groundwater basin or sub-basin be managed by a Groundwater Sustainability Agency ("GSA"), or multiple GSAs, and that such management be implemented pursuant to an approved Groundwater Sustainability Plan ("GSP"); and

WHEREAS, the SGMA authorizes any local agency overlying the Basin to elect to become a GSA within the Basin; and

WHEREAS, the City of Los Banos (City) is a local agency as defined under SGMA and is therefore eligible to serve as a GSA within the Basin; and

WHEREAS, prior to GSA formation, as outlined in the California Water Code, a public hearing must take place after which the City can adopt a Resolution to form a GSA; and

WHEREAS, the City held a public hearing on January 18, 2017 at 7:00pm after publication of Notice pursuant to Government Code section 6066 to consider the adoption of this Resolution; and

WHEREAS, the City wishes to exercise the powers and authorities of a GSA granted by the SGMA.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

1. The City of Los Banos hereby elects to be the exclusive Groundwater Sustainability Agency for the portion of the proposed Delta-Mendota Sub-basin within the jurisdictional boundaries of the City.

2. Within 30 days of this Resolution, the Public Works Director/City Engineer is directed to submit a Notice of Intent to the California Department of Water Resources, pursuant to California Water Code section 10723.8(a).

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 18th day of January, 2017, by Council Member Silveira, who moved its adoption, which motion was duly seconded by Council Member Faria and the Resolution was adopted by the following vote:

AYES: Council Member Faria, Lewis, Silveira, Mayor Villalta
NOES: None
ABSENT: Council Member Johnson-Santos

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk

CITY OF LOS BANOS
NOTICE OF PUBLIC HEARING

TO RECEIVE PUBLIC COMMENT ON THE CONSIDERATION REGARDING THE PROPOSAL THAT THE CITY OF LOS BANOS ACTING AS THE CITY OF LOS BANOS GROUNDWATER SUSTAINABILITY AGENCY (GSA) APPROVE THE DELTA MENDOTA SUBBASIN (5-022.07), SAN JOAQUIN RIVER EXCHANGE CONTRACTORS GSP GROUP, GROUNDWATER SUSTAINABILITY PLAN (GSP) AS IT RELATES TO THE CITY OF LOS BANOS GSA.

Where:	City Council Chambers 520 J Street Los Banos, California	When:	Wednesday, December 4, 2019 7:00 PM

Notice is hereby given that the City of Los Banos will conduct a Public Hearing to be held at the regular meeting of the Los Banos City Council on Wednesday, December 4, 2019 at 7:00 p.m. in the Council Chambers at Los Banos City Hall located at 520 J Street, or as near as possible thereafter, to receive public comment on the following:

The purpose of this Public Hearing is to accept public testimony regarding the proposal that the City of Los Banos acting as the City of Los Banos Groundwater Sustainability Agency (GSA) approve the Delta Mendota Subbasin (5-022.07), San Joaquin River Exchange Contractors GSP Group, Groundwater Sustainability Plan (GSP) as it relates to the City of Los Banos GSA.

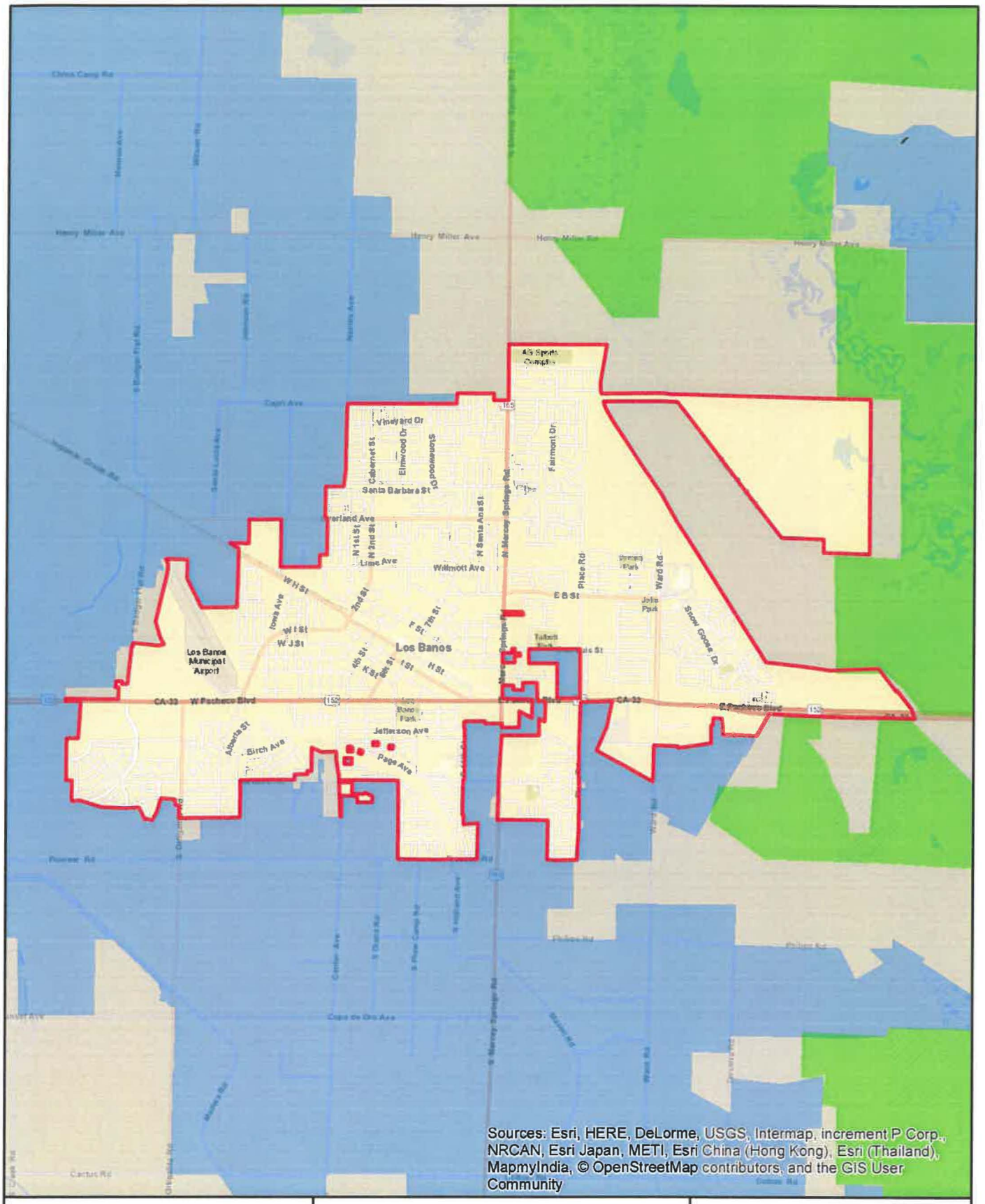
Copies of the staff report and supporting documents will be available for public review by contacting Public Works at 411 Madison Avenue, Los Banos, California, beginning at 12:00 noon on the Friday before the meeting and online at the City of Los Banos website, www.losbanos.org 5 days before the hearing. All interested parties are invited to attend and express their opinions or provide written comments before the hearing. If you challenge the proposed Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Please reference hearing title and date of hearing in any correspondence.

Questions regarding the above-referenced item may be directed to Mark Fachin, P.E., Public Works Director/City Engineer, 411 Madison Avenue, Los Banos, CA 93635 or at (209) 827-7056.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (209) 827-7000 at least 48 hours prior to the meeting to inform us of your particular needs.

THE CITY OF LOS BANOS
MARK FACHIN, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER

Legal November 22, 2019.



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Legend

- Los Banos GSA Boundary
- Grasslands WD GSA Boundary
- San Joaquin River Exchange Contractors WA GSA Boundary
- Merced Co. White Area

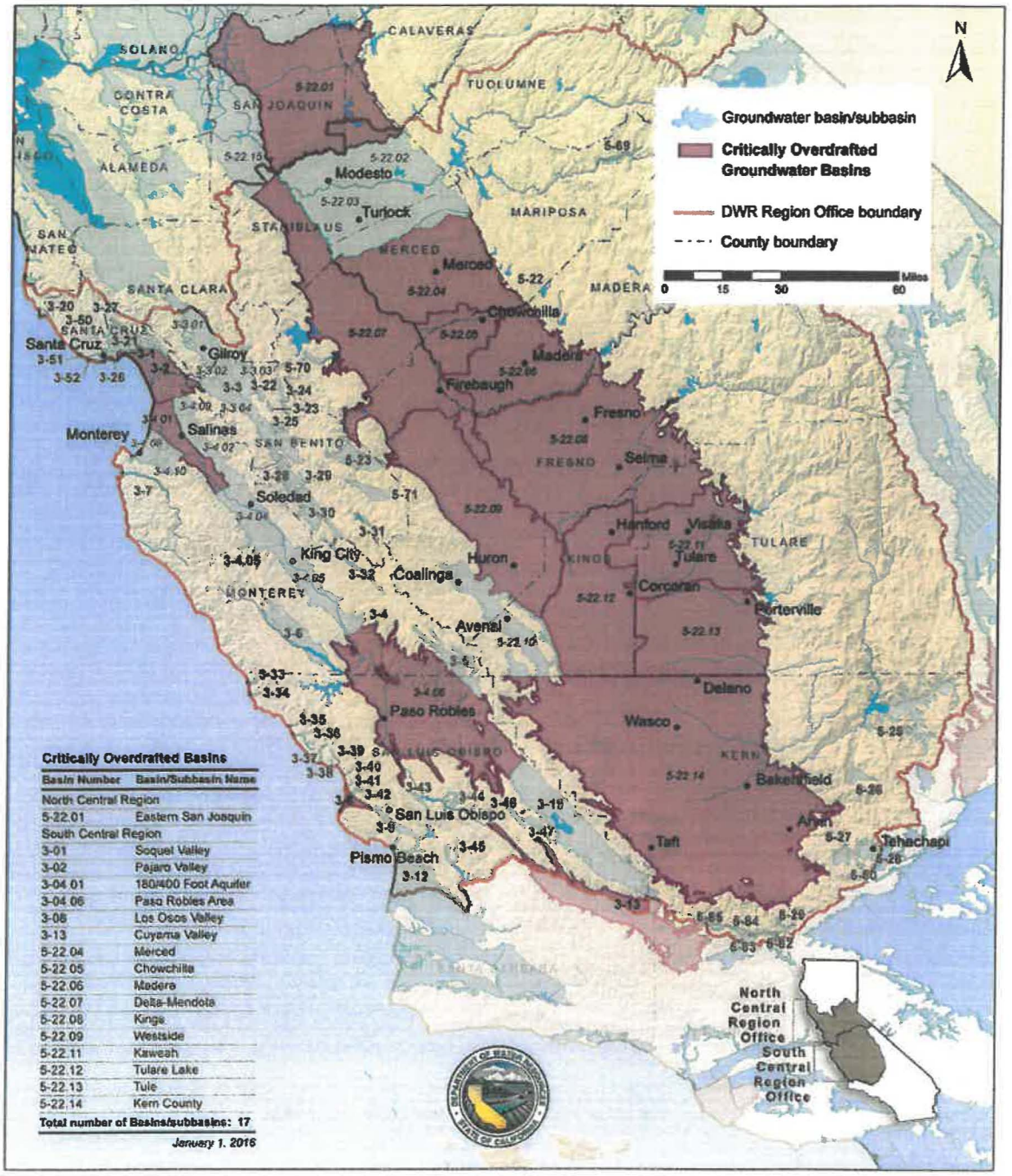
Exhibit A

City of Los Banos

GSA Boundary Map

1/24/2017 : G:\Los Banos_City of-3501\350116002-Development of GSA\GIS\Map\gsa.mxd

Critically Overdrafted Groundwater Basins – January 2016 — North Central and South Central Regions



Critically Overdrafted Basins

Basin Number	Basin/Subbasin Name
North Central Region	
5-22.01	Eastern San Joaquin
South Central Region	
3-01	Soquel Valley
3-02	Pajaro Valley
3-04.01	180/400 Foot Aquifer
3-04.06	Paso Robles Area
3-08	Los Osos Valley
3-13	Cuyama Valley
5-22.04	Merced
5-22.05	Chowchilla
5-22.06	Madera
5-22.07	Delta-Mendota
5-22.08	Kings
5-22.09	Westside
5-22.11	Kaweah
5-22.12	Tulare Lake
5-22.13	Tule
5-22.14	Kern County
Total number of Basins/subbasins: 17	

January 1, 2016

City of Los Banos
Water
2019-2020

Account Number	Description	2016-2017 Actual	2017-2018 Actual	2018-2019 Estimated	2019-2020 Adopted
501-461-100-739	Water Master Plan Improve	387,435	319,547	918,000	1,856,000
501-461-100-740	Miscellaneous Equipment	0	0	0	50,000
501-461-100-750	Vehicles	40,061	77,908	43,357	166,039
501-461-100-752	Communication Equipment	1,133	39	1,776	2,047
501-461-100-753	Specialized Equipment	0	130,168	229,216	32,500
501-461-100-770	Computer Equipment	407	0	0	0
	Capital Outlay	635,856	628,392	1,346,349	2,381,586
501-495-100-900	Contingency	0	0	100,000	100,000
	Contingency	0	0	100,000	100,000
	Total Water	$3,352,355	$3,506,690	$4,384,711	$5,622,228

laboratory for water quality analysis, and repair parts for pumps and electric motors for the wells & chemical feed equipment. Asphalt repair following repair of underground distribution facilities.

273-SPECIAL DEPARTMENTAL EXPENSES: For miscellaneous safety equipment and employee longevity awards.

274-BOOKS & PERIODICALS: Expenditures for books, textbooks, periodicals, reference books, and workbooks. Books to include purchase of pertinent volumes of the Federal Code of Regulations, subscription to environmental compliance guide, State Water Code, and miscellaneous books.

CAPITAL OUTLAY

737-METERS: Purchase of water meters for new construction service accounts estimated at $150,000.

738-WELLS: Costs associated with meeting State of California Maximum Contaminant Levels (MCL) for Parts per Billion (PPB) of Chromium 6. These costs include studying cost effective solutions to treat City water and any litigation that may arise from Chromium 6 levels; total estimated cost $125,000.

739-WATER MASTER PLAN IMPROVEMENTS: Groundwater Sustainability Agency estimated at $150,000; Idaho Water Line (P10) finish construction estimated at $180,000; 8th & 9th Water Line project construction estimated at $450,000; and Valve Replacements (valve insertion method) estimated at $50,000. Purchase land for new well (#16) estimated at $900,000; Fire hydrants and water meters to be relocated and replaced with the sidewalk improvements, ADA pedestrian ramps, and storm drain catch basins in the area of Colorado Ballpark on Maryland Avenue, Pennsylvania Avenue, Vermont Avenue, Pine Street and Colorado Avenue. Construction costs will be shared accordingly with Measure V, Water, and Wastewater Collection funds. Costs are estimated at $1,030,000 for the construction (Measure V-alternative $820,000, Water $126,000, and Collections $84,000).

740-MISCELLANEOUS EQUIPMENT: Install new Sensus tower in the Northeast area of the City to improve communication estimated cost $50,000.

750-VEHICLES: Purchase of two (2) ¾ ton utility pickup trucks estimated at $50,000 each. Purchase of a one ton service body pickup truck at $132,078 (cost shared between Water $66,039 and Collections $66,039).

752-COMMUNICATION EQUIPMENT: Expenses related to Telephone System Replacement.

753-SPECIALIZED EQUIPMENT: Purchase of Programmable Message Board estimated at $20,000; and a Portable Air Compressor (cost shared between Water $12,500 and Collections $12,500).

CONTINGENCY

900-CONTINGENCY: For unexpected and unforeseen costs associated with Water activities.

City of Los Banos

At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: November 29, 2019

Re: Notice of Public Hearing

Proposal: Vesting Tentative Tract Map #2019-01- Mission Village South Phase 5A

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider Vesting Tentative Tract Map #2019-01 for Mission Village South Phase 5A. The proposed project consists of the subdivision of approximately 8.85 acres into 10 single-family residential lots ranging from 3,755 square feet to 4,697 square feet and a 7.81 acre remainder parcel. The project site is located on the east of Mercey Springs Road, south of Mission Drive and north of Willmott Avenue; more specifically identified as Assessor's Parcel Numbers: 428-280-012.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, December 11, 2019 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Rudy Luquin, Associate Planner at City Hall or at (209) 827-2432.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from the Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Rudy Luquin
Associate Planner

City of Los Banos

At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: November 29, 2019

Re: Notice of Public Hearing

Proposal: Site Plan Review #2019-05 and Conditional Use Permit #2019-05

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) for Site Plan Review #2019-05 and Conditional Use Permit #2019-05 for the development of a Self Storage Facility within the Highway Commercial Zoning District. The proposed project consists of eight (8) storage buildings with a two story manager building totaling 125,900 square feet to be developed on a vacant 5.01 acre parcel located east of Ortigalita Road, south of Pacheco Boulevard and north of Birch Street; more specifically identified as Assessor's Parcel Numbers: 431-141-013.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, December 11, 2019 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Rudy Luquin, Associate Planner at City Hall or at (209) 827-2432.

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THE CITY OF LOS BANOS

Rudy Luquin
Associate Planner